

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**January 8, 2014**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman Tracy Kozak; Richard Katz, John Wyckoff, George Melchior; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternates Dan Rawling, Reagan Ruedig

**MEMBERS EXCUSED:**

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

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**I. ELECTION OF OFFICERS**

A. Chairman and Vice Chairman

Chairman Almeida and Vice Chairman Kozak were re-elected to their respective positions for another one year term.

**II. APPROVAL OF MINUTES**

1. Approval of minutes – April 10, 2013
2. Approval of minutes – May 1, 2013

It was moved, seconded, and passed unanimously to approve the April 10, 2013 and May 1, 2013 minutes as presented.

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

A. Petition of **Brian M. Regan and Susan M. Regan, owners**, for property located at **28-30 Dearborn Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing concrete wall) and allow a new free standing structure (construct new wood wall) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 1 and lies within General Residence A and Historic District. *(This item was postponed at the December 4, 2013 meeting to the January 8, 2014 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the February 5, 2014 meeting.

B. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission was requested to allow an amendment to a previously approved design (changes to the roof appurtenance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was postponed at the December 4, 2013 meeting to the January 8, 2014 meeting.)*

The Commission voted to continue the application to the February 5, 2014 meeting so that additional information could be submitted and reviewed.

#### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Robert N. Stewart and Davia W. Scherer, owners**, for property located at **69 Wentworth Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace four windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 12 and lies within General Residence B and Historic Districts.

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

- 1) That approval is also given for the replacement of the second floor windows on the front façade. The windows shall be the same window with the same specifications and have a 6/6 muntin pattern.
- 2) That the original windows sills shall be preserved.

**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

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2. Petition of **AHI Holdings, LLC, owner**, for property located at **40 Court Street**, wherein permission was requested to allow demolition of an existing structure (demolish 1985 cottage structure in rear of lot) as per plans file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 1 and lies within Mixed Residential Office and Historic Districts.

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

- 1) That the majority of the area where the existing cottage is located will be replaced with a landscape garden as presented. The garden and associated retaining wall plans shall be submitted on a separate application.

**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

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3. Petition of **Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein permission was requested to allow new construction to an existing structure (construct second story on existing one story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 61 and lies within General Residence B and Historic Districts.

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

- 1) That the chimney cap/pipe shall be painted black.
- 2) That the Marvin windows will be an all wood window with simulated divided lights with spacer bars and 5/8" muntin widths.

**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**

A. Work Session requested by **Bradley Boisvert and Karen Bannon Boisvert, owners**, for property located at **124 State Street**, wherein permission was requested to allow new construction to an existing structure (add elevator at rear of building, construct stair access, construct walkout decks and add doors at 2<sup>nd</sup> and 4<sup>th</sup> levels, construct dormer, add skylights, and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 55 and lies within Central Business B and Historic Districts. *(This item was postponed at the December 11, 2013 meeting to the January 8, 2014 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the February 5, 2014 meeting.

B. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a free standing structure (construct new, mixed use, four story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the December 11, 2013 meeting to the February 5, 2014 meeting.)*

C. Petition of **Wylie E. Brewster, Jr. and Sandra J. Chick, owners, and Jason Brewster, applicant**, for property located at **121 Mechanic Street**, wherein permission was requested to allow new construction to an existing structure (construct second story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 31 and lies within Waterfront Business and Historic Districts.

The applicants indicated they would move forward with a public hearing.

## **VI. ADJOURNMENT**

At 8:40 p.m., it was moved, seconded, and passes unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary