

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 04, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Paige Trace; Members: Dan Rawling, Reagan Ruedig, Martin Ryan; Alternates: Margot Doering and Heinz Sauk-Schubert

MEMBERS EXCUSED: Cyrus Beer

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. February 05, 2020

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

II. ADMINISTRATIVE APPROVALS

1. 50 Austin Street – WITHDRAWN BY THE APPLICANT

2. 121 Mechanic Street – *The Commission voted to **approve** the Administrative Approval as presented.*

3. 39 Pray Street - *The Commission voted to **approve** the Administrative Approval as presented.*

4. 46 Maplewood Avenue - *The Commission voted to **approve** the Administrative Approval with the following stipulation:*

1. The mechanical vents shall be painted to match the background color.

5. 355 Pleasant Street - *The Commission voted to **approve** the Administrative Approval with the following stipulation:*

1. The proposed screen shall be located on all three sides of each condenser.

6. 25 Maplewood Avenue - *The Commission voted to **approve** the Administrative Approval with the following stipulation:*

1. *The door surrounds shall be omitted from the application and the applicant shall submit redesigned door surrounds for all first floor doors for Administrative Approval.*

7. **56 Middle Street** - *The Commission voted to **approve** the Administrative Approval as presented.*
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III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Kristy R. Ellmer and Matthew L. Carwell, owners**, for property located at **18 Pickering Street**, wherein permission is requested to allow new construction to an existing structure (the removal of an existing side porch and replace with mudroom addition and new side porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 23 and lies within the General Residence B (GRB) and Historic Districts.

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

1. *A 1/1 window matching the height of the first floor window and the width of the window above shall be used on the façade.*

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):

- Preserve the integrity of the district.
- 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 design with surrounding properties.

2. Petition of **Christopher Hudson Morrow, owner**, for property located at **36 Richmond Street**, wherein permission is requested to allow new construction to an existing structure (add 2-story bay addition, add third floor dormer, remove and replace windows, modify lower roof material, and add new heat pump) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 5 and lies within the Mixed Research Office (MRO) and Historic Districts.

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

1. *A matching window with the historic dimensions shall be added on the second floor of the "street elevation".*

1. *The corner boards shall be continuous on the second story.*

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):

- Preserve the integrity of the district.
- Maintain special character of the district.

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.
- Compatibility of design with surrounding properties.

3. (Work Session/Public Hearing) requested by **Eric A. and Jean C. M. Spear, owners**, for property located at **49 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (add new front entry way, porch, and rear deck) and add solar panel arrays 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 **grant** the Certificate of Approval with the following stipulation:*

1. *The front railing detail 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 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 innovative technologies with surrounding properties.

4. Petition of **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 relocation of an existing structure (replace siding, windows, and trim) and new construction to an existing structure (add connector and 2-story addition) 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.

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

1. *Consistent with the New Hampshire Division of Historical Resources, a certified Archaeologist shall be on-site during all excavation, demolition, and associated Earth disturbance on the entire property.*
2. *In order to preserve the integrity of the historic structure it shall be relocated (versus dismantled) to the proposed location as shown on the approved site plan.*
3. *The entry door and pilaster detail shall be redesigned to match the age and style of the historic structure and submitted for Administrative Approval prior to construction.*

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):

- Preserve the integrity of the district.
- Maintain the special character of the district.

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):

- Consistent with special and defining character of surrounding properties.
- Relation to historic and architectural value of existing structures.

5. Petition of **73 Prospect Street, LLC and Zen Stoneworks, owners**, for property located at **73 Prospect Street**, wherein permission is requested to allow an amendment to a previously approved design (change from approved wood clapboard siding to hardieplank) as per plans on file in the Planning Department. Said property is shown on Assessor Map 142 as Lot 28 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

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):

- Consistent with special and defining character of surrounding properties.

6. Petition of **Argeris and Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (rebuild existing garage roof, add new windows, doors, and trim as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the March 11, 2020 meeting.*

IV. WORK SESSIONS (OLD BUSINESS)

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

*After due deliberation, the Commission voted to **continue** the Work Session to the April, 2020 meeting.*

V. ADJOURNMENT

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