

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**November 7, 2018**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; Martin Ryan, Dan Rawling; and Alternate Cyrus Beer

**MEMBERS EXCUSED:** City Council Representative Doug Roberts, Richard Shea, Reagan Ruedig

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

A. October 3, 2018

*It was **moved**, seconded, and passed by unanimous vote (5-0) to **approve** the minutes as presented.*

**II. ADMINISTRATIVE APPROVALS**

1. 287 Maplewood Avenue
2. 170 Court Street
3. 238 Deer Street
4. 46-64 Maplewood Avenue
5. 299 & 225 Vaughan Street
6. 236 Union Street
7. 96 Chestnut Street
8. 75 Humphrey's Court
9. 135 Congress Street

*It was **moved**, seconded, and passed by unanimous vote (5-0) to **approve** administrative approval items #1-5 and #7-9 as presented.*

*It was **moved**, seconded, and passed by unanimous vote (5-0) to **postpone** administrative approval item #6 to the December 5, 2018 meeting.*

**III. REQUEST FOR ONE YEAR EXTENSION**

1. Request for one year extension of the Certificate of Approval for 163 Deer Street, "Lot 4", granted on February 14, 2018 – submitted by Deer Street Associates.

*After due deliberation, the Commission voted that the request be **granted**. The Certificate of Approval will now expire on **February 14, 2020**.*

2. Request for one year extension of the Certificate of Approval for 161 Deer Street, “Lot 5”, granted on July 11, 2018 – submitted by Deer Street Associates.

*After due deliberation, the Commission voted that the request be **granted**. The Certificate of Approval will now expire on **July 11, 2020**.*

#### **IV. PUBLIC HEARINGS (OLD BUSINESS)**

A. 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. *(This item continued from the October 3, 2018 meeting.)*

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

1. During installation of the sashes, any adjustments to the jambs shall replicate the existing historic trim and exposure.
2. The Historic District Commission prefers that the applicant shall repair the wood siding on the rear elevation. If the applicant deems the siding too rotted, Hardiplank siding 4” or less to the weather may be used.

**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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B. *(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. *(This item continued from the October 3, 2018 meeting.)*

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

1. 1" x 4" window casing shall be used.
2. Consistent with the exhibit presented, the rear dormers shall be gabled Nantucket dormers with recessed connectors. The final dormer design shall be submitted for Administrative Approval prior to installation.
3. The proposed Harvey windows are not permitted and shall be substituted with another replacement window and shall be submitted for Administrative Approval prior to installation.

**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/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. *(This item continued from the October 3, 2018 meeting.)*

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

1. The head casing and crowns shall match the existing windows.
2. The sills shall be modified to wrap around the addition. The thickness of sills shall be 2”.
3. The jambs shall match the trim color on the doors.
4. The foundation finish shall match the corresponding materials on the submitted elevations.

**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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**V. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **JVDT Properties, LLC, owner** and **Donald and Judit Tydeman, applicants**, for property located at **7 Commercial Alley**, wherein permission is requested to allow the replacement of existing wooden gutters on the structure with new metal gutters and heater system. The existing copper downspouts to remain. Said property is shown on Assessor Map 106 as Lot 30 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

**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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2. Petition of **Nina Eshoo, owner** and **Jay Lawrie, applicant**, for property located at **37 South Street**, wherein permission is requested to allow the replacement of six (6) existing wood doors with new wood doors and the replacement of the existing rear wood deck railing with new composite railing. Said property is shown on Assessor Map 102 as Lot 52 and lies within the General Residence B (GRB) and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

**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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## VI. 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 4<sup>th</sup> 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 (CD 4), Downtown Overlay, and Historic Districts. *(This item was postponed at the October 3, 2018 meeting.)*

*At the request of the applicant, it was **moved**, seconded, and passed by unanimous vote (5-0) to **withdraw** the application.*

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 postponed at the October 3, 2018 meeting.)*

*The applicant indicated they would move forward with a **Work Session/Public Hearing** at a future date.*

## VII. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Heitker Frank G. Revocable Trust Agreement, Heitker Frank G. Trustee, owner**, for property located at **37 Sheafe Street**, wherein permission is requested to allow the new construction of a second story addition over the existing kitchen at the rear of the structure and enlarge the existing mudroom. Said property is shown on Assessor Map 107 as Lot 19 and lies within the Character District 4 (CD 4) and Historic Districts.

*After due deliberation, the Commission voted that the Work Session be **continued** to the December 5, 2018 meeting for further review.*

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## VIII. ADJOURNMENT

*At 10:20 P.M., it was **moved**, seconded, and passed by unanimous vote (5-0) to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo  
Administrative Clerk, Planning Department