

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

CONFERENCE ROOM “A”

6:30 p.m.

January 08, 2020

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

MEMBERS EXCUSED: Dan Rawling

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ELECTION OF OFFICERS

1. Chairman

*The Commission voted unanimously to **re-elect** Vincent Lombardi as Chairman.*

2. Vice Chairman

*The Commission voted unanimously to **re-elect** Jon Wyckoff as Vice-Chairman.*

II. COASTAL RESILIENCE AND ECONOMIC DEVELOPMENT PROGRAM

1. Appointment of Historic District Commission Member

*The Commission voted unanimously to **elect** Nicholas Cracknell as the Historic District Commission Representative.*

III. APPROVAL OF MINUTES

1. December 04, 2019

*The Commission voted to **approve** the minutes as presented.*

IV. ADMINISTRATIVE APPROVALS

1. **86 Islington Street, Unit 6** – *The Commission voted to **approve** the administrative approval as presented.*

2. **170 Mechanic Street** – *The Commission voted to **approve** the administrative approval with the following stipulation:*

1. *Window option "D" shall be used.*
 3. **3 Pleasant Street** – *The Commission voted to **approve** the administrative approval as presented.*
 4. **64 Mt. Vernon Street** – *The Commission voted to **approve** the administrative approval with the following stipulation:*
 1. *All corbels/cornice brackets form the porch shall be removed.*
 5. **65 Rogers Street** – *The Commission voted to **approve** the administrative approval as presented.*
 6. **56 Middle Street** – *The Commission voted to **approve** the administrative approval as presented.*
 7. **63 Congress Street** – *The Commission voted to **approve** the administrative approval as presented.*
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V. CERTIFICATE OF APPROVAL- EXTENSION

1. Petition of **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein a 1-year extension of the Certificate of Approval originally granted on January 02, 2019 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 properties are shown on Assessor Plan 118 as Lots 20 and 21 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

*At the request of the applicant, the Commission voted to **withdraw** the Certificate of Approval Extension request.*

VI. PUBLIC HEARINGS (OLD BUSINESS)

- A. Petition of **111 Maplewood Avenue, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow an amendment to a previously approved design (penthouse redesign and exterior design changes) 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. *(This item was continued at the December 04, 2019 meeting to the January, 2020 meeting.)*

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulations:*

1. *The fins shall be extended to break the horizontal plane as shown on the previously approved design.*
2. *The metal panels shall increase in width to greater than 10 inches.*
3. *The entrance canopy shall remain as previously approved.*

Findings of Fact:**A. Purpose and Intent**

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Complement and enhance the architectural and historic character.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of innovative technologies with surrounding properties.

B. Petition of **Perley Lane, LLC, owner**, for property located at **55 Lafayette Road**, wherein permission is requested to allow the construction of a new free-standing structure (single family home with attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 10-1 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the December 04, 2019 meeting to the January, 2020 meeting.)*

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulations:*

1. *2C house design shall be used.*
2. *The soffit design shall be detailed and submitted for Administrative Approval.*

Findings of Fact:**A. Purpose and Intent**

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

VII. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **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 shown on Assessor Map 107 as Lots 78, 79, and 80 and Lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Certificate of Approval to the February 05, 2020 meeting.*

VIII. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **John J. Roese Revocable Trust of 2016, John J. Roese Trustee, owner**, for property located at **14 Mechanic Street**, wherein permission is requested to allow the partial demolition of an existing structure (removal of additions and 1 chimney), new construction to an existing structure (relocating house to new foundation and adding a 1-story addition), and exterior renovations to an existing structure (replace siding, windows, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 10 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the December 04, 2019 meeting to the January, 2019 meeting.)*

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Public Hearing at a future date.*

IX. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Eric A. and Jean C.M. Spear, owners**, for property located at **49 Mt. Vernon Street**, wherein permission is requested to allow construction to an existing structure (add new front entry way, porch, and rear deck) and to construct a new freestanding structure (shed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 31 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Public Hearing at a future date.*

X. ADJOURNMENT

*At 10:45p.m., the Commission voted to **adjourn** the meeting.*