

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

August 1, 2018

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

MEMBERS EXCUSED: Alternate Molly Bolster

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

- A. July 11, 2018
- B. July 18, 2018

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

II. ADMINISTRATIVE APPROVALS

1. 180 Middle Street

2. 25 Maplewood Avenue

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** Administrative Approval Item 2 to the September 5, 2018 meeting.*

3. 68 South Street

4. 10 Humphreys Court

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** Administrative Approval Item with the following **stipulation**:*

- 1. The radon vent shall be field painted to match the siding.*

5. 774 Middle Street Unit #1

6. 128 Penhallow Street

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** Administrative Approval Items 1, 3, 5 and 6 as presented.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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 (CD 4), Downtown Overlay and Historic Districts. *(Due to a noticing error by the Planning Department this item will be re-heard at the August 1, 2018 meeting.)*

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

1. The revised plans dated July 18, 2018 shall represent the dimensions of the approved deck.
2. The wood privacy screen shall include a 1" x 2" cap.
3. The radiance rail-top shall be used.
4. The posts shall be 6" x 6" and the railing system shall be wood.
5. The door used shall be the door as shown on the specifications sheet, but the mullions and grill patterns shall be removed.
6. The conduit shall be painted to match the brick.
7. The lights shall be dark sky compliant.
8. No more than 3 operable doors shall be located under the approved deck.

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.
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IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Gary Laurash, owner**, for property located at **18 Mount Vernon Street**, wherein permission is requested to allow the replacement of 4 existing front windows from 8

over 12 lights to 6 over 6 lights and the replacement of 1 existing side window with same 2 over 2 light appearance as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as lot 27 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 window replacements shall be Anderson windows (A-Series) and the sills and trim shall be wood and match the existing.

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
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2. Petition of **PMC Realty Trust, owner**, for property located at **500 Market Street**, wherein permission is requested to allow the replacement of 10 casement windows to match existing vinyl windows as per plans on file in the Planning Department. Said property is shown on assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD 4-L1) and Historic Districts.

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

1. The windows shall be field-painted to be uniform in color with the other windows on the building.
2. Approval of the vinyl windows shall be contingent on approval of the condo association.

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
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3. Petition of **Patrick Wood, owner**, for property located at **294 Marcy Street**, wherein permission is requested to allow the extension of an existing 6' tall fence with A/C condenser enclosure. The extension will be northern white cedar and will be 4' tall around the front façade as per plans on file in the Planning Department. Said Property is shown on assessor Map 102 as Lot 76 and lies within the General Residence B and Historic Districts.

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

1. The fence will slope up as a transition from 4 feet to 6 feet behind the front yard setback.

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
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V. WORK SESSIONS (OLD BUSINESS)

A. 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 (CD 4), Downtown Overlay and Historic Districts. *(This item was continued from the July 18, 2018 meeting to the August 1, 2018 meeting.)*

*At the request of the applicant, it was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the petition to the September 5, 2018 meeting.*

B. 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 top 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. *(This item was continued from the July 28, 2018 meeting to the August 1, 2018 meeting.)*

*At the request of the applicant, it was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the petition to the September 5, 2018 meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Ed Beckett, owner**, for property located at **117 Bow Street Suite 5A**, wherein permission is requested to allow the removal and replacement of windows and doors on both water and street elevations and add a new awning system as per plans on file in the Planning Department. Said property is shown on assessor Map 106 as Lot 57A and lies within the Character District 4 (CD 4), Downtown Overlay and Historic Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **close** the Work Session. The applicant indicated they would return for a Public Hearing at a future meeting.*

VII. ADJOURNMENT

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **adjourn** the meeting at 8:17 p.m.*

Respectfully submitted,

Izak Gilbo
Planning Department Administrative Clerk