

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION**

**ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**January 10, 2018  
reconvened from January 3, 2018**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members Dan Rawling, Reagan Ruedig, Martin Ryan; Alternates Molly Bolster, Cyrus Beer

**MEMBERS EXCUSED:** Richard Shea

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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**I. ADMINISTRATIVE APPROVALS**

1. 280 Marcy Street
2. 142 State Street

The Commission voted to approve Item #1 as presented and to approve Item #2 with the following stipulation: the mortar color should be dyed to match the existing color on the building.

**II. PUBLIC HEARINGS (NEW BUSINESS - CONTINUED)**

1. Petition of **Simchik-McGovern III, LLC, owner**, for property located at **8 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (replacement/addition of skylights, addition of third floor window, addition of mechanical units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 22 and lies within the CD 5, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted that the request be **approved** as presented with the following stipulations:

- 1) That the application is bifurcated: the replacement/addition of the skylights and the addition of the mechanical units are **approved**; however, the addition of a third floor window at the Penhallow and Bow Street intersection is **denied**.

**Findings of Fact:** The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

**A. Purpose and Intent:**

- ☐ Yes ☐ No - Preserve the integrity of the District
- ☒ Yes ☐ No - Maintain the special character of the District
- ☐ Yes ☐ No - Assessment of the Historical Significance
- ☐ Yes ☐ No - Complement and enhance the architectural and historic character
- ☐ Yes ☐ No - Conservation and enhancement of property values
- ☐ Yes ☐ No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District Ordinance (as applicable):

**B. Review Criteria:**

- ☒ Yes ☐ No - Consistent with special and defining character of surrounding properties
- ☒ Yes ☐ No - Relation to historic and architectural value of existing structures
- ☐ Yes ☐ No - Compatibility of design with surrounding properties
- ☐ Yes ☐ No - Compatibility of innovative technologies with surrounding properties

**III. WORK SESSIONS (OLD BUSINESS)**

A. Work Session requested by **KC Realty Trust, owner**, for property located at **84 Pleasant Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing cinder block rear addition) and allow new construction to an existing structure (construct new rear addition, renovate storefront) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the December 13, 2017 meeting to the January 10, 2018 meeting.)*

The Commission voted to hold another work session at the February 2018 meeting.

B. Work Session requested by **PNF Trust of 2013, Peter N. Floros, trustee and owner**, for property located at **278 State Street**, wherein permission was requested to allow exterior renovation of an existing structure (to discuss rehabilitation options for 278 State Street and its relationship to future reconstruction of 266 & 270 State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 80 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the December 13, 2017 meeting to the January 10, 2018 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the February 2018 meeting.

**IV. WORK SESSIONS (NEW BUSINESS - CONTINUED)**

C. Work Session requested by **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein permission was requested to allow new construction to an existing structure (construct rear additions to both structures) and allow a new free standing structure (construct single family dwelling at rear of #137) and allow exterior renovations to an existing structure (misc. renovations to both structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4-L1, Historic, and Downtown Overlay Districts.

The Commission voted to hold another work session at the February 2018 meeting.

**V. ADJOURNMENT**

At 9:40 a.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk