

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

April 11, 2018

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

1. 490 Marcy Street
2. 425 Middle Street
3. 180 Middle Street
4. 14 Mount Vernon Street
5. 13 Market Street

Administrative approval items #1, 2, 4, 5 were approved as presented. Item #3 was approved with the following stipulation;

1. Azek shall be used on the widow's walk and shall be field painted.

II. PUBLIC HEARINGS (CONTINUED)

A. (Work Session/Public Hearing) **Petition of K.C. Realty Trust, owner**, for property located at **84 Pleasant Street**, wherein permission was requested to allow demolition of an existing structure (demolish rear addition) and allow new construction to an existing structure (construct new rear addition) and allow exterior renovations to an existing structure (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 April 04, 2018 meeting to the April 11, 2018 meeting.*)

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

1. The composite siding shall be field painted and match the front of the building.
2. The jambs and trim shall match in color.

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 visitor

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

PLEASE NOTE THE FOLLOWING:

- **Other Approvals** - Approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.
- **Construction Drawings** - Prior to the issuance of a Building Permit the Building Inspector will review and approve construction drawings/sketches so work shall not commence until the review process is complete and a Building Permit issued.
- **Design Modifications and Fees** - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1st, 2016, a \$100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a \$500 fee will be assigned for any work completed prior to approval.
- **Site Inspections and Compliance Review** - The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction and will be available to assist you in making any other requests or inquires on this matter. If you have any questions please feel free to contact the Principal Planner, Nick Cracknell at njcracknell@cityofportsmouth.com or Mr. Hayes at vjhayes@cityofportsmouth.com.

III. WORK SESSIONS

A. 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 recommend another work session at the May 2, 2018 meeting.

B. Work Session requested by **Ramona Charland and Mark A. Brighton, owners**, for property located at **285 Union Street**, wherein permission was requested to allow exterior renovations to an existing structure (apply vinyl siding, retaining all wood trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 13 and lies within the General Residence A and Historic Districts.

The Commission voted to recommend another work session at the May 2, 2018 meeting.

C. Work Session requested by **P.F. Jax Real Estate, LLC, owner**, for property located at **159 Middle Street**, wherein permission was requested to allow new construction to an existing structure (misc. additions and renovations to existing structure to allow for three residential units) and allow a new free standing structure (construct a two unit townhome at the rear of the property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 4 and lies within the CD 4-L1 and Historic Districts.

The Commission voted to recommend another work session at the May 2, 2018 meeting.

D. Work Session requested by **Unitarian Universalist Church, owner**, and **206 Court Street, LLC, applicant**, for property located at **206 Court Street**, wherein permission was requested to allow new construction to an existing structure (construct two story addition at rear of building) and exterior renovations to an existing structure (renovations to the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the CD 4-L1 and Historic Districts.

The Commission voted to recommend another work session at the May 2, 2018 meeting.

IV. ADJOURNMENT

At 10:30 PM, it was moved, seconded and passed unanimously to adjourn the meeting.

Respectfully submitted,

Izak Gilbo
Planning Department
Administrative Clerk