

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

November 02, 2022

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

MEMBERS EXCUSED: Alternate: Johanna Landis

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. October 05, 2022

*After due deliberation, The Commission voted to **approve** the minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. **11 Walden Street (LUHD-502)** – *The Commission voted to **grant** the Administrative Approval with the following **stipulations**:*

1. *The exposed conduit shall be relocated to the rear corner board and along the top frieze board to the head locations.*
2. *The conduit shall be painted to match the siding.*
3. *A screen shall be added and submitted for Administrative Approval.*

2. **60 Penhallow Street (LUHD-540)** – *The Commission voted to **grant** the Administrative Approval as presented.*

3. **45 Market Street (LUHD-538)** – *The Commission voted to **grant** the Administrative Approval as presented.*

4. **500 Market Street, Unit 2C (LUHD-539)** – *The Commission voted to **grant** the Administrative Approval as presented.*

5. **124 State Street (LUHD-542)** – *The Commission voted to **grant** the Administrative Approval as presented.*

6. **322 Islington Street (LUHD-543)** – *The Commission voted to **grant** the Administrative Approval as presented.*
 7. **232 Court Street, Unit 2 (LUHD-544)** – *The Commission voted to **grant** the Administrative Approval as presented.*
 8. **138 Maplewood Avenue (LUHD-541)** – *The Commission voted to **grant** the Administrative Approval as presented.*
 9. **348 Maplewood Avenue (LUHD-545)** – *The Commission voted to **grant** the Administrative Approval with the following **stipulations**:*
 1. *The deck shall be located at least 12-18 inches from the roof's edge.*
 2. *A skirt edge shall be added below the deck without using any diagonal bracing.*
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III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Request of **238 Deer Street, LLC, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the first one-year extension of the Certificate of Approval originally approved on November 03, 2021, for 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. (LU-20-238)

*After due deliberation, the Commission voted to **grant** the Extension Request. The Certificate of Approval will now expire on November 03, 2023.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

- A. **REQUEST TO POSTPONE-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

*At the request of the Applicant, the Commission voted to **postpone** the Public Hearing to the December 07, 2022 meeting.*

- B. **REQUEST TO POSTPONE-** Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-68)

*At the request of the Applicant, the Commission voted to **deny** postponement of the Public Hearing. The applicant may to re-apply for another meeting.*

C. REQUEST TO POSTPONE, NOVEMBER 09, 2022- Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace rear window, add back storm door and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

*At the request of the Applicant, the Commission voted to **postpone** the Public Hearing to the December 07, 2022 meeting.*

D. REQUEST TO POSTPONE- Petition of **Pickering Wharf Condominium Association, owner**, for property located at **33 South Mill Street**, wherein permission is requested to allow new construction to an existing structure (add solar array to roof of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102, Lot 17 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-171)

*At the request of the Applicant, the Commission voted to **postpone** the Public Hearing to the December 07, 2022 meeting.*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Neila, LLC, owner**, for property located at **324 Maplewood Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (new windows, doors, siding, and other exterior elements) 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. (LU-22-183)

*After due deliberation, the Commission voted to **approve** the Certificate of Approval as presented.*

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.

2. Petition of **Lucky Thirteen Properties, LLC, owner**, for property located at **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (add side and rear additions) and renovations to an existing structure (new siding, windows and mechanical screening) 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. (LU-22-195)

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

1. *The applicant shall return with details on the composite panels including how they would be finished and attached, the flat roof, the corrugated screenings, the tree and wall issues, and the sign and lighting.*
2. *The applicant shall return with a reflected ceiling plan for the canopy if necessary.*
3. *The applicant shall return with any changes resulting from the TAC work session.*

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):

- Relation to historic and architectural value of existing structures.

3. **REQUESTO TO POSTPONE-** Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction 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. (LU-21-183)

*At the request of the Applicant, the Commission voted to **postpone** the Public Hearing to the December 07, 2022 meeting.*

4. Petition of **Robin & Cyrus Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts. (LU-19-126)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the November 09, 2022 meeting as the applicant was not able to attend the meeting.*

VI. ADJOURMENT

*At 8:10 p.m., the Commission voted to **adjourn** the meeting.*