

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

July 18, 2018

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

MEMBERS EXCUSED: Alternate Molly Bolster

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. 46 Maplewood Avenue

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **remove** the request from the Administrative Approval section and pair it with the work session.*

2. 299 Vaughan Street

3. 10 Commercial Alley

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** Administrative Approval items 2 and 3 as presented.*

4. 180 Gates Street

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** Administrative Approval item 4 with the following stipulations:*

- 1. Repair wood siding (in-kind) on the front side of the house as needed.*
- 2. On the right side of the house, Hardie-plank shall be used and field-painted, using the same reveal and exposure.*

**Contractor may use densglass panels below wood shingles.*

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Eli Sokorelis, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the construction of a new 10' by 40' deck for restaurant dining as per plans on file in the Planning Department. Said property is located on Assessor Map 125 as Lot 3 and lies within the Character District-4, Downtown Overlay and Historic Districts. *(This item continued from the July 11, 2018 meeting to the July 18, 2018 meeting.)*

*Due to a noticing error by the Planning Department, the request will be **re-heard** at the August 1, 2018 meeting.*

III. WORK SESSIONS (OLD BUSINESS)

1. 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 Character District 4, Downtown Overlay and Historic Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the Work Session to the August 1, 2018 meeting.*

2. 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 free-standing 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 Character District 4-L1, Downtown Overlay and Historic Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the Work Session to the August 1, 2018 meeting.*

IV. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **46 Maplewood Ave LLC, owner**, for property located at **46 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (adjustments to the size and configuration of the 4th floor) as per plans on file in the Planning Department. Said property is located on Assessor Map 125 as Lot 2A and lies within the Character District 4, Downtown Overlay and Historic Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the Work Session to the August 1, 2018 meeting.*

B. Work Session requested by **Janet Zerr, owner**, and **David Simpson, owner**, for property located at **65 Rogers Street**, wherein permission is requested to allow the demolition of an existing garage, the construction of a new attached garage, the conversion of a 3 season porch with open deck to above two story structure, new third floor dormer and expansion of existing one story entry as per plans on file in the Planning Department. Said Property is located on Assessor Map 115 as Lot 2 and lies within the Mixed Residential Office and Historic Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the Work Session to the August 1, 2018 meeting.*

VI. ADJOURNMENT

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **adjourn** the meeting at 8:45 p.m.*

Respectfully submitted,

Izak Gilbo,
Planning Department
Administrative Clerk