

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**February 6, 2019  
To be reconvened on  
February 13, 2019**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; City Council Representative Doug Roberts; Martin Ryan, Dan Rawling, Reagan Ruedig; Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

**MEMBERS EXCUSED:** Vice Chairman; Jon Wyckoff

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

1. January 2, 2019

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** the January 2, 2019 minutes as amended.*

2. January 9, 2019

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** the January 9, 2019 minutes as presented.*

**II. ADMINISTRATIVE APPROVALS**

- A. 177 State Street
- B. 129 Market Street
- C. 76 Congress Street
- D. 40 Bridge Street
- E. 490 Marcy Street
- F. 14 Market Square

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** Administrative Approval items: A, B, D, E, and F as presented.*

*It was moved, seconded, and passed by unanimous vote (7-0) to **continue** Administrative Approval item: C to the **March, 2019** meeting.*

### III. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **Margot L. Thompson, owner**, for property located at **57 Salter Street**, wherein permission is requested to allow new construction and exterior renovations to an existing structure on the property (the replacement of windows and doors, the addition of a new dormer to match the existing dormer and relocation of exterior stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 32 and lies within the Waterfront Business (WB) and Historic Districts.

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

1. A spacer bar shall be used in the SDL (Simulated Divided Lite) windows and doors.

**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. Petition of **Portsmouth Strategic Partners, LLC, owner**, for property located at **124 State Street**, wherein permission is requested to allow exterior renovations and construction to an existing structure (partial removal of existing roof for walk out dormer expansion, new skylights and rear multi-level deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 56 and lies within the Character District 4 (CD 4, 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. Window replacement for a door on second floor is accessible as presented.

2. The Green Mountain window is acceptable provided the windows are consistent with stipulation #2 from the Approval granted on April 13, 2016.
3. All other stipulations from the April 13, 2016 approval shall remain.

**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 (OLD BUSINESS)**

A. Work Session requested by **The Estate of Bernard A. & Elsie Hollings, owners,** and **Nicholas Cracknell & Lisa Koppelman, applicants,** for property located **11 Meeting House Hill Road,** wherein permission is requested to allow new construction to an existing structure (construct a 2 ½ story addition to existing garage and 1 story connector to existing home) and to allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts. *(This item continued from the January 2, 2019 meeting.)*

*The applicant indicated that they would return for a **Work Session/Public Hearing at the March, 2019 meeting.***

B. Work Session requested by **Henderson Living Trust, Norman and Eliz Henderson Trustees, owners,** for property located at **325 Marcy Street,** wherein permission is requested to allow exterior renovations to an existing structure (the replacement of twenty one existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts. *(This item postponed at the January 2, 2019 meeting.)*

**Request to postpone**

*At the applicants request, it was moved, seconded, and passed by unanimous vote (7-0) to postpone the Work Session to the **March, 2019** meeting.*

**V. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **56 Middle Street, LLC, owner**, for property located at **56 Middle Street**, wherein permission is requested to allow new construction to an existing structure (the removal of a 1 story rear addition and the construction of a 1 ½ story addition on the north elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 19 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

*It was moved, seconded, and passed by unanimous vote (7-0) to continue the Work Session to the **March, 2019** meeting.*

2. Work Session requested by **Porter Street Townhouse Association, owner**, and **Ellen Bullard, applicant**, for property located at **12-32 Porter Street**, wherein permission is requested to allow exterior renovations to an existing structure (the removal of 6 faux chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lots 46 & 48-57 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

*The applicant indicated that they would return for an **Administrative Approval** at the **March, 2019** meeting.*

3. Work Session requested by **Salvation Army, owner**, and **James McSharry, applicant**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction to an existing structure (10 new attic dormers; 5 on the north and 5 on the south elevations and new shed dormer on the east elevation) and exterior renovations to an existing structure (new door and balustrade system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Civic, Downtown Overlay, and Historic Districts.

*It was moved, seconded, and passed by unanimous vote (7-0) to continue the Work Session to the **May, 2019** meeting.*

4. Work Session requested by **Stephen G. Bucklin, owner**, for property located at **322 Islington Street**, wherein permission is requested to allow new construction to an existing structure (new foundation for existing carriage house and construction of 1 story addition to existing main house) and exterior renovations (new trim and siding on the east and north elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 3 and lies within the Character District 4-L2 (CD 4-L2) and Historic Districts.

*It was moved, seconded, and passed by unanimous vote (7-0) to continue the Work Session to the **March, 2019** meeting.*

## VI. ADJOURNMENT

*At 11:28 p.m., it was moved, seconded, and passed by unanimous vote (7-0) to adjourn the meeting.*

<b>MEETING TO BE RECONVENED ON WEDNESDAY FEBRUARY 13, 2019</b>
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## I. PUBLIC HEARINGS (OLD BUSINESS)

A. *Work Session/Public Hearing* requested by **City of Portsmouth, prospective owner, and Redgate/Kane, potential lessee**, for property located at **62 Daniel Street**, wherein permission is requested to allow renovations to the existing buildings and the construction of new mixed-use buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD 4), Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was postponed at the January 9, 2019 meeting.)*

## II. WORK SESSIONS (OLD BUSINESS)

A. *Work Session* requested by **RJF-Maplewood, LLC, owner, and RW Norfolk Holdings, LLC, applicant**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct a 4 – 4 ½ story mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item continued from the January 9, 2019 meeting.)*

## III. WORK SESSIONS (NEW BUSINESS)

1. *Work Session* requested by **PNF Trust of 2013, Peter N. Floros Trustee**, owner, for property located at **266-278 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) as per plans on file in the Planning Department. Said property is located on Assessor Map 107 as Lots 78, 79 & 80 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

## IV. ADJOURNMENT