

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 07, 2019
To be reconvened
August 14, 2019**

MEMBERS PRESENT: Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members: Dan Rawling, Martin Ryan; Alternates: Margot Doering and Heinz Sauk-Schubert

MEMBERS EXCUSED: Chairman Vincent Lombardi, Cyrus Beer, and Reagan Ruedig

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. July 10, 2019
2. July 17, 2019

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

II. CERTIFICATE OF APPROVAL- EXTENSION

1. Petition of **Janet Zerr & David Simpson, owners**, for property located at **65 Rogers Street**, wherein a 1-year extension of a Certificate of Approval granted by the Historic District Commission on September 05, 2018, is requested to allow the demolition of an existing garage, the construction of a new attached garage, the conversion of a 3-season porch with open deck above to a two-story structure, new third floor dormer and the expansion of an existing one story entry as per plans on file in the Planning Department. Said property is shown on Assessor Map 115 as Lot 2 and lies within the Mixed Residential Office (MRO) and Historic Districts.

*The Commission voted unanimously to **approve** the Certificate of Approval Extension request. The Certificate of Approval will now expire on **September 05, 2020**.*

III. MARKET STREET GATEWAY IMPROVEMENTS

- A. David Desfosses, Project Manager, Department of Public Works

The Commission discussed the work that has already been done on Market Street as well as future plans for the gateway improvements. There was no formal action required from the Commission.

IV. ADMINISTRATIVE APPROVALS

1. **449 Court Street-** *The Commission voted to **approve** the Administrative Approval with the following stipulation:*
 1. *Louvered shutters shall be used.*
 2. **33 Holmes Court-** *The Commission voted to **approve** the Administrative Approval as presented.*
 3. **135 Congress Street, Unit 145-** *The Commission voted to **approve** the Administrative Approval as presented.*
 4. **56 Middle Street-** *The Commission voted to **approve** the Administrative approval as presented.*
 5. **39 Mt. Vernon Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
 6. **222 Pleasant Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
 7. **174 Fleet Street-** *The Commission voted to **approve** the Administrative Approval with the following stipulation:*
 1. *Option "1" for the gas line location shall be used.*
 8. **142 State Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
 9. **410-430 Islington Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
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V. 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 July 10, 2019 meeting to the August, 2019 meeting.)*

*At the request of the applicant, the Commission voted unanimously to **postpone** the Public Hearing to the September, 2019 meeting.*

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Drew & Brittany Schulthess, owner**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the July 17, 2019 meeting to the August, 2019 meeting.)*

*At the request of the applicant, the Commission voted unanimously to **postpone** the Public Hearing to the September, 2019 meeting.*

2. Petition of **Deborah 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 an A/C 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 **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.
- Conservation and enhancement of property values.

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):

- Consistent with special and defining character of surrounding properties.

3. Petition of **Victorian Townhouse Condominium Association, owner**, and **Caitlin C. Sweeney, applicant**, for property located at **169 Lafayette Road**, wherein permission is requested to allow exterior renovations to an existing structure (new windows, roofing, and installation of A/C condensers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

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

1. *The barreled and porch roof shall be resubmitted to show a metal or decorative rubber roof.*
2. *The curved window component of the application shall be removed and resubmitted at the September, 2019 meeting for Administrative Approval.*

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.
- Conservation and enhancement of property values.

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):

- Consistent with special and defining character of surrounding properties.

4. Petition of **Gruen Revocable Trust of 2019, Thomas W. & Carol R. Gruen Trustees, owners**, for property located at **673 Middle Street**, wherein permission is requested to allow new construction to an existing structure (construct new rear addition and rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 33 and lies within the General Residence A (GRA) and Historic Districts.

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

1. *The dimensions of the proposed addition shall be submitted for Administrative Approval.*

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):

- Consistent with special and defining character of surrounding properties.

5. (*Work Session/Public Hearing*) requested by **Dagny Taggart, LLC, owner, and Mark A. McNabb, applicant**, for property located at **3 Pleasant Street**, wherein permission is requested to allow renovations and new construction to an existing structure (3-story, 2000 ± s.f. addition to the rear and modify the roof of the building with office space) structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*At the request of the applicant, the Commission voted unanimously to **postpone** the Work Session/Public Hearing to the September, 2019 meeting.*

VII. 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 postponed at the July 10, 2019 meeting to the August, 2019 meeting.)*

*At the request of the applicant, the Commission voted unanimously to **postpone** the Work Session to the September, 2019 meeting.*

B. Work Session requested by **Brendan Robert Cooney & Megan Tehan, 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. *(This item was continued at the July 10, 2019 meeting to the August, 2019 meeting.)*

*After due deliberation, the Commission voted unanimously to **continue** the Work Session to the September, 2019 meeting.*

VIII. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Wayne & Kristin Barrows, owners**, for property located at **55 Lafayette Road**, wherein permission is requested to allow the construction of a new freestanding structure (home with attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 10 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted unanimously to **continue** the Work Session at the September, 2019 meeting.*

IX. ADJOURNMENT

*At 9:30 p.m., the Commission voted unanimously to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo
Planning Department Administrative Clerk