

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

April 05, 2023

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

MEMBERS EXCUSED: Alternate Johanna Landis

ALSO PRESENT: Principal Planner Nick Cracknell

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I. APPROVAL OF MINUTES

1. March 01, 2023

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

II. ADMINISTRATIVE APPROVALS

1. **11 Sheafe Street (LUHD-552)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
2. **303 Pleasant Street (LUHD-579)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
3. **138 Gates Street (LUHD-596)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
4. **48 Manning Street (LUHD-595)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation:***
 1. *The applicant shall provide screening for the condenser.*
5. **93 Pleasant Street (LUHD-597)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation:***
 1. *If a fence is used, it shall be installed alongside the walkway, with a hedge halfway.*

6. **303 Pleasant Street (LUHD-599)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 7. **45 Market Street (LUHD-538)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 8. **237 Islington Street, Unit 2 (LUHD-583)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 9. **121 Bow Street (LUHD-584)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
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III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Christopher Daniel Freund, owner**, for property located at **37 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts. (LUHD-563)

*After due deliberation, the Commission voted to **continue** the Work Session to the May 03, 2023 meeting.*

B. Work Session requested by **Shawn and Michiyo Bardong, owners**, for property located at **39 Dearborn Street**, wherein permission is requested to allow exterior construction to an existing structure (replace existing roofing structure, add a new side and entry additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 3 and lies with and the General Residence A (GRA) and Historic Districts. (LUHD-568)

*After due deliberation, the Commission voted to **continue** the Work Session to the May 03, 2023 meeting.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Nobles Island Condominium Association, owner**, for property located at **500 Market Street, Units 4L-15R**, wherein permission is requested to allow renovations to an existing structure (remove and replace existing cantilevered deck with new raised decks on concrete footings) as per plans on file in the Planning Department. Said property is shown on assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-23-34)

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

-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 design with surrounding properties.

2. Petition of **James William Woods and Anna Roeline Meinardi, owners**, for property located at **1 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (install new windows and replace existing windows) as per plans on file in the Planning Department. Said property is shown on assessor Map 103 as Lot 27 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-39)

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

-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):

-Consistent with special and defining character of surrounding properties.

3. Petition of **Maria C. Piel and Gary Evan Lowe, owners**, for property located at **105 South Street**, wherein permission is requested to allow renovations to an existing structure (add solar panels to the existing roofline) as per plans on file in the Planning Department. Said property is shown on Assessor Map 110 as Lot 11 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-38)

*After due deliberation, the Commission voted to **continue** the Work Session to the May 03, 2023 meeting.*

V. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE**- Petition of **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (add masonry parapet) 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. (LU-22-78)

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the May 03, 2023 meeting.*

B. REQUEST TO POSTPONE- Petition of **David A. Sinclair & Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow the new construction of a detached garage with living space above as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the May 03, 2023 meeting.*

VI. ADJOURNMENT

*At 9:30p.m., the Commission voted to **adjourn** the meeting.*