

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**April 13, 2016  
reconvened from April 6, 2016**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; City Council Representative Nancy Pearson; Alternates Richard Shea, John Mayer

**MEMBERS EXCUSED:**

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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**I. APPROVAL OF MINUTES**

1. March 2, 2016
2. March 9, 2016

It was moved, seconded, and passed unanimously to approve the March 2, 2016 minutes as presented.

It was moved, seconded, and passed unanimously to approve the March 9, 2016 minutes as amended.

**II. ADMINISTRATIVE APPROVALS**

- A. 404 Middle Street (Postponed from April 6, 2016 meeting.)
- B. 29 Vaughan Mall

Item A – It was moved, seconded, and passed unanimously to approve the administrative approval as presented.

Item B – This item was postponed to the May 4, 2016 meeting.

**III. OLD BUSINESS**

1. Petition of **Wright Avenue, LLC, owner**, for property located at **77 State Street**, wherein permission was requested to allow amendments to a previously approved design (install mechanical vents, relocate gas meters, relocate gate, install transformer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within

the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the April 6, 2016 meeting to the April 13, 2016 meeting.)*

After due deliberation, the Commission voted to **continue** review of the application at the May 2016 meeting.

**IV. WORK SESSIONS**

A. Petition of **City of Portsmouth, owner, and Prescott Park Arts Festival, applicant**, for property located at **0 Marcy Street (Prescott Park)**, wherein permission was requested to allow demolition of an existing structure (demolish existing stage, relocate and construct new stage, construct new control booth) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 1 and lies within the Municipal and Historic Districts. *(This item was postponed to the April meeting.)*

The Commission voted to postpone the application to the May 2016 meeting.

B. **Work Session/Public Hearing** requested **Bradley Boisvert and Karen Bannon Boisvert, owners**, for property locate at **124 State Street**, wherein permission was requested to allow new construction to an existing structure (construct dormer, construct rear deck, install skylights, and stairs) and allow exterior renovations to an existing structure (remove and replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 56 and lies within the CD 4, Historic, and Downtown Overlay Districts.

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

- 1) The window lintels and sills shall remain wood.
- 2) The windows on State Street shall be solid wood, true divided lights, to match the existing window profile.
- 3) No screens shall be used on the State Street windows.
- 4)

**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

C. Work Session requested by **Kimberley A. Lucy Revocable Living Trust, owner, Kimberley A. and James C. Lucy, trustees and James C. Lucy Revocable Living Trust, owner, James C. and Kimberley A. Lucy, trustees**, for property located at **127 & 137 High Street**, wherein permission was requested to allow new construction to existing structures (construct new building at rear of 137 High Street, construct roof deck at rear of 127 High Street, both with associated parking and landscaping) 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 CD 4, Historic and Downtown Overlay Districts. *(This item was continued at the March 9, 2016 meeting to the April 13, 2016 meeting.)*

After due deliberation, the Commission voted to **continue** review of the application at the May 2016 meeting.

D. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new mixed use, 4 to 5 1/2 story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the March 9, 2016 meeting to the April 13, 2016 meeting.)*

After due deliberation, the Commission voted to **continue** review of the application at the May 2016 meeting.

E. Work Session requested by **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission was requested to allow new construction to an existing structure (rebuild historic parapets, add series of flat roofed dormers, add series of roof walkways and decks, add series of windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was continued at the March 9, 2016 meeting to the April 13, 2016 meeting.)*

After due deliberation, the Commission voted to **continue** review of the application at the May 2016 meeting.

F. Work Session requested by **Eric and Johanna Landis, owners**, for property located at **540 Marcy Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing shed) and allow new construction to an existing structure (construct new garage, construct two dormers, add screen/storm system to existing porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 79 and lies within the General Residence B and Historic Districts.

The applicant indicated that they would move forward with a public hearing.

G. Work Session requested by **Strawbery Banke Museum, owner**, for property located at **14 Hancock Street (Tyco Visitor Center)**, wherein permission was requested to allow new construction to an existing structure (construct three season porch, patio, and deck, add one new window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan as Lot and lies within the Mixed Residential Office and Historic Districts.

The applicant indicated that they would move forward with a public hearing.

H. Work Session requested by **St. John's Church, owner**, for property located at **100 & 101 Chapel Street**, wherein permission was requested to allow demolition of an existing structure (remove and rebuild retaining wall and stairs, remove existing shed) and allow exterior renovations (resurface and re-stripe pavement) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lots 2, 60, 61 & 63 and lies within the CD 4, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to **continue** review of the application at the May 2016 meeting.

I. Work Session requested by **355 Pleasant Street, LLC, owner**, for property located at **355 Pleasant Street**, wherein permission was requested to allow a new free standing structure (construct a two unit dwelling) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 64 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted to **continue** review of the application at the May 2016 meeting.

## V. OTHER BUSINESS

1. Vote to adopt the Design Guidelines for the Historic District Commission

The Commission postponed the vote to adopt the Design Guidelines to the May 2016 meeting.

**VI. ADJOURNMENT**

At 10:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk