

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

SITE WALK – 206 COURT STREET– JUNE 6, 2018 – 5:45 PM

6:30 p.m.

June 06, 2018

MEMBERS PRESENT: Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Reagan Ruedig, Martin Ryan, Dan Rawling; and Alternate Molly Bolster

MEMBERS EXCUSED: Chairman Vincent Lombardi; Richard Shea; Alternate Cyrus Beer;

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

A. May 2, 2018

*It was moved, seconded, and **passed** by unanimous vote (6-0) to **approve** the minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. 238 Deer Street
2. 59 Sheafe Street
3. 1 Market Street
4. 180 Middle Street
5. 53 Humphreys Court
6. 540 Marcy Street
7. 29 Vaughan Street
8. 179 Pleasant Street
9. 414 State Street

*It was moved, seconded, and **passed** by unanimous vote (6-0) to approve Administrative Approval Items # 1, 2, 3, 4, 5, 6 and 9 with the following stipulations:*

2. **Sheafe Street-** 3/3 windows shall be used.

*It was moved, seconded, and **passed** by unanimous vote (4-2) to approve Administrative Approval Item # 7*

*It was moved, seconded, and **passed** by unanimous vote (6-0) to postpone Administrative Approval Item # 8 until the June 13, 2018 meeting.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **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 (6-0) to **continue** the Public Hearing at the June 13, 2018 meeting.*

2. Petition of **State 67 LLC, owner**, 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 Character District 5, Downtown Overlay and Historic Districts.

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

1. The existing storefront design (c. 1940's) shall remain with the exception that the entrance door may be relocated 8 feet closer to the street.
2. The elevated display cases shall remain in front of the new door location.

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. Petition of **Linda Preble McVay and John F. McVay, owners**, for property located at **42 Hunking Street**, wherein permission is requested to allow the construction of a one story addition 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.

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

1. Shift the proposed new ground floor window 15 inches (2 shutter widths) to the right in the master bath.
2. Marvin ultimate wood double-hung windows shall be used.
3. Half screens shall be used.

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. Petition of **Christer and Laurie Ericsson, owners**, for property located at **99 Gates Street**, wherein permission is requested to allow the construction of a one story addition with attached porch and miscellaneous exterior renovations as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 95 and lies within the General Residence and Historic Districts.

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

1. Except for the E & F windows the frame and jambs match the trim color. Sashes can be an accent.
2. Half screens shall be used on the new windows.
3. Boral Siding may be used to match the original wood clapboards.

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

5. Petition of **Goodwin Hospitality, owner**, for property located at **100 Market Street**, wherein permission is requested to allow the addition of a new exterior louver as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 6 and lies within the Character District 4- L2, Downtown Overlay and Historic Districts. *(This item was postponed at the June 6, 2018 meeting to the July 11, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (6-0) to postpone the Public Hearing to the July 11, 2018 meeting.*

IV. WORK SESSIONS (OLD BUSINESS)

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, Downtown Overlay 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 July 11, 2018 meeting as a work session/public hearing.*

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, Downtown Overlay and Historic Districts. *(This item was **postponed** at the June 6, 2018 meeting to the July 11, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (6-0) to **postpone** the work session to the July 11, 2018 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, Downtown Overlay and Historic Districts. *(This item was **postponed** at the June 6, 2018 meeting to the July 11, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (6-0) to **postpone** the work session to the July 11, 2018 meeting.*

D. Work Session requested by **Portsmouth Housing Authority, owner**, for property located at **140 Court Street** and **Ed Pac, LLC, owner**, for property located at **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.

*At the applicant's request it was moved, seconded, and **passed** by unanimous vote (5-0-1 **recused**) to **continue** the work session to the July 11, 2018 meeting as a work session/public hearing.*

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 **postponed** at the June 6, 2018 meeting to the July 11, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (6-0) to **postpone** the work session to the July 11, 2018 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 (6-0) to **continue** the work session to the July 11, 2018 meeting as a work session/public hearing.*

V. WORK SESSIONS (NEW BUSINESS)

Work Session requested by **Steven Craige, owner**, for property located at **490 Marcy Street**, wherein permission is requested to allow the addition of a single dormer to the left side of the front elevation as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 58 and lies within the Mixed Residential Office and Historic Districts. *(This item was **postponed** at the June 6, 2018 meeting to the July 11, 2018 meeting.)*

*At the applicant's request, it was moved, seconded, and **passed** by unanimous vote (6-0) to **postpone** the work session to the July 11, 2018 meeting.*

VI. ADJOURNMENT

*At 11:00 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