

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**August 04, 2021**

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

**MEMBERS EXCUSED:** Alternate: Karen Bouffard

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

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**I. APPROVAL OF MINUTES**

1. July 07, 2021
2. July 14, 2021

*After due deliberation, the Commission voted to **approve** both sets of minutes with amendments to the July 07, 2021 minutes.*

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**II. ADMINISTRATIVE APPROVALS**

1. **14 Mechanic Street** – The Commission voted to **postpone** the Administrative Approval to the September 01, 2021 meeting.
2. **110 Brewery Lane** – The Commission voted to **grant** the Administrative Approval as presented.
3. **45 market Street** – The Commission voted to **grant** the Administrative Approval as presented.
4. **46 Maplewood Avenue** – The Commission voted to **grant** the Administrative Approval as presented.
5. **379 New Castle Avenue** – The Commission voted to **grant** the Administrative Approval as presented.

6. **57 Salter Street** – The Commission voted to **grant** the Administrative Approval as presented.
7. **93 State Street** – The Commission voted to **postpone** the Administrative Approval to the September 01, 2021 meeting.
8. **145 Maplewood Avenue** – The Commission voted to **grant** the Administrative Approval as presented.

### III. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

A. Request by **Deer Street Associates, owner**, for property located **161 Deer Street, “Lot 5”**, for a third one-year extension of a Certificate of Approval originally granted by the Historic District Commission on July 11, 2018. Wherein permission was requested to allow the demolition of an existing structure on the lot and allow the construction of a new free-standing structure (construct 5-story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the third 1-one-year extension of the Certificate of Approval. The Certificate of Approval will now expire on July 11, 2022.*

### IV. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (add a 3-story addition and create new entry points to the Worth Lot) and additional site improvements as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the September 01, 2021 meeting.*

### V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Dagny Taggart, LLC, owner**, for property located at **60 Penhallow Street**, wherein permission is requested to allow the installation of artwork on the property site as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 27 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented (with the removal of the water lilies art).*

#### **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):

-Promote the education, pleasure, and welfare of the district to the city residents and visitors.

**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.

2. Petition of **Raikic Realty of Hanover, LLC, C/O John & Cynthia Kacoyanis, owners**, for property located at **55 Hanover Street, Units 6A, 6B, 6C, and 6D**, wherein permission is requested to allow renovations to an existing structure (replace all windows in 4 units) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 and Lot 23 and lies within the Character District 4-L2 (CD4-L2), Downtown Overlay and Historic Districts.

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the August 11, 2021 meeting.*

3. Petition of **Stephen G. Bucklin, owner**, for property located at **322 Islington Street**, wherein permission is requested to allow new construction to an existing structure (new foundation for existing carriage house and construction of a 1-story addition to existing main house) and exterior renovations (new trim and siding on the east and north elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 3 and lies within the Character District 4-L2 (CD 4-L2) and Historic Districts.

*After due deliberation, the Commission voted to **grant** 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):

-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 properties.

4. Petition of **Philip & Joy Rowlands, owners**, for property located at **199 Middle Street**, wherein permission is requested to allow the demolition of the existing shed and the addition of a new shed on the property as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as lot 6 and lies with the Mixed Research Office (MRO) and Historic Districts.

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the August 11, 2021 meeting.*

5. **REQUEST TO POSTPONE-** Petition of **William & Barbara Southworth, owners**, for property located at **39 Pickering Street**, wherein permission is requested to allow the replacement of the existing shed with a larger shed on the property as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 5 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 September 01, 2021 meeting.*

6. Petition of **Dagny Taggart, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (several maintenance repairs, new roofing, windows, and gutters) and the demolition of a 1-story rear addition as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

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

1. *The window replacement shall be removed from the application and the windows shall be restored.*

**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 characteristics of surrounding properties.

**VI. ADJOURNMENT**

*At 8:49 p.m., the Commission voted to **adjourn** the meeting.*