

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

SCHOOL BOARD CONFERENCE ROOM

6:30 p.m.

May 2, 2018

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; Reagan Ruedig, Martin Ryan, Richard Shea; and Alternates Molly Bolster and Cyrus Beer

MEMBERS EXCUSED: Dan Rawling and City Council Representative Doug Roberts

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

- A. April 4, 2018
- B. April 11, 2018

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** both sets of minutes as presented.*

II. ADMINISTRATIVE APPROVALS

- 1. 6 Dearborn Street
- 2. 29 Vaughan Street
- 3. 57 South Street
- 4. 299 and 225 Vaughan Street
- 5. 17 Hunking Street
- 6. 280 South Street
- 7. 33 Holmes Street
- 8. 180 Middle Street
- 9. 50 Daniel Street
- 10. 244 South Street
- 11. 39 Pray Street
- 12. 77 Daniel Street
- 13. 135 Market Street

*It was moved, seconded, and **passed** by unanimous vote (7-0) to approve Administrative Approval Items # **4, 5, 6, 7, 10 and 11** as presented.*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to approve Administrative Approval Items # 1, 3, 9, and 12 with the following stipulations:*

1. **6 Dearborn Street-** The PVC material shall be used.
3. **57 South Street-** The pergola shall be painted to match the existing house.
9. **50 Daniel Street-**
 - Exposure of the clapboards shall be three inches to the weather.
 - The clapboards shall have the smooth side out.
 - The clapboards shall be field-painted.
12. **77 Daniel Street-** A double shutter with a two-panel appearance shall be used.

*It was moved, seconded, and **passed** by unanimous vote (6-0) to approve administrative approval Item #2 with the following stipulation:*

2. **29 Vaughan Street-** The Azek shall be field-painted.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to continue Administrative Approval Items # 8 and 13 at the May 22, 2018 meeting.*

III. PUBLIC HEARINGS (CONTINUED)

1. (Work Session/Public Hearing) **Petition of the Provident Bank, owner**, for property located at **25 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (misc. renovations to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Historic District Commission considered your proposal at its meeting on May 2, 2018 wherein permission was requested to allow revisions to a previously approved design (on September 09, 2017) as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be **approved** as presented.

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

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 demolition of an existing structure (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, it was moved, seconded, and passed by unanimous vote (7-0) to postpone the work session to a future 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 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.

At the applicant's request, it was moved, seconded, and passed by unanimous vote (7-0) to postpone the work session to a future meeting.

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 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, it was moved, seconded, and passed by unanimous vote (7-0) to postpone the work session to a future meeting.

D. Work Session requested by **Portsmouth Housing Authority, owner**, and **Ed Pac, LLC, owner**, for properties located at **140 and 152 Court Street**, wherein permission is 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. *(This item was continued from the April 11, 2018 meeting to the June, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

E. Work Session requested by **P.F. Jax Real Estate, LLC, owner**, for property located at **159 Middle Street**, wherein permission is 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. *(This item was continued from the April 11, 2018 meeting to the June, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

F. Work Session requested by **Unitarian Universalist Church, owner**, and **206 Court Street, LLC, applicant**, for property located at **206 Court Street**, wherein permission is 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. *(This item was continued from the April 11, 2018 meeting to the June 6, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

G. Work Session requested by **Mary A. Mahoney, owner**, for property located at **206 Northwest Street**, wherein permission is requested to allow construction of a detached two-car garage (with attic storage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 6 and lies within the General Residence A and Historic Districts.

*At the applicant's request it was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session to the June, 2018 meeting.*

H. Work Session requested by **State 67 LLC, owner**, and **Andy Ozgur, applicant**, for property located at **76 Congress Street**, wherein permission is requested to allow the removal and replacement of a storefront and entry (including renovations to an existing first floor tenant space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 44 and lies within the CD 5, Historic and Downtown Overlay Districts.

*At the applicant's request it was moved, seconded, and **passed** by unanimous vote (6-0) to **continue** the work session to the June, 2018 meeting as a work session/public hearing.*

I. Work Session requested by **Linda Preble McVay, owner**, and **John F. McVay, owner**, for property located at **42 Hunking Street**, wherein permission is requested to allow the construction of a master bedroom suite (one story) as per plans on file in the Planning Department. Said Property is shown on Assessor Plan 102 as Lot 8 and lies within the General Residence B and Historic Districts.

*At the applicant's request it was moved, seconded, and **passed** by unanimous vote (6-0) to **continue** the work session to the June, 2018 meeting as a work session/public hearing.*

V. ADJOURNMENT

*At 8:45 p.m., it was moved, seconded, and **passed** by unanimous vote (7-0) to adjourn the meeting.*

Respectfully submitted,

Izak Gilbo
Planning Department
Administrative Clerk