

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

July 07, 2021

MEMBERS PRESENT: Acting-Chairman Jon Wyckoff; Acting Vice-Chair Margot Doering; City Council Representative Paige Trace; Members: Martin Ryan, David Adams, Daniel Brown and Alternates: Heinz Sauk-Schubert and Karen Bouffard

MEMBERS EXCUSED: Reagan Ruedig

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. June 02, 2021
2. June 09, 2021

*After due deliberation, the Commission voted to **approve** both sets of minutes with amendments to the June 09, 2021 minutes.*

II. ADMINISTRATIVE APPROVALS

1. 14 Mechanic Street- **Request to Postpone** – *At the request of the applicant, the Commission voted to **postpone** the Administrative Approval to the August 04, 2021 meeting.*
2. 32 Pickering Street – The Commission voted to **grant** the Administrative Approval as presented.
3. 165 Court Street – The Commission voted to **grant** the Administrative Approval as presented.
4. 15 Middle Street – The Commission voted to **grant** the Administrative Approval as presented.
5. 306 South Street – The Commission voted to **grant** the Administrative Approval as presented.

6. 166 New Castle Avenue – The Commission voted to **grant** the Administrative Approval with the following **stipulation**:

1. The City's right of way will need to be amended by the City Council.

7. 241 Middle Street – The Commission voted to **grant** the Administrative Approval with the following **stipulations**:

1. The contractor shall do a mockup of the first repair, and allow the Commission to conduct a site walk for review.

2. The contractor shall clarify how the brownstone shall be restored.

8. 125 Bow Street – The Commission voted to **grant** the Administrative Approval as presented.

9. 60 Penhallow Street (Artwork) – The Commission voted to have the applicant return to the Historic District Commission for a Public Hearing.

10. 60 Penhallow Street – The Commission voted to **grant** the Administrative Approval with the following **stipulation**:

1. The applicant shall submit a mockup of the copper finish to the Historic District Commission for review.

11. 553 Islington Street – The Commission voted to **deny** the Administrative Approval as presented.

12. 49 Hunking Street – The Commission voted to **grant** the Administrative Approval as presented.

13. 124 State Street – The Commission voted to **grant** the Administrative Approval as presented.

14. 290 Pleasant Street, Unit #6 – The Commission voted to **grant** the Administrative Approval with the following **stipulation**:

1. The conduit on the outside shall be field painted to match the brick.

15. 6 Rock Street, Unit #4 – The Commission voted to **grant** the Administrative Approval with the following **stipulation**:

1. The deck and stair tread shall be mahogany.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow new signage and a mural on the southwest wall of the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD4) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval 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.

2. Petition of **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow new construction to an existing structure (expand existing deck and dock structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 54 and lies within the Downtown Overlay, Character District 5 (CD5) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval as presented, however, the motion **failed** to pass by a vote of (5-2). Therefore the Certificate of Approval was **denied**.*

3. **REQUEST TO POSTPONE-** Petition of **William T. & Susan Manfull, owners**, for property located at **12 South Street**, wherein permission is requested to allow new construction to an existing structure (construct a 1-story addition at the rear of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the July 14, 2021 meeting.*

4. Petition of **Warner House Association, owner**, for property located at **150 Daniel Street**, wherein permission is requested to allow the construction of a new freestanding structure (2-story carriage house) and the installation of mechanical equipment (A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 58 and lies within the Downtown Overlay, Civic and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval with the following **stipulation**:*

1. *There shall be a storm door included with the right-side tongue and groove door.*

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):

-Relation to historic and architectural value of surrounding properties.

5. Petition of **John Durkin, owner**, for property located at **564 Middle Street**, wherein permission is requested to allow renovations to an existing structure (replace (3) existing windows and create new side and rear windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 147 as Lot 11 and lies within the Mixed Research Office (MRO) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval 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):

-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):

-Compatibility of design with surrounding properties.

6. Petition of **Susan Alex Living Trust, Susan Alex Trustee, owner**, for property located at **50 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (add dormers to existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 29 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval 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.

7. Petition of **Neal Pleasant Street Properties, LLC**, owner, for property located at **420 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (remove existing rear entryway, replace existing south east addition with added rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval with the following **stipulations**:*

1. *The applicant shall use "Option B" for the roof.*
2. *The rear porch level shall be changed to include more clapboard than panels and shall return as an 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):

-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):

-Compatibility of design with surrounding properties.

8. Petition of **LAXMI Realty, LLC**, owner, for property located at **33 Gardner Street**, wherein permission is requested to allow renovations to an existing structure (replace removed chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 16 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval 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.

IV. ADJOURNMENT

*At 10:00p.m., the Commission voted to **adjourn** the meeting.*