

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

March 02, 2021

MEMBERS PRESENT: Chairman Jon Wyckoff; Acting-Chair Margot Doering; Vice-Chair Reagan Ruedig; City Council Representative: Rich Blalock
Members: Martin Ryan, and David Adams and Alternates: Heinz Sauk-Schubert and Karen Bouffard

MEMBERS EXCUSED: Daniel Brown

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. February 02, 2022
2. February 09, 2022

*After due deliberation, the Commission voted to **postpone** the approval of the minutes to the March 09, 2022 meeting.*

II. ADMINISTRATIVE APPROVALS

1. **239 Northwest Street (LUHD-433)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Theodore M. Stiles & Joan Boyd, owners**, for property located at **28 South Street**, wherein permission is requested to allow new construction to an existing structure (add (2) rear additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 43 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-8)

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

- 1. The trim and siding features of the additions shall match the existing structure.*

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):

-Compatibility of design with surrounding properties.

2. Petition of **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. (LU-22-19)

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

- 1. The roof shall have natural slate and samples shall be submitted to the Commission as an Administrative Approval prior to installation.*
- 2. The Color of the Morin Brick shall match the existing and be submitted and approved prior to installation.*
- 3. There shall be an on-site mockup of the brick work 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.

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.

3. Petition of **202 Court Street Property Group LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow the demolition of the remaining structure to allow for the reconstruction of the fire house as originally approved, as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-22-37)

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

1. *The previously approved plans and any prior stipulations shall apply and govern the new building design.*
2. *A brick shelf shall be used with a mockup required for the foundation prior to installation.*
3. *The applicant shall submit a formal agreement of this application from all owners prior to the commencement of the demolition.*

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 structures.

IV. WORK SESSIONS (OLD BUSINESS)

A. 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. (LUHD-414)

*After due deliberation, the Commission voted to **continue** the Work Session to the April 06, 2022 meeting.*

B. Work Session requested by **Working Stiff Properties, LLC**, owner for property located at **92 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replace windows and storm windows, construct an iron balcony and replace two windows with balcony doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 76 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LUHD-422)

*After due deliberation, the Commission voted to **continue** the Work Session to the April 06, 2022 meeting.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Market Wharf Condominium Association, owner**, for property located at **33 Deer Street**, wherein permission is requested to allow renovations to an existing property (extend 3rd floor decks, replace balcony railings, lighting and other

miscellaneous improvements) as per plan on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1B and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LUHD-435)

*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. ADJOURNMENT

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