

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

January 05, 2021

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

MEMBERS EXCUSED: Alternate: Karen Bouffard

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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ELECTION OF OFFICERS

It was moved, seconded, and passed unanimously to elect Jon Wyckoff as Chairman and Reagan Ruedig as Vice-Chair.

I. APPROVAL OF MINUTES

1. December 01, 2021
2. December 15, 2021

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

II. ADMINISTRATIVE APPROVALS

1. **99 Bow Street** – *After due deliberation, the Commission voted to **deny** the Administrative Approval as presented.*

2. **462 Middle Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as with the following **stipulation**:*
1. The shutters shall have hinges and fasteners.

3. **160 Court Street** – *After due deliberation, the Commission voted to **approved** the Administrative Approval as presented.*

4. **442-444 Middle Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

5. **80 Fleet Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **John C. and Jane C. Angelopoulos, owners**, for property located at **36 State Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 9 and lies within the Character District 4 (CD4) and Historic Districts.

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

1. Half- screens 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):

-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):

-Compatibility with surrounding properties.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE**- Petition of **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow modifications to a previously approved plan (add rooftop atrium and masonry changes to the brick wall and front wall of the structure) 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.

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the February 02, 2022 meeting.*

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.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant will need to re-apply for a new Work Session before returning to the HDC.*

B. 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 February 02, 2022 meeting.*

C. 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 February 02, 2022 meeting.*

D. Work Session requested by **Steve & Cathy Ann Henson, owners**, for property located at **0 Maplewood Avenue**, wherein permission is requested to allow the construction of a new single family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 3 and lies within the General Resident A (GRA) 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 meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. **REQUEST TO POSTPONE-** Work Session requested by **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roof and siding changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 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 February 02, 2022 meeting.*

2. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (changes to the sunroom and roof design) 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 **continue** the Work Session to the February 02, 2022 meeting.*

VII. ADJOURNMENT

*At 9:55p.m., the Commission voted to **adjourn** the meeting.*