

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**November 06, 2019
To be reconvened on
November 13, 2019**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members: Dan Rawling, Reagan Ruedig, Martin Ryan, and Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

MEMBERS EXCUSED: City Council Representative Doug Roberts

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. October 02, 2019

*The Commission voted to **approve** the minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. 33 Holmes Court – *The Commission voted to **approve** the Administrative Approval as presented.*
2. 99 Bow Street – *The Commission voted to **approve** the Administrative Approval with the following stipulation:*
 1. There shall be no exposed conduits.

3. 232 Court Street – *The Commission voted to **approve** the Administrative Approval as presented.*
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III. CERTIFICATE OF APPROVAL- EXTENSION REQUEST

1. 8. Petition of **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein a second 1-year extension of a Certificate of Approval granted by the Historic District Commission on February 14, 2019 and originally granted on February 14, 2018 is requested to allow demolition of an existing structure (demolish existing building) and allow a new freestanding structure (construct new mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **postpone** the extension request to the November 13, 2019 meeting.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. *(Work Session/ Public Hearing)* requested by **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow new construction to an existing structure (new dormer addition to the north elevation) and exterior renovations to an existing structure (replace siding, roofing, windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD 4-L1) and Historic Districts. *(This item was continued at the October 02, 2019 meeting to the November 06, 2019 meeting.)*

*After due deliberation, the Commission voted to **continue** the Work Session/Public Hearing to the December 4, 2019 meeting.*

B. Petition of **Perley Lane, LLC, owner**, for property located at **55 Lafayette Road**, wherein permission is requested to allow the construction of a new freestanding structure (single-family home with attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 10-1 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the October 02, 2019 meeting to the November 06, 2019 meeting.)*

*After due deliberation, the Commission motioned to approve the Certificate of Approval, however, the Commission voted (3-4) in opposition, therefore, the Certificate of Approval was **denied**. The applicant may submit a revised application for Certificate of Approval at a future meeting.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Preserve the integrity of the district.
- Maintain the special character of the District.
- Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Relation to historic and architectural value of existing structures.
- Compatibility of innovative technologies with surrounding properties.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Daniel L. Hale Revocable Living Trust, D. L. and C. J. Hale Trustees, owners**, for property located at **356 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (install A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 16 and lies within the Character District 4-L2 (CD 4-L2) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. The applicant shall field paint any exposed conduit to match the siding of the house.

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Preserve the integrity of the district.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Consistent with special and defining character of surrounding properties.

2. Petition of **Blue Heron Condominium Association, owner**, and **Stephanie A. Burra, applicant**, for property located at **46 Dennett Street, Unit 2**, wherein permission is requested to allow exterior renovations to an existing structure (add skylights to existing roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 12 and lies within the General Residence A (GRA) and the Historic District.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. The front two skylights on each side shall be eliminated to make a total of four skylights instead of six.

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Maintain the special character of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Compatibility of innovative technologies with surrounding properties.

3. Petition of **33-47 Bow Street, LLC, owner**, for property located at **35 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace second and third floor windows) as per plans on file in the Planning Department. Said property is

shown on Assessor Map 106 as Lot 49 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the November 13, 2019 meeting.*

4. (Work Session/Public Hearing) requested by **Karen L. Bouffard Revocable Trust, Karen L. Bouffard Trustee, owner**, for property located at **114 Maplewood Avenue**, wherein permission is requested to allow the partial demolition and reconstruction of an existing single-family structure (located in the rear yard) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 4 and lies within the Character District 4-L1 (CD 4-L1) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. A historic sill shall be used.
2. The vertical “V” boards shall be added to the garage door, the brackets shall be seated on trim board, and additional detail shall be submitted for Administrative Approval.
3. Photo documentation of the existing building shall be provided to the Planning Department prior to demolition.

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Preserve the integrity of the district.
- Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Compatibility of design with surrounding properties.

5. Petition of **City of Portsmouth, owner**, for property located at **95 Mechanic Street**, wherein permission is requested to allow the demolition of an existing structure (3-family structure at LaCava Wharf) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 29 and lies within Waterfront Business (WB) and the Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the December 04, 2019 meeting.*

6. Petition of **Gregory R. and Mary D. Thomas, owners**, for property located at **303 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace rear door, add transom window, and replace (1) basement window) as per

plans on file in the Planning Department. Said property is shown on Assessor Map 109 as Lot 28 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. The salvaged doors (as presented in the addendum) shall be used.

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the district.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Relation to historic and architectural value of existing structures.

7. Petition of **Karen P. Wiese, owner**, for property located at **105 Daniel Street**, wherein permission is requested to allow exterior renovations to an existing structure (enclose existing rear porch, adding new windows, siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 5 and lies within the Character District 4 (CD 4) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Maintain the special character of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

VI. ADJOURNMENT

*At 9:36 p.m., the Commission voted to **adjourn** the meeting.*