

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE**

**SCHOOL DEPARTMENT CONFERENCE ROOM**

**6:30 p.m.**

**October 14, 2015**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; City Council Representative Esther Kennedy; Members John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; Alternates Richard Shea and John Mayer

**MEMBERS EXCUSED:**

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

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A site walk was held prior to the meeting at 5:45 p.m. at 640 Middle Street.

**I. DESIGN GUIDELINES PRESENTATION AND DISCUSSION – Dominique Hawkins, Preservation Design Partnership, LLC**

Ms. Dominique Hawkins presented the latest revisions to the Design Guidelines.

**II. ADMINISTRATIVE APPROVALS**

1. 46 Market Street (*This item was postponed at the October 7, 2015 meeting.*)

After due deliberation, the Commission voted to deny this request.

2. 65 Washington Street, Strawberry Banke

After due deliberation, the Commission voted to postpone the request to the November 4, 2015 meeting.

**III. PUBLIC HEARING (OLD BUSINESS)**

A. Petition of **Middle Street Baptist Church, owner**, for property located at **640 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows, add one window on right side elevation, remove and replace existing railing, increase door size of garage, replace garage door, remove lower half of chimney, rebuild main chimney, install sliding doors) and allow demolition to an existing structure (remove rear mudroom and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 20 and lies within the General Residence A and Historic

Districts. *(This item was postponed at the October 7, 2015 meeting to the October 14, 2015 meeting.)*

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

- 1) The proposal to remove and replace all of the windows was *denied* as presented.
- 2) The proposal to remove any portion of the rear chimney was *denied* as presented.
- 3) The proposal as revised and presented at the October 14, 2015 meeting to remove the gutters from the structure and use copper flashing in place of aluminum flashing on the roof was *approved*.

**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. PUBLIC HEARINGS (CONTINUED)**

1. (Work Session/Public Hearing) Petition of **Joseph J. and Jennifer Almeida, owners**, for property located at **103/105 High Street**, wherein permission was requested to allow exterior renovations to an existing structure (modify front elevation by adding a storefront, with access stairs and landing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 22 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to continue review of the application at the November HDC meeting.

2. (Work Session/Public Hearing) Petition of **126 State Street Condominium Association, owner, and Brian David Johnson, applicant**, for property located at **126 State Street, Unit 8**, wherein permission was requested to allow an amendment to a previously approved design (changes to the location of the piping and vent termination cap) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 57 and lies within the CD4, CD4-L, and Historic Districts.

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

- 1) That Option 1 shall be used and the pipe shall be properly primed and painted prior to installation.

**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. WORK SESSION**

A. Work Session requested by **Brick Act, LLC, owner**, for property located at **102 State Street**, wherein permission is requested to allow new construction to an existing structure (construct a shed dormer addition and one and two story additions at rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52-1 and lies within the CD 4 and Historic Districts.

At the applicant's request, the Commission voted to postpone the application to the November HDC meeting.

B. Work Session requested by **Kimberley A Lucy Revocable Living Trust, owner, Kimberley A. and James C. Lucy, trustees and James C. Lucy Revocable Living Trust, owner, James C. and Kimberley A. Lucy, trustees**, for properties located at **127 and 137 High Street**, wherein permission was requested to allow exterior renovations to an existing structure (misc. renovations) and allow new construction to an existing structure (construct two new buildings at rear of buildings) as per plans on file in the Planning Department. Said property is shown on Assessor Plans 118 as Lot 20 and 21 and lies within the CD4, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone the application to the November HDC meeting.

C. Work Session requested by **Lori A. Sarsfield, owner**, for property located at **28 Dennett Street**, wherein permission was requested to allow new construction to an existing structure (raise roof structure by one foot) and allow exterior renovations to an existing structure (replace siding, trim, details, doors, windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 9 and lies within the General Residence A and Historic Districts.

After due deliberation, the Commission voted to continue review of the application at the November HDC meeting.

## **VI. HDC 2016 strategic plan discussion**

Due to the late hour, there was brief discussion regarding strategic planning for the upcoming year.

## **VII. ADJOURNMENT**

At 10:35 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk