

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

September 04, 2019

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

MEMBERS EXCUSED: Martin Ryan

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. August 04, 2019
2. August 11, 2019

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

II. ADMINISTRATIVE APPROVALS

1. **673 Middle Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
2. **150 Congress Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
3. **117 Bow Street, Suite 5A-** *The Commission voted to **approve** the Administrative Approval as presented.*
4. **40 Mt. Vernon Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
5. **170 Mechanic Street-** *The Commission voted to **approve** the Administrative Approval as presented.*
6. **410-430 Islington Street-** *The Commission voted to **approve** the Administrative Approval with the following stipulation:*
 1. Within eight feet of the front property line (Islington Street) the fence shall not exceed five feet in height.

7. **105 Chapel Street**- *The Commission voted to **approve** the Administrative Approval as presented.*
 8. **169 Lafayette Road**- *The Commission voted to **approve** the Administrative Approval as presented.*
 9. **31 Dennett Street**- *The Commission voted to **approve** the Administrative Approval as presented.*
 10. **33 Holmes Court**- *The Commission voted to **approve** the Administrative Approval as presented.*
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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 postponed at the August 07, 2019 meeting to the September, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the October, 2019 meeting.*

B. 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 August 07, 2019 meeting to the September, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the October, 2019 meeting.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. *(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. *(This item was postponed at the August 07, 2019 meeting to the September, 2019 meeting.)*

*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.
- Maintain the special character 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.
- Relation to historic and architectural value of existing structures.
- Compatibility of design with surrounding properties.

2. Petition of **206 Court Street, LLC, owner**, for property located at **206 Court Street**, wherein permission is requested to allow an amendment to a previously approved design (construct an addition to an existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 34 and lies within the Character District 4-L1 (CD 4-L1) and Historic Districts.

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

1. All five (5) windows on the southwest side of the building shall remain as previously approved.
2. A revised detail of the proposed 2-story side entrance along Court Street shall be submitted for Administrative Approval. Included in the modifications, a round window is preferred above the second floor over the proposed new entrance on Court Street and alternative designs shall be submitted for the front door, canopy, and roof-line details.
3. A revised detail shall be submitted for Administrative Approval that provides details for roof-line, gutters, and down spouts, and all mechanical penetrations for both the historic structure and the proposed addition.

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 innovative technologies with surrounding properties.

3. Petition of **Hart House Condominium Association, owner**, and **Russell Serbagi, applicant**, for property located at **306 Marcy Street, Unit 3**, wherein permission is requested to allow exterior renovations to an existing structure (install A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 75-3 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):

-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 innovative technologies with surrounding properties.

4. Petition of **Katie C. & Jason R. Jenkins, owners**, for property located at **35 Mark Street**, wherein permission is requested to allow exterior renovations to an existing structure (raise existing garage roof and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 50 and lies within the Character District 4-L1 (CD 4-L1) 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.

-Compatibility of design with surrounding properties.

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 on the north elevation) and exterior renovations to 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 (CD-4-L1) and Historic Districts. *(This item was postponed at the August 07, 2019 meeting to the September, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the October, 2019 meeting.*

B. 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. *(This item was continued from August 07, 2019 meeting to the September, 2019 meeting.)*

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

C. Work Session requested by **Dagny Taggart, LLC, owner**, and **Mark A. McNabb, applicant** for property located at **Daniel Street**, wherein permission is requested to allow the construction of a new free-standing (3-story, 50,000 ± s.f.) commercial structure as per plans on file in the Planning Department. Said property is shown in Assessor Map 107 as Lot 27 and lies within the Character District 4 (CD-4), Downtown Overlay, and Historic Districts. *(This item was continued at the August 14, 2019 meeting to the September, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the October, 2019 meeting.*

D. 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. *(This item was postponed from the August 14, 2019 meeting to the September, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the October, 2019 meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. *Work Session* requested by **Drew & Brittany Schulthess, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow exterior renovations 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.

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

VII. ADJOURNMENT

*At 10:55p.m., the Commission voted unanimously to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo
Planning Department Administrative Clerk