

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 11, 2020

MEMBERS PRESENT: Vice Chairman Jon Wyckoff; City Council Representative Paige Trace; Members: Dan Rawling, Reagan Ruedig, Cyrus Beer, Martin Ryan; Alternates: Margot Doering and Heinz Sauk-Schubert

MEMBERS EXCUSED: Chairman Vincent Lombardi

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. 249 Pleasant Street – *The Commission voted to **deny** the Administrative Approval as presented.*

2. 28 Dennett Street - *The Commission voted to **grant** the Administrative Approval with the following stipulations:*

- 1. The Stockton or Madison window inserts shall be used.*
- 2. Exterior hardware is optional.*

3. 306 Marcy Street. Unit 2 - *The Commission voted to **grant** the Administrative Approval as presented.*

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Argeris and Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (rebuild existing garage roof, add new windows, doors, and trim 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 was postponed at the March 04, 2020 meeting to the March 11, 2020 meeting.)*

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

- 1. All exterior alterations shall be consistent with the addendum plan.*

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):

-Complement and enhance the architectural and historic character.

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.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Islington Place Condominium Association, owner, and Stephen Iandoli, applicant**, for property located at **369 Islington Street, Unit B**, wherein permission is requested to allow renovations to an existing structure (lower existing, non-functional chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 as Lot 22 and lies within Character District 4- L1 (CD 4-L1) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval with the following **stipulations**:*

1. *The cap and corbelling detail shall be replicated on the shorter chimney.*
2. *The chimney shall be at least 2.5 ft. above the ridge of the roof.*

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.

IV. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Public Hearing.*

B. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the April, 2020 meeting.*

C. Work Session requested by **GBK Portsmouth, LLC, owner**, for property located at **134 South Street**, wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the April, 2020 meeting.*

D. Work Session requested by **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovations to an existing structure (renovate store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the April, 2020 meeting.*

E. Work Session requested by **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested to allow new construction to an existing structure (replace roof, add insulated cladding on two walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the April, 2020 meeting.*

V. ADJOURNMENT

*At 9:34pm, the Commission voted to **adjourn** the meeting.*