

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**June 05, 2019
To be reconvened on
June 12, 2019**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; 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

A. May 01, 2019

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

II. ADMINISTRATIVE APPROVALS

1. **41 Vaughan Mall** – *The Commission voted to **approve** the Administrative Approval as presented.*

2. **284 New Castle Avenue** – *The Commission voted to **approve** the Administrative Approval as presented.*

3. **63 Humphrey’s Court** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
1. *The height of the fence shall not exceed six (6) feet.*

4. **254 South Street** – *The Commission voted to **approve** the Administrative Approval as presented.*

5. **Marcy Street (Strawbery Banke)** – *The Commission voted to **approve** the Administrative Approval as presented.*

6. **490 Islington Street, Unit C** – *The Commission voted to **approve** the Administrative Approval as presented.*

7. **69 New Castle Avenue** – *The Commission voted to **approve** the Administrative Approval as presented.*
8. **102 State Street** – *The Commission voted to **approve** the Administrative Approval as presented.*
9. **117 Bow Street, Unit 5A** – *The Commission voted to **approve** the Administrative Approval as presented.*
10. **75 Humphrey’s Court** – *The Commission voted to **approve** the Administrative Approval as presented.*
11. **285 Union Street** – *The Commission voted to **approve** the Administrative Approval as presented.*
12. **33 Johnson Court** – *The Commission voted to approve the Administrative Approval as presented.*
13. **180 Washington Street** – *The Commission vote to continue the Administrative Approval to the July, 2019 meeting.*
14. **410-430 Islington Street** – *The Commission voted to approve the Administrative Approval with the following **stipulation**:*
 1. *Option 1 shall be used and clapboard may be used on the rear elevation.*
15. **73 Prospect Street** – *The Commission vote to **continue** the Administrative Approval to the July, 2019 meeting.*
16. **180 Middle Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
 1. *An amendment to the Homeowner’s Association shall be made to require perpetual maintenance of the utility screen located beside the Rice-Larkin House.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Joseph J. & Jennifer Almeida, owners**, for property located at **103 High Street**, wherein permission is requested to allow new construction and exterior renovations to an existing structure (modify front elevation by adding store-front, landing, and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 22 and lies within the Character District 4-L2 (CD4-L2), 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

2. Petition of **Wentworth-Gardner & Tobias Lear Houses Association, owner**, for property located at **49 Hunking Street**, wherein permission is requested to allow new construction to an existing structure (demolish and replace rear shed addition with larger new shed addition and foundation) and miscellaneous exterior maintenance to the existing house as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 39 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

3. Petition of **Gregory J. & Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow exterior renovations to an existing structure (demolition of existing side porch to be replaced with deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

After due deliberation, the Commission voted that the request be **continued** to the July, 2019 meeting.

4. Petition of **Denise & Michael Todd, owners**, for property located at **254 South Street**, wherein permission is requested to allow new construction to an existing structure (add new rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

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

1. The AZEK decking is approved as proposed or cedar decking shall be used to match the existing cedar decking.
2. The proposed AZEK railing system shall be black aluminum with vertical balusters to match the railing system as presented and the posts shall be wider than presented.

Findings of Fact: The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

A. Purpose and Intent:

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- 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. ADJOURNMENT

*At 8:30 p.m., The Commission voted unanimously to **adourn** the meeting.*

Respectfully Submitted,

Izak Gilbo
Planning Department Administrative Clerk