

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

December 05, 2018

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

.....

I. APPROVAL OF MINUTES

A. November 7, 2018

*It was moved, seconded, and **passed** by unanimous vote (5-0) to **approve** the November 7, 2018 minutes as amended. Ms. Ruedig and City Council Representative Roberts recused themselves from the vote.*

II. ADMINISTRATIVE APPROVALS

1. 236 Union Street
2. 124 State Street
3. 179 Pleasant Street
4. 220 South Street
5. 403 Deer Street #7-13 (409 The Hill)
6. 206 Court Street
7. 5 Junkins Avenue
8. 229 Pleasant Street
9. 420 Islington Street

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** Administrative Approval item #1 to the January, 2019 meeting.*

*Ms. Ruedig moved to **approve** Administrative Approval Items #2 3, 4, 6, 7, 8, and 9, with a stipulation on item #7. Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote (7-0).*

7. 5 Junkins Avenue- **stipulation:** The new columns shall match the existing columns by having entasis and they shall be field-painted.

*Ms. Ruedig moved to **approve** Administrative Approval Item #5 with the new dormer design and the rear elevation change with Option Two, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote (7-0).*

III. REQUEST FOR ONE YEAR EXTENSION

1. Request for one year extension of the Certificate of Approval for **73 Prospect Street**, granted on November 01, 2017 – submitted by Lenny Cushing, 73 Prospect Street LLC.

*City Council Representative Roberts moved to **grant** the Request for Extension, and Ms. Ruedig seconded. The motion **passed** by a vote of (6-1), with Vice-Chair Wyckoff voting in opposition.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

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

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session/public hearing to the January, 2019 meeting.*

2. Petition of **Kimi Iguchi and Paul Gormley, owners**, for property located at **56 Salter Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of two doors on the rear and left elevations, the replacement of one window with three new double hung windows on the left elevation and the addition of one new window on the rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 33 and lies within the Waterfront Business (WB) 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

3. Petition of **Worth Development Condominium Association and Unit One-Four, LLC, owners, and The Friendly Toast, applicant**, for property located at **113 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of existing entryway doors, windows and exterior signs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 6 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** 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
-

V. WORK SESSIONS (OLD BUSINESS)

A. 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 December 5, 2018 meeting.)*

It was moved, seconded, and passed by unanimous vote (7-0) to postpone the petition.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Margot L. Thompson, owner**, for property located at **57 Salter Street**, wherein permission is requested to allow new construction and exterior renovations to an existing structure on the property (the replacement of windows and doors, the addition of a new dormer to match the existing dormer and relocation of exterior stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 32 and lies within the Waterfront Business (WB) and Historic Districts.

It was moved, seconded, and passed by unanimous vote (7-0) to continue the work session to the January, 2019 meeting.

2. Work Session requested by **Henderson Living Trust, Norman and Eliz Henderson Trustees, owners**, for property located at **325 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (the replacement of twenty one existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

It was moved, seconded, and passed by unanimous vote (7-0) to continue the work session to the January, 2019 meeting.

VII. ADJOURNMENT

It was moved, seconded, and passed by unanimous vote (7-0) to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Izak Gilbo,
Planning Department Administrative Clerk