

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

February 14, 2018

MEMBERS PRESENT: Chairman Vincent Lombardi; City Council Representative Doug Roberts; Members Dan Rawling, Reagan Ruedig, Richard Shea, Martin Ryan; Alternate Cyrus Beer

MEMBERS EXCUSED: Vice Chairman Jon Wyckoff; Alternate Molly Bolster

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

1. January 3, 2018
2. January 10, 2018

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

II. REQUEST FOR EXTENSION OF CERTIFICATE OF APPROVAL AND CONDITIONAL USE PERMIT APPROVAL –

1. Requested by North End Master Development, LP (HarborCorp, LLC), Deer and Russell Streets and Maplewood Avenue (Maps 118, 124 & 125, Lots 28, 12, & 21) expires on May 25, 2018.

The Commission voted unanimously to approve the one year extension of the Certificate Approval and the Conditional Use Permit. The Certificate of Approval and the Conditional Use Permit will now expire on May 25, 2019.

III. ADMINISTRATIVE APPROVALS

- A. 244 South Street
- B. 55 Lafayette Road
- C. 245 Middle Street
- D. 13 Salter Street
- E. 1 Webster Way

The Commission granted approval on items A-E with the following stipulations for Items B, D, and E: Item B - the second door option (three light) is the approved door; Item D – that SGS70H is the approved mortar type; and Item E – that a flat casing with a band or whatever is the predominate trim on the house will be used around the door and a wood door shall be used.

IV. PUBLIC HEARINGS

1. Petition of **Scott A. and Sara Bess Lupkas, owners**, for property located at **33 Blossom Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace five windows on detached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 2 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 stipulations:

- 1) A Harvey combination three-track storm window shall be used.
- 2) The flange shall be painted to match the trim.
- 3) The frames of the Marvin Integrity windows shall be painted to match the trim and the sash shall match the existing sash.

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

2. Petition of **James C. and Amy M. Baker, owners**, for property located at **75 Humphrey's Court**, wherein permission was required to allow demolition of an existing

structure (demolish rear addition and dormer) and allow new construction to an existing structure (construct new rear addition and dormer, remove, replace, relocate misc. windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 37 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 stipulations:

- 1) Wood siding and wood trim shall be used.
- 2) The metal roof color shall match the garage roof color.

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

3. Petition of **Deer Street Associates, owner**, for property located at **163 Deer Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 17-2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

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

- 1) The burnt almond brick shall be used.
- 2) Kolbie or Pella windows shall be used.

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 **Deer Street Associates, owner**, for property located at **161 Deer Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 17-3 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted to hold another work session at the March 2018 meeting.

B. Work Session requested by **KC Realty Trust, owner**, for property located at **84 Pleasant Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing cinder block rear addition) and allow new construction to an existing structure (construct new rear addition, renovate storefront) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the January 10, 2018 meeting to the February 7, 2018 meeting.)*

The Commission voted to hold another work session at the March 2018 meeting.

C. Work Session requested by **77 Daniel Street, LLC, owner**, for property located at **77 Daniel Street**, wherein permission was requested to allow new construction to an existing structure (construct third floor addition and mechanical screening to rear of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies with the CD4 and Historic Districts. *(This item was continued at the January 3, 2018 meeting to the February 7, 2018 meeting.)*

The applicant indicated they would move forward with a work session/public hearing at the March 2018 meeting.

D. Work Session requested by **PNF Trust of 2013, Peter N. Floros, trustee and owner**, for property located at **278 State Street**, wherein permission is requested to allow exterior renovation of an existing structure (to discuss rehabilitation options for 278 State Street and its relationship to future reconstruction of 266 & 270 State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 80 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the December 13, 2017 meeting to the January 10, 2018 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the March 2018 meeting.

E. Work Session requested by **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to an existing structure (construct rear additions to both structures) and allow a new freestanding structure (construct single family dwelling at rear of #137) and allow exterior renovations to an existing structure (misc. renovations to both structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4-L1, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone review of the application to the March 2018 meeting.

F. Work Session requested by **Portsmouth Savings Bank/Bank of New Hampshire, owner**, for properties located at **333 and 340 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (restoration and repair of existing wood windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 5 and 10 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The applicant indicated they would move forward with a work session/public hearing at the March 2018 meeting.

G. Work Session requested by **Portsmouth Housing Authority, owner,** and **Ed Pac, LLC, owner,** for properties located at **140 and 152 Court Street,** wherein permission was requested to allow demolition of an existing structure (partial demolition of building at 152 Court Street) and allow a new free standing structure (construct a new free standing residential structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 37 & 38 and lies within the CD 4 and Historic Districts.

The Commission voted to hold another work session at the March 2018 meeting.

VI. ADJOURNMENT

At 11:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk