

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

July 11, 2018

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

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department



I. APPROVAL OF MINUTES

A. June 6, 2018

*It was moved, seconded, and **passed** by unanimous vote to **approve** the June 6, 2018 minutes as presented.*

B. June 13, 2018

*It was moved, seconded, and **passed** by unanimous vote to **approve** the June 13, 2018 minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. 414 State Street Unit #1
2. 32 Partridge Street
3. 109 Bow Street Unit #2
4. Portsmouth Historical Society
5. 46 Maplewood Avenue
6. 8 Bow Street
7. 41 Salter Street
8. 105 Marcy Street
9. 11 Walden Street
10. 299 Vaughan Street

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** Administrative Approval Items: 2, 6, 8 and 10 as presented*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** Administrative Approval Items: 5 & 9 to the July 18, 2018 meeting.*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** Administrative Approval Items: 1, 3, 4 and 7 with the following stipulations:*

1. **414 State Street Unit #1**
Stipulation: The conduit shall be painted to match the existing siding.

3. **109 Bow Street #2**
Stipulation: The sliding doors shall be Fibrex and field-painted white.

4. **Portsmouth Historical Society**
Stipulation: Location of signs shall be at the discretion of Portsmouth Advocates.

7. **41 Salter Street**
Stipulations:
 1. *The inset frame shall match the trim color.*
 2. *Half screens shall be used.*

*It was moved, seconded, and **passed** by unanimous vote (6-1) to **approve** Administrative Approval Item: 6 with the following stipulation:*

6. **8 Bow Street**
Stipulation: The rear alley door shall be infilled to preserve the former opening.

III. CERTIFICATE OF APPROVAL (EXTENSIONS)

1. Petition of **Bluestone Properties of Rye, LLC, owner**, for property located at **135 Congress Street**, wherein permission is requested to allow exterior renovations and new construction to an existing structure (complete renovation of the front and rear elevations, construct glass addition on rear elevation, reconstruct original skylight) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 5 and lies within the Character District 5, Downtown Overlay and Historic Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **grant** the Certificate of Approval extension for the petition as presented.*

2. Petition of **Flintatta, LLC, owner**, and the **Unitarian Universalist Church of Portsmouth, applicant**, for property located at **73 Court**, wherein permission is requested to allow new construction to an existing structure (construct addition to accommodate enclosed egress stair and lift) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 18 and lies within the Character District 4-L1 and Historic Districts.

It was moved, seconded, and passed by unanimous vote (7-0) to grant the Certificate of Approval extension for the petition as presented.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. 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.

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

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Melvin Zabarsky, owner**, for property located at **28 Blossom Street**, wherein permission is requested to allow the installation of five new windows and the removal of one existing window as per plans on file in the Planning Department. Said Property is shown on Assessor Plan 111 as Lot 40 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. The Marvin Integrity windows shall be field painted and 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

2. *(Work Session/Public Hearing)* Petition of **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 Character District 4-L1 and Historic Districts.

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

1. The front door and parapet facing Court Street shall be modified to reflect a residential use and be submitted to the Commission prior to construction for Administrative Approval.

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 **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.

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

4. Petition of **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 Character District 4 and Historic Districts.

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

1. 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

5. Petition of **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 5-story 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 Character District 5, Downtown Overlay, and Historic Districts.

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

1. 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

6. Petition of **Old Franklin School Condominium Association, owner**, and **Jerry Johnson, applicant**, for property located at **348 Maplewood Avenue** wherein permission is requested to allow the replacement and restoration of multiple windows as per plans on file in the Planning Department. Said property is located on Assessor Map 141 as Lot 2 and lies within the General Residence A and Historic Districts.

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

1. Half screens shall be used and the windows shall be field painted.

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

7. Petition of **Eli Sokorelis, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the construction of a new 10' by 40' deck for restaurant dining as per plans on file in the Planning Department. Said property is located on Assessor Map 125 as Lot 3 and lies within the Character District-4, Downtown Overlay and Historic Districts.

After due deliberation, the Commission voted that the request be **continued** to the July 18, 2018 meeting.

ITEMS TO BE HEARD ON JULY 18, 2018

VI. WORK SESSIONS (OLD BUSINESS)

A. 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 Character District 4, Downtown Overlay and Historic Districts.

B. 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 Character District 4-L1, Downtown Overlay and Historic Districts.

VII. WORK SESSIONS (NEW BUSINESS)

C. Work Session requested by **46 Maplewood Ave LLC, owner**, for property located at **46 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (adjustments to the size and configuration of the 4th floor) as per plans on file in the Planning Department. Said property is located on Assessor Map 125 as Lot 2A and lies within the Character District 4, Downtown Overlay and Historic Districts.

D. Work Session requested by **Janet Zerr, owner**, and **David Simpson, owner**, for property located at **65 Rogers Street**, wherein permission is requested to allow the demolition of an existing garage, the construction of a new attached garage, the conversion of a 3 season porch with open deck to above two story structure, new third floor dormer and expansion of existing one story entry as per plans on file in the Planning Department. Said Property is located on Assessor Map 115 as Lot 2 and lies within the Mixed Residential Office and Historic Districts.

VIII. ADJOURNMENT

*At 10:30 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