

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

August 10, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative: Rich Blalock; Members: Margot Doering, Martin Ryan, Daniel Brown, David Adams and Alternate: Karen Bouffard

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. **10 Prospect Street (LUHD-513)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
2. **131 Congress Street (LUHD-514)** - *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
3. **213 South Street (LUHD-516)** - *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
4. **130 Gates Street (LUHD-515)** - *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
5. **142 State Street (LUHD-510)** - *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulations**:*
 1. *A composite railing system consistent with the 533 Islington Street project shall be used.*
 2. *The door, stairs, landing and lattice shall be painted to match the wall.*
 3. *A lattice screen shall be applied under the landing and stairs with vertical 1x4 boards.*

II. DEMOLITION REVIEW COMMITTEE

*The Commission voted to **postpone** the discussion of the Demolition Review Committee to the September 07, 2022 HDC meeting.*

III. PUBLIC HEARINGS (NEW BUSINESS)

6. Petition of **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 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the September 07, 2022 HDC meeting.*

7. Petition of **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 3 new freestanding structures (4-5-story mixed-use and office buildings) 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. (LU-22-145)

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

- 1. Option 1 shall be used showing the dual raised platforms for the open space area aligned with Portwalk Place.*
- 2. If allowed by variance or the Zoning Ordinance, Option 2 for the raised cornice shall be used.*
- 3. If the garage screen on the rear of the building is changed, the applicant shall return for Administrative Approval.*
- 4. The applicant shall do a mockup of a portion of the garage screen prior to installation.*
- 5. The applicant shall do a mockup to show the pattern of the blended bricks prior to installation.*

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.
- 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):

- Consistent with special and defining character of surrounding properties.

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home) 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. (LUHD-463)

*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.*

B. Work Session requested by **EIGHTHKPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a new 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) and Historic Districts. (LUHD-462)

*After due deliberation, the Commission voted to **continue** the Work Session to the September 07, 2022 HDC meeting.*

C. Work Session requested by **SEVENKPH, LLC, owner**, for property located at **324 Maplewood Avenue**, wherein permission is requested to allow renovations to an existing structure (replace and add windows and doors, new siding and trim details on the single story accessory structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 1 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LUHD-481)

*At the request of the applicant, the Commission voted to **continue** the Work Session to the November 02, 2022 HDC meeting.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Stephen A. & Kathryn L. Singlar, owners**, for property located at **39 Holmes Court**, wherein permission is requested to allow new construction to an existing structure (add shed dormer) and renovations to an existing structure (exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 13 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-498)

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Work Session/Public Hearing after seeking a variance with the Board of Adjustment.*

2. Work Session requested by **Lucky Thirteen Properties, LLC, owner**, for property located at **147 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct a 1-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 4 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-501)

*After due deliberation, the Commission voted to **continue** the Work Session to the September 07, 2022 meeting.*

VI. ADJOURNMENT

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