

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

September 01, 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: Karen Bouffard

MEMBERS EXCUSED: Alternate: Heinz Sauk-Schubert

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. August 04, 2021
2. August 11, 2021

*After due deliberation, the Commission voted to **approve** both sets of minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. **93 State Street** – *The Commission voted to **approve** Administrative Approval as presented.*
2. **14 Mechanic Street** – *The Commission voted to **approve** Administrative Approval as presented.*
3. **57 Salter Street, Unit 2** – *The Commission voted to **approve** Administrative Approval with the following **stipulation**:*
 1. *The accent lights shall be dark sky compliant with no off-site glare to the abutting properties.*
4. **21 Blossom Street** – *The Commission voted to **approve** Administrative Approval with the following **stipulation**:*
 1. *The composite material shall be field-painted to match the principle structure.*

5. **564 Middle Street** – *The Commission voted to **continue** the Administrative Approval to the October 06, 2021 meeting after a Site Walk.*
 6. **126 State Street** – *The Commission voted to **approve** Administrative Approval as presented.*
 7. **135 Congress Street** – *The Commission voted to **approve** Administrative Approval as presented.*
 8. **60 Penhallow Street** – *The Commission voted to **approve** Administrative Approval as presented.*
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III. 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 **grant** the Certificate of Approval with the following **stipulations**:*

1. *The two proposed balconies along Vaughan Street shall be removed from the application and return for administrative approval; and*
2. *The preferred option of the proposed third-floor open balcony (NOT Option B) shall be used.*

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. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Kathryn Coyle, owner**, for property located at **4 Rock Street, Unit 3**, wherein permission is requested to allow renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 138 as Lot 16 and lies within the Character District 4- L2 (CD4-L2) 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):

-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):

-Relation to historical and architectural value of existing properties.

V. WORK SESSIONS (OLD BUSINESS)

A. **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 October 06, 2021 meeting.*

B. 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 **end** the Work Session. The applicant indicated they would return for a Public Hearing at a future date.*

C. **REQUEST TO POSTPONE-** 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.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the October 06, 2021 meeting.*

D. 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 October 06, 2021 meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Malloy Revocable Trust of 2017, Timothy R. and Susan P. Malloy Trustees, owners**, for property located at **52 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (construct 2-story rear addition) and renovations to an existing structure (new windows and siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 and Lot 13 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the October 06, 2021 meeting.*

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

*After due deliberation, the Commission voted to **continue** the Work Session to the October 06, 2021 meeting.*

VII. ADJOURNMENT

*At 10:30p.m., the Commission voted to **adjourn** the meeting.*