

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**October 05, 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 Karen Bouffard

**MEMBERS EXCUSED:** Alternate: Johanna Landis

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

1. September 07, 2022
2. September 14, 2022

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

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**II. ADMINISTRATIVE APPROVALS**

1. **11 Walden Street (LUHD-502)** – *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the November 02, 2022 meeting.*
2. **621 Islington Street, Unit E (LUHD-528)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
3. **621 Islington Street, Unit D (LUHD-527)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
4. **553 Islington Street (LUHD-531)** – *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the November 02, 2022 meeting.*
5. **55 Gates Street (LUHD-532)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
6. **12 South Street (LUHD-533)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
7. **7 Hancock Street (LUHD-536)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

*1. The applicant shall return for Administrative Approval for a screen design.*

8. **93 Pleasant Street (LUHD-535)** – *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the November 02, 2022 meeting.*

9. **31 Aldrich Road, Unit 33 (LUHD-534)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

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### III. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** 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 November 02, 2022 meeting.*

B. **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 November 02, 2022 meeting.*

C. **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 **postpone** the Public Hearing to the November 02, 2022 meeting.*

D. **REQUEST TO POSTPONE-** 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 November 02, 2022 meeting.*

**E. 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 November 02, 2022 meeting.*

**F. (Work Session/Public Hearing)** requested by **Customs House, LLC, owner**, for property located at **40 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) and new construction to an existing structure (add new window canopy system and add exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 81 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-22-170)

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

1. *The two original windows on the third floor facing Porter Street shall be preserved.*
2. *The clad Pella black window option with jamb liners to match shall be used, with no external screens.*
3. *The heavy round window metal trim shall be retained and re-used. However, the applicant shall return for subsequent approval if they want to remove any of the trim.*
4. *The concrete block under the two former doors on Church Street shall be replaced with granite to match the existing window opening on the building.*
5. *The emergency door shall be replaced with the same Pella window to match the others.*

#### **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.

#### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **City of Portsmouth, owner**, for property located at **0 Marcy Street (Prescott Park)**, wherein permission is requested to allow the partial demolition of an existing structure (the rear portion of the Shaw Warehouse), the relocation of the remaining structure closer to Marcy Street, and renovations to an existing structure (complete exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal and Historic Districts. (LU-22-188)

*After due deliberation, the Commission voted to **approve** 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):

- Relation to historic and architectural value of existing structures.

2. Petition of **490 Islington Street Condominium Association, owner**, for property located at **490 Islington Street Unit #2**, wherein permission is requested to allow new construction to an existing structure (add a skylight over an existing bathroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 156 as Lot 1-2 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-187)

*After due deliberation, the Commission voted to **approve** 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):

- Compatibility of innovative technologies with surrounding properties.

3. (Work Session/Public Hearing) 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. (LU-22-192)

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

1. *A mockup of the brick stain shall be presented prior to installation.*
2. *The requested modification of the rear awning shall return for Administrative Approval.*

**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.
- Maintain the special character 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 of innovative technologies with surrounding properties.

4. Petition of **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. (LU-22-173)

*After due deliberation, the Commission voted to **approve** 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.

**V. WORK SESSIONS (OLD BUSINESS)**

A. **REQUEST TO POSTPONE-** Work Session requested by **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. (LUHD-521)

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

B. **POSTPONED TO THE NOVEMBER 02, 2022 MEETING-** 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 **postpone** the Work Session to the November 02, 2022 meeting.*

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## **VI. ADJOURNMENT**

*At 10:00p.m., the Commission voted to **adjourn** the meeting.*