

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

August 11, 2021

MEMBERS PRESENT: Acting-Chairman Jon Wyckoff; Acting Vice-Chair Margot Doering;; Members: Martin Ryan, Reagan Ruedig, David Adams, Daniel Brown and and Karen Bouffard

MEMBERS EXCUSED: City Council Representative Paige Trace and Alternates: Heinz Sauk-Schubert

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. **37 Whidden Street** – *The Commission voted to **approve** the Administrative Approval as presented.*

2. **202 Court Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

1. *The brick shelf shall be on the existing firehouse elevation of the tower and shall cover any exposed foundation on that side.*

3. **40 Howard Street** – *The Commission voted to **approve** the Administrative Approval as presented.*

4. **111 Maplewood Avenue** – *The Commission voted to **approve** the Administrative Approval as presented.*

II. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) Requested by **Lucky Thirteen Properties, LLC**, owner, for property located at **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct 1-story side addition) and renovations to an existing structure (replace windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 as Lot 23 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session/Public Hearing to the September 01, 2021 meeting.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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 **grant** the Certificate of Approval with the following **stipulation**:*

1. *The windows shall use half-screens.*

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.

B. 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 **grant** the Certificate of Approval with the following **stipulation**:*

1. *The vinyl shutters shall be removed from the shed.*

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):

- Compatibility of design with surrounding properties.

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **238 Deer Street, LLC, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Work Session/Public Hearing at a future date.*

B. **REQUEST TO POSTPONE-** Work Session requested by **Gregory J. Morneault and Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow the construction of a new structure (single family home) 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.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the September 01, 2021 meeting.*

C. Work Session requested by **Dagny Taggart, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (renovations of existing building) and new construction to an existing structure (construct 3-story 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) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the September 01, 2021 meeting.*

D. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the September 01, 2021 meeting.*

E. **REQUEST TO POSTPONE-** Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, wherein permission is requested to allow new construction to an existing structure (construct recessed

deck on 3rd floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 45-3 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the September 01, 2021 meeting.*

F. **REQUEST TO END WORK SESSION-** Work Session requested by **Mary H. and Ronald R. Pressman, owners**, for property located at **449 Court Street**, wherein permission is requested to allow renovations to an existing structure (add 4th floor addition and roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*After due deliberation, the Commission voted to **end** the Work Session.*

V. **WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the September 01, 2021 meeting.*

VI. **ADJOURNMENT**

*At 10:45 p.m., the Commission voted to **adjourn** the meeting.*