

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

CONFERENCE ROOM "A"

6:30 p.m.

May 01, 2019

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department and Peter Stith, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

- A. April 03, 2019
- B. April 10, 2019

*It was moved, seconded, and passed to **approve** both sets of minutes as presented.*

II. OLD BUSINESS

- A. Request for Rehearing for property located 11 Meeting House Hill Road.

*It was moved, seconded, and passed by unanimous vote (7-0) to **deny** the Request for Rehearing for the following **reasons**:*

- 1. No evidence was presented to show that a technical error was made that would materially affect the decision.*
- 2. No evidence was presented to show that the decision was unreasonable based on the evidence submitted to the HDC;*
- 3. No new evidence was presented by the petitioners that was not available at the time of the decision that would have materially changed the outcome of the decision.*

III. ADMINISTRATIVE APPROVALS

- 1. 410-430 Islington Street - The Commission voted to **approve** the Administrative Approval with the following **stipulation**:**
 - 1. That 410 Islington Street be taken out and re-submitted for Administrative Approval.*

2. **172 Hanover Street** - *The Commission voted to **approve** the Administrative Approval as presented.*
3. **38 South Street** - *The Commission voted to **approve** the Administrative Approval as presented.*
4. **199 Gates Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
 1. *The lattice shall be wood, not plastic and shall be installed with a 90° angle, not a 45° angle.*
5. **566 Islington Street** - *The Commission voted to **approve** the Administrative Approval as presented.*
6. **179 Pleasant Street** - *The Commission voted to **deny** the Administrative Approval.*
7. **14 Market Square** - *The Commission voted to **approve** the Administrative Approval as presented.*
8. **240 Union Avenue** - *The Commission voted to **approve** the Administrative Approval as presented.*
9. **46-64 Maplewood Avenue** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
 1. *The lighting shall be dark sky compliant.*
10. **17 Pray Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
 1. *The original dimensions of the chimney shall be submitted to the Planning Department.*
11. **41 Vaughan Mall** – *The Commission voted to **continue** the Administrative Approval to the June, 2019 meeting.*
12. **77 Daniel Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
 1. *The 3rd floor windows shall be removed from the application & revert back to a 3/3 pattern.*
 2. *The cross braces for the rear stairs shall be added as presented.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **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 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.

After due deliberation, the Commission voted (6-1) that the request be **approved** as presented.

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 SESSIONS (OLD BUSINESS)

A. 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. *(This item continued from the April 10, 2019 meeting.)*

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

B. Work Session 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 (CD4-L1) and Historic Districts. *(This item continued from the April 10, 2019 meeting.)*

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

C. Work Session requested by **Wentworth-Gardner & Tobias Lear Houses Association, owner**, for property located at **49 Hunking Street**, wherein permission is requested to allow new construction to an existing structure (demolish and replace rear shed addition with larger new shed addition and foundation) and miscellaneous exterior maintenance to the existing house as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 39 and lies within the General Residence B (GRB) and Historic Districts. *(This item continued from the April 10, 2019 meeting.)*

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

D. 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 shed 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. *(This item was postponed at the February 06, 2019 meeting to the May, 2019 meeting.)*

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

VI. ADJOURNMENT

*At 10:35 p.m., it was moved, seconded, and passed by unanimous vote (7-0) to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo
Planning Department Administrative Clerk