

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

February 05, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi; City Council Representative Paige Trace; Members: Reagan Ruedig, Martin Ryan, and Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

MEMBERS EXCUSED: Vice Chairman Jon Wyckoff and Dan Rawling

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department



I. APPROVAL OF MINUTES

1. January 08, 2020

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

II. ADMINISTRATIVE APPROVALS

1. **10 Middle Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
2. **75 Court Street** - *The Commission voted to **grant** the Administrative Approval as presented.*
3. **57 Salter Street** - *The Commission voted to **grant** the Administrative Approval as presented.*
4. **55 Lafayette Street** - *The Commission voted to **grant** the Administrative Approval as presented.*
5. **180 Islington Street** - *The Commission voted to **grant** the Administrative Approval as presented.*
6. **306 Marcy Street, Unit 2** - *The Commission voted to **grant** the Administrative Approval as presented.*
7. **410-430 Islington Street** - *The Commission voted to **grant** the Administrative Approval with the following stipulations:*
 1. *With fence modifications as presented.*

8. **299 Vaughan Street** - *The Commission voted to **grant** the Administrative Approval as presented.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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.
(*This item was continued at the January 08, 2020 meeting to the February 05, 2020 meeting.*)

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

1. *Option "B" (Mansard Roof) shall be used.*
2. *A mock-up of the storefront shall be provided prior to construction.*
3. *Final details/elevations shall be 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):

-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):

-Relation to historic and architectural value of existing structures.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Topnotch Properties, LLC and JJCM Realty, LLC, owners**, for property located at **232 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (add two new dormers and windows to existing roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 32 and lies within the Character District 4-L1, (CD 4-L1) and Historic Districts.

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

1. *The 3/3 awning windows shall match the dimensions of the second floor sashes and only window casing shall be added to the face of the dormer.*

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):

-Relation to historic and architectural value of existing structures.

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 53 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the March, 2020 meeting and the Commission also requested to hold a Site Walk before the next Work Session.*

V. ADJOURNMENT

*At 9:00pm, the Commission voted to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo
Planning Department Administrative Clerk