

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**February 12, 2014**

**(February 5, 2014 meeting cancelled due to storm)**

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

**MEMBERS EXCUSED:** City Council Representative Esther Kennedy; John Wyckoff

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

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**I. APPROVAL OF MINUTES**

1. May 8, 2013
2. May 22, 2013
3. June 5, 2013
4. June 12, 2013
5. June 19, 2013

It was moved, seconded, and passed unanimously to approve all of the above referenced minutes as presented.

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**II. ADMINISTRATIVE APPROVALS**

- A. 100 Deer Street (Phase Two) – BRGR Bar

Mr. Cracknell spoke to his administrative approval of the above referenced property.

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**III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

1. Petition of **Richard S. and Kathleen M. Boduch, owners**, for property located at **34 Hunking Street**, wherein permission was requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 9 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

**Findings of Fact:** The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

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2. 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 exterior renovations to an existing structure (install venting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 57 and lies within Central Business B and Historic Districts.

After due deliberation, the Commission voted 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

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3. Petition of **F.A. Gray, Inc., owner**, for property located at **30-38 Daniel Street**, wherein permission was requested to allow new free standing structures (install five heat pumps and one condensing unit on rooftop) as per plans on file in the Planning Department. Said property is

shown on Assessor Plan 106 as Lot 16 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

**Findings of Fact:** The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

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

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

A. Petition of **Brian M. Regan and Susan M. Regan, owners**, for property located at **28-30 Dearborn Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing concrete wall) and allow new 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 Residence A and Historic District. *(This item was postponed at the January 8, 2014 meeting to the February 5, 2014 meeting.)*

At the applicant's request, the Commission voted that the request be **postponed** to the March 5, 2014 meeting.

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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 continued at the January 8, 2014 meeting to the February 5, 2014 meeting.)*

After due deliberation, the Commission voted 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

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**V. PUBLIC HEARINGS (NEW BUSINESS)**

*The Board’s action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

4. Petition of **Evon Cooper, owner,** and **Joseph A. Reynolds, applicant,** for property located at **287 Maplewood Avenue,** wherein permission was requested to allow new construction to an existing structure (construct one story rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 36 and lies within Mixed Residential Office and Historic Districts.

After due deliberation, the Commission voted 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

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5. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission was requested to allow demolition of an existing structure (remove existing fencing) and allow new construction to an existing structure (replace granite steps and add railings to front entryways) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted 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

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6. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace rear stairs, install wood screening for utility panel and condenser, install parapet walls to rear deck, add seasonal sail material barrier, upgrade rear entry with granite steps, wrought iron railing and wood posts, install stone foundation to south and east facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within the General Residence B and Historic Districts.

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

- 1) That the base of the utility panel screen shall be painted, 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

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7. Petition of **319 Vaughan Street Center, LLC, owner**, and **3S Artspace, applicant**, for property located at **319 Vaughan Street**, wherein permission was requested to allow amendments to a previously approved design (misc. changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 9 and lies within Central Business A, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted 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

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8. (Work Session/Public Hearing) 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.

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

- 1) That the elevations and documentation submitted on December 13, 2013 are amended to the application.
- 2) That the casement/egress window shall be located on the left side of the proposed addition.

**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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9. Petition of **Evon Cooper, owner,** and **Michelle Impey, applicant,** for property located at **287 Maplewood Avenue,** wherein permission was requested to allow a new free standing structure (remove fencing, install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 36 and lies within Mixed Residential Office and Historic Districts.

After due deliberation, the Commission voted 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

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**VI. 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 January 8, 2014 meeting to the February 12, 2014 meeting.)*



The applicant indicated they would apply for a work session/public hearing.

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B. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new 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 101 as Lot 1 and lies within Central Business B, Historic Districts. *(This item was postponed at the December 11, 2013 meeting and the February 12, 2014 meeting.)*

At the applicant's request, the Commission voted that the request be **postponed** to the May 7, 2014 meeting. Please be advised that this application will be re-advertised for this meeting.

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C. Work Session requested by **Briggs Realty Association of Delaware, LLC, owner**, for property located at **363 New Castle Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (remove vinyl siding, replace clapboards, replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 3 and lies within General Residence B and Historic Districts.

The applicant indicated they would apply for a public hearing.

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D. Work Session requested by **Zoe Copenhaver Daboul and Michael Edward Daboul, owners**, for property located at **53 Humphreys Court**, wherein permission was requested to allow demolition of an existing structure (demolish garage) and allow new construction to an existing structure (construct addition and attached one car garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 39 and lies within General Residence B and Historic Districts.

The applicant indicated they would apply for a public hearing.

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**VII. OTHER BUSINESS**

1. Discussion of current RFQs

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**VIII. ADJOURNMENT**

At 10:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary