

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

October 03, 2018

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

MEMBERS EXCUSED: Richard Shea

ALSO PRESENT: Peter Stith, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

- A. September 5, 2018
- B. September 12, 2018

It was moved, seconded, and passed by unanimous vote (7-0) to approve both sets of minutes.

II. ADMINISTRATIVE APPROVALS

- 1. 348 Maplewood Avenue
- 2. 8 Bow Street
- 3. 77 Daniel Street
- 4. 2 Jackson Hill Street
- 5. 37 Hanover Street
- 6. 175 Market Street

It was moved, seconded, and passed by unanimous vote (7-0) to approve administrative approval items #1-6 with the following stipulation:

- 4. 2 Jackson Hill Street-** *stipulation: Planting sizes and species will be approved by the Planning Department.*

III. PUBLIC HEARINGS (OLD BUSINESS)

- A. Petition of **Islington Street, LLC, (CVS Pharmacy), owner**, for property located at **674 Islington Street**, wherein permission is requested to allow the replacement of 3 existing internally, neon-illuminated wall signs with 3 internally, LED-illuminated wall signs and the replacement of 1 existing window vinyl with similar design as per plans on file in the Planning Department. Said property is located on Assessor Map 155 as Lot 3 and lies within the Character District 4-W (CD 4-W), and Historic Districts. *(This item was continued from the September 5, 2018 meeting.)*

After due deliberation, the Commission voted that the request be **approved** with the following stipulation:

1. That the Historic District Commission approves of work that was already done; the replacement of the existing interior window vinyl.

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
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IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Shipwatch Condominium Association, owner, and 51 Ceres Street, LLC, applicant** for property located at **129 Market Street, Unit A**, wherein permission is requested to allow the replacement of (3) existing windows and existing front entrance door, add new awning system over existing doorway, and replace existing exterior spot lights as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 35 and lies within the Character District 5 (CD 5), Downtown Overlay and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** with the following stipulation:

1. That the conduit shall be painted black.

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

2. Petition of **Gail H. Sanders Revocable Trust of 1998, Gail H. Sanders Trustee, owner**, for property located at **30 Walden Street**, wherein permission is requested to allow the replacement of an existing rear deck to match existing front decks with new footings, trim, and railing system as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** with the following stipulation:

1. That the approved deck shall sit in the footprint of the existing deck and stairs.

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

3. Petition of **Mary A. Mahoney, owner**, for property located at **206 Northwest Street**, wherein permission is requested to allow the demolition of an existing screened structure on the property as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 6 and lies within the General Residence A (GRA) and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** with the following stipulation:

1. That historical research shall be performed to document the age of the structure and thoroughly photograph the existing conditions; findings shall be submitted to the Planning Department.

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

4. Petition of **John Tiano, owner**, for property located at **298 Middle Street**, wherein permission is requested to allow the replacement of all existing windows on the structure and to replace the existing siding as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 7 and lies within the Mixed Residential Office (MRO) and Historic Districts.

After due deliberation, the Commission voted that the request be **continued** to the November 7, 2018 meeting.

5. (*Work Session/Public Hearing*) Petition of **The Hill Condominium Association, owner**, and **Logan Properties, LLC, applicant** for property located at **403 Deer Street #7-13**, wherein permission is requested to allow the addition of new third floor dormers (on the North and South elevations), the removal of all existing restaurant related alterations and the restoration of the original structure as per plans on file in the Planning Department. Said property is shown on

Assessor Map 118 as Lot 26 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

After due deliberation, the Commission voted that the request be **continued** to the November 7, 2018 meeting.

6. (Work Session/Public Hearing) Petition of **Aaron J. Grueter and Jill Ann Sullivan Grueter, owners**, for property located at **69 New Castle Avenue**, wherein permission is requested to allow the construction of a 72 sq. ft. addition, the replacement of remaining windows on the rear of the structure and replacement of the existing front door as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 49 and lies within the General Residence B (GRB) and Historic Districts.

After due deliberation, the Commission voted that the request be **continued** to the November 7, 2018 meeting.

V. WORK SESSIONS (OLD 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-L1, Downtown Overlay and Historic Districts. *(This item was postponed at the September 5, 2018 meeting.)*

At the request of the applicant, the Commission voted that the Work Session be **continued** to the November 7, 2018 meeting for further review.

B. 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 properties are shown on Assessor Plan 118 as Lots 20 and 21 and lie within the Character District 4-L1 (CD 4-L1), Downtown Overlay and Historic Districts. *(This item was continued from the September 5, 2018 meeting.)*

At the request of the applicant, the Commission voted that the Work Session be **continued** to the November 7, 2018 meeting for further review.

VI. ADJOURNMENT

At 10:45p.m. it was moved, seconded, and passed by unanimous vote (7-0) to adjourn the meeting.

Respectfully submitted,
Izak Gilbo
Administrative Clerk, Planning Department