

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

October 02, 2019

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. September 04, 2019

*The Commission voted to **approve** the minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. **333 New Castle Avenue** - *The Commission voted to **approve** the Administrative Approval as presented.*

2. **199 Middle Street** - *The Commission voted to **approve** the Administrative Approval as presented.*

3. **566 Islington Street** - *The Commission voted to **approve** the Administrative Approval as presented.*

4. **39 New Castle Avenue** - *The Commission voted to **approve** the Administrative Approval with the following stipulations:*

1. Half screens shall be used.
2. A 2/1 muntin style shall be used.

5. **206 Court Street** - *The Commission voted to **approve** the Administrative Approval with the following stipulation:*

1. The side windows shall be 3/3 muntin pattern.

6. **80 Hanover Street** - The *Commission* voted to **approve** the Administrative Approval as presented.
7. **15 Pleasant Street** - The *Commission* voted to **approve** the Administrative Approval as presented.
8. **125 South Street** - The *Commission* voted to **approve** the Administrative Approval as presented.
9. **63 Congress Street** - The *Commission* voted to **approve** the Administrative Approval as presented.
10. **366 Islington Street** - The *Commission* voted to **approve** the Administrative Approval as presented.
11. **99 Gates Street** - The *Commission* voted to **approve** the Administrative Approval as presented.
12. **56 Middle Street** - The *Commission* voted to **approve** the Administrative Approval with the following stipulations:
 1. The 1st and 2nd floor windows on the addition shall be in alignment.
 2. The door shall be centered on the peak of the vertical timber framing.
 3. The 1st floor windows on the southwest side shall be aligned with the Tudor timbers and the right side window shall be realigned to match the spacing of the other window from the corner.

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 September 04, 2019 meeting to the October, 2019 meeting.)*

*After due deliberation, the Commission voted to **withdraw** the Public Hearing due to inactivity. The applicant will need to re-submit for a new Public Hearing.*

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 September 04, 2019 meeting to the October, 2019 meeting.)*

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

1. All exterior lighting 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):

- Preserve the integrity of the district.
- Maintain the special character 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.
- Relation to historic and architectural value of existing structures.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Brendan Cooney and Megan Tehan, owners**, for property located at **57 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (construct a front deck and add a second story addition to the rear of the structure) 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 **approve** the petition 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):

- Preserve 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.

2. Petition of **Jeffry S. Mann Trust, Jeffry S. Mann Trustee, owner**, for property located at **129 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (construct a three-story addition to the rear of the structure) and exterior renovations to an existing structure (new windows and shutters) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 1 and lies within the Character District 4 (CD 4) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the petition 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.

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 **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 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.

*After due deliberation, the Commission voted to **continue** the Public Hearing to the November, 2019 meeting.*

4. Petition of **Perley Lane, LLC, owner**, for property located at **55 Lafayette Road**, wherein permission is requested to allow the construction of a new freestanding structure (single-family home with attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 10-1 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Public Hearing to the November, 2019 meeting.*

5. Petition of **Alan W. and Wendy G. Wong, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow the construction of a new free-standing structure (garden pergola) and new construction to an existing structure (replace roof and structures of existing ells and expand middle ell) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the petition 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):

- Relation to historic and architectural value of existing structures.

V. WORK SESSIONS (OLD BUSINESS)

A. 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 (4-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 postponed at the September 04, 2019 meeting to the October, 2019 meeting.*)

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

B. Work Session requested by **John J. Roese Revocable Trust of 2016, John J. Roese Trustee, 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 at the September 04, 2019 meeting to the October, 2019 meeting.*)

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

VI. ADJOURNMENT

*At 12:10a.m., the Commission voted to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo
Planning Department Administrative Clerk