

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**July 10, 2019  
To be reconvened on  
July 17, 2019**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members: Dan Rawling, Reagan Ruedig, Martin Ryan, Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

**MEMBERS EXCUSED:** N/A

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

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**I. APPROVAL OF MINUTES**

- A. June 05, 2019
- B. June 12, 2019

*The Commission voted unanimously to approve both sets of minutes as presented.*

**II. ADMINISTRATIVE APPROVALS**

**1. 41 Salter Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

- 1. *The fascia and the trim board shall be repaired or replaced.*

**2. 249 Pleasant Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulations**:*

- 1. *On the front elevation the shutters shall be wood and hung on pintails and sized to cover the windows.*
- 2. *On the rear elevation the proposed door should match the existing wood door.*

**3. 73 Prospect Street** – *The Commission voted to **approve** the Administrative Approval as presented.*

**4. 37 Hanover Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

- 1. *The three pane window “Option B” shall be used.*

**5. 39 Dearborn Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

1. *The conduit shall be painted to match the siding.*
  
6. **114 Maplewood Avenue** – *The Commission voted to **approve** the Administrative Approval as presented.*
  
7. **65 Bow Street** – *The Commission voted to **approve** the Administrative Approval as presented.*
  
8. **59 Sheafe Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  1. *The metal door frame shall be painted to match the trim color.*

### III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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. *(This item was continued at the June 05, 2019 meeting.)*

*After due deliberation, the Commission voted to **continue** the petition to the August, 2019 meeting.*

### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. *(Work Session/Public Hearing)* requested by **Hunking Holdings, LLC, owner and Arilda Densch, applicant**, for property located at **170 Mechanic Street**, wherein permission is requested to allow the construction of a new free-standing structure (24'x 24' garage), new construction to an existing structure (enlarge front porch and rear shed addition), and exterior renovations to an existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 7 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the request with the following **stipulation**:*

*1. The fence shall be extended to the proposed driveway and may be lowered to 2 ½ ft. and extend to the property line to mat the existing fence.*

#### **Findings of Fact:**

##### A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserves the integrity of the district.

**B. Review Criteria**

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

2. Petition of **ED PAC, LLC, owner**, for property located at **152 Court Street**, wherein permission is requested to allow new construction to an existing structure (rebuild original wall on previously demolished rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 37 and lies within the Character District 4 (CD 4) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the request as presented.*

**Findings of Fact:**

**A. Purpose and Intent**

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserves the integrity of the district.

**B. Review Criteria**

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

3. Petition of **Market Wharf Condominium Association, owner and Dana M. Whitney Revocable Trust, Dana M. Whitney Trustee, applicant**, for property located at **59 Deer Street # 517**, wherein permission is requested to allow exterior renovations to an existing structure (replace 7 existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1B-6B and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **approve** the request with the following stipulation:*

*1. Half screens shall be used.*

**Findings of Fact:**

**A. Purpose and Intent**

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Assessment of the Historical Significance.

**B. Review Criteria**

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

4. Petition of **Elisabeth H. Blaisdell Revocable Trust, Elisabeth H. Blaisdell Trustee, owner**, for property located at **77 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (installation of solar panels to existing shed roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 50 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the request as presented.*

**Findings of Fact:**

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Assessment of Historical Significance.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of innovative technologies with surrounding properties.

5. Petition of **Melissa and Halil Ozkurt, owners**, for property located at **287 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (relocate one existing window, add two new windows to rear elevation, and remove existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 46 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the request with the following stipulation:*

*1. The third floor windows shall match the existing trim with a 5 inch stud pocket and they shall be the same dimension of the second floor windows.*

**Findings of Fact:**

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Complement and enhance the architectural and historic character.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Relation to historic and architectural value of the existing structures.

**V. WORK SESSIONS (OLD BUSINESS)**

A. Work Session requested by **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow new construction to an existing structure (new dormer addition to the north elevation) and exterior renovations to

*Request to Postpone*

an existing structure (replace: siding, roofing, windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. *(This item was continued from the July 10, 2019 meeting to the August, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the work session to the August, 2019 meeting.*

B. Work Session requested by **Salvation Army, owner**, and **James McSharry, applicant**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction to an existing structure (10 new dormers; 5 on the north and 5 on the south elevations and new shed dormer on the east elevation) and exterior renovations to an existing structure (new door and balustrade system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Civic, Downtown Overlay, and Historic Districts. *(This item was postponed at the July 10, 2019 meeting to the August, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the work session to the August, 2019 meeting.*

## **VI. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Debroah Chag Revocable Trust of 1993, Deborah Chag Trustee, owner**, for property located at **404 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace 5 existing windows and install AC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 21 and lies within the Mixed Research Office (MRO) and Historic Districts.

*After due deliberation, the Commission voted to **end** the work session. The Applicant indicated they would return for a Public Hearing at a future meeting.*

2. Work Session requested by **Brendan Cooney & Megan Tehan Robert, owners**, for property located at **57 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (construct front deck and 2-story addition to the rear of the house) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 31-1 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the work session to the August, 2019 meeting.*

3. Work Session requested by **Michele P. Cronin, owner**, for property located at **14 Mechanic Street**, wherein permission is requested to allow the partial demolition of an existing structure (removal of additions and 1 chimney), new construction to an existing structure (relocating house to new foundation and adding a 1-story addition), and exterior renovations to an existing structure (replace siding, windows, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 10 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the work session to the August, 2019 meeting.*

4. Work Session requested by **Karen L. Bouffard Revocable Trust, Karen L. Bouffard Trustee, owner**, for property located at **114 Maplewood Avenue**, wherein permission is requested to allow the demolition and replacement of an existing rear residential structure on the property as per plans in file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 4 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts.

*After due deliberation, the Commission voted to **end** the work session. The applicant indicated they would return for a Public Hearing at a future meeting.*

## **VII. ADJOURNMENT**

*At 11:30 p.m., the Commission voted unanimously to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo  
Planning Department Administrative Clerk