

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 7, 2018

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members Dan Rawling, Reagan Ruedig, Richard Shea; Alternate Molly Bolster, Cyrus Beer

MEMBERS EXCUSED: Martin Ryan

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

A. February 14, 2018

It was moved, seconded, and passed unanimously to approve the minutes as presented.

II. ADMINISTRATIVE APPROVALS

1. 40 Howard Street
2. 147 State Street
3. 177 State Street
4. 736 Middle Street
5. 59 Deer Street
6. 151 Congress Street
7. 299 & 225 Vaughan Street
8. 238 Deer Street
9. 39 Gates Street
10. 44 Gardner Street

The Commission voted to approve all requests with stipulations placed on item #2 and item #8: #2 – that the gate shall remain in the open position to accommodate the public walkway beyond, #8 – that the railings shall be painted black.

III. PUBLIC HEARINGS

1. Petition of **Piscataqua Savings Bank, owner**, for property located at **15, 21, 27 and 29 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows on east and west elevations, replace existing door, restore, replace or replicate existing casings and brick moldings, brick infill work) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lots 32, 33, and 34 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) Any other vinyl windows may be replaced with the same Green Mountain window (make and model).

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

2. Petition of **335 Maplewood Avenue, LLC, owner**, for property located at **335 Maplewood Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish existing addition and garden shed) and allow new construction to an existing structure (construct new entryway, addition and garden shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 26 and lies within the CD 4-L1 and Historic Districts.

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

- 1) A 3/4" x 2 5/8" batten board shall be used on the rear addition and these dimensional changes shall be noted on page 10 of 11 of the plans and re-submitted to the Planning Department.
- 2) The rear addition shall be documented and photographed prior to demolition and the documentation submitted to the Planning Department.

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

3. (Work Session/Public Hearing) Petition of **77 Daniel Street, LLC, owner**, for property located at **77 Daniel Street**, wherein permission was requested to allow new construction to an existing structure (construct third floor addition and mechanical screening to rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies within the CD 4, Historic, and Downtown Overlay Districts.

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

- 1) Option B (clapboard cladding) shall be constructed.
- 2) A cementitious material shall be used for Option B that has a wood-sided appearance with the smooth side exposed with a 4" reveal and shall be field painted.
- 3) A closed shutter detail shall be designed and submitted to the Planning Department for administrative approval prior to construction.

- 4) The roof top guardrail shall be solid panels and located 18" +/- from the proposed HVAC units located on the 3rd story roof and any modifications shall be submitted to the Planning Department for administrative approval.
- 5) The office shall be relocated to be abutting the service access door to 3rd floor deck to prevent and protect against public access to the third floor deck. The service access door to the third floor balcony shall be locked as it is not intended for public access.

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

4. (Work Session/Public Hearing) Petition of **Portsmouth Savings Bank/Bank of NH (TD Bank), owner**, for property located at **333 & 340 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (restoration and repair of existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 5 & 10 and lies within the CD 4, Historic, and Downtown Overlay Districts.

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

IV. WORK SESSIONS

A. Work Session requested by **Deer Street Associates, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow renovation of an existing structure

Request To Postpone

(demolish existing building) and allow a new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 17-3 and lies within the CD 5, Historic, and Downtown Overlay Districts.

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

B. Work Session requested by **KC Realty Trust, owner**, for property located at **84 Pleasant Street**, wherein permission is 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 January 10, 2018 meeting to the February 7, 2018 meeting.)*

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

C. Work Session requested by **PNF Trust of 2013, Peter N. Floros, trustee and owner**, for property located at **278 State Street**, wherein permission is 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 April 2018 meeting.

D. 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 is 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.

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

E. Work Session requested by **Portsmouth Housing Authority, owner, and Ed Pac, LLC, owner**, for properties located at **140 and 152 Court Street**, wherein permission was requested to allow demolition of an existing structure (partial demolition of building at 152 Court Street) and allow a new free standing structure (construct a new free standing residential structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 37 & 38 and lies within the CD 4 and Historic Districts.

The Commission voted to **continue** review of the application on March 14, 2018 at 6:30 p.m.

F. Work Session requested by **29-41 Congress Street, LLC, owner**, for property located at **29-41 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (exterior repair and maintenance to the existing brick façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lots 10 & 11 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted to **continue** review of the application on March 14, 2018 at 6:30 p.m.

V. ADJOURNMENT

At 11:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk