

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**August 02, 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; Alternate: Karen Bouffard

**MEMBERS EXCUSED:**

**ALSO PRESENT:** Associate Planner, Izak Gilbo

.....  
**I. APPROVAL OF MINUTES**

1. July 12, 2023

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

---

**II. ADMINISTRATIVE APPROVALS**

1. **1 Walton Alley** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
2. **3 Walker Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
  1. *The applicant shall either restore the original brackets or return for Administrative Approval for a different material/design.*
  2. *The applicant shall return with a different door design.*
3. **90 Fleet Street, Unit 5-1** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
4. **333 State Street** – *After due deliberation, the Commission voted to **continue** the Administrative Approval to the September 06, 2023 meeting.*
5. **303 Pleasant Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

6. **39 Chauncey Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
  7. **113 Daniel Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
  8. **161 Deer Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
  9. **244 Marcy Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
    1. *The Hardie siding shall be smooth side out for the back side of the building.*
    2. *A wood trim board that is consistent with the corner boards on the rest of the house shall be installed between the cedar siding on the front of the building and the ell section in the back.*
  10. **195 Market Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
  11. **752 South Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
  12. **475 Marcy Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
- 

### III. CERTIFICATE OF APPROVAL EXTENSIONS

1. Petition of **Neal Pleasant Street Properties, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission is requested to allow a second one-year extension of the Certificate of Approval originally granted on July 07, 2021 for new construction to an existing structure (remove existing rear entryway, replace existing southeast addition with added rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts.

*After due deliberation, the Commission voted to **grant** the second one-year extension request. The Certificate of Approval will now expire on July 07, 2024.*

2. 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 a one-year extension to the Certificate of Approval originally granted on August 10, 2022 for 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 lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the one-year extension request. The Certificate of Approval will now expire on August 10, 2024.*

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

A. Petition of **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (at State Street façade replace existing left side door and window with a Nana window, reconstruct the right chimney at parapet wall and remove left chimney and replace with new dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts.

*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):

-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.

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

1. Petition of **Nobles Island Condominium Association, owner and Christopher Goepfert, unit owner**, for property located at **500 Market Street, Unit 14R**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing solarium and rebuild with similar design) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2-14R and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*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):

-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.

2. Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow the installation of new fencing and gate 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.

*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.

3. Petition of **Michelle A. Grennon Revocable Trust, Michelle A. Grennon Trustee, owner**, for property located at **10 State Street, Unit D**, wherein permission is requested to allow the installation of mechanical equipment and renovations to an existing structure (remove two existing patio doors and replace with a new panel door and vestibule renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 4-4 and lies within the Character District 4 (CD4) and Historic Districts.

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

*1. The applicant shall paint the vents to match the existing brick.*

**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.

4. Petition of **Peter G. Morin Trust, Peter G. Morin Trustee, owner**, for property located at **0 Mechanic Street (170 Mechanic Street)**, wherein permission is requested to allow renovations to an existing structure (replace windows and pedestrian door on the existing barn and complete exterior maintenance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 35 and lies within the Waterfront Business (WB) and Historic Districts.

*The applicant was not present for the meeting. The Commission voted to **postpone** the Public Hearing to the September 06, 2023 meeting.*

5. Petition of **Jill H. Brehnan Revocable Trust, Jill H. Brehnan Trustee, owner**, for property located at **11 Market Street, Unit 2**, wherein permission is requested to allow renovations to an existing structure (replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 13 and lies within the Downtown Overlay, Character District 5 (CD5) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented with the exception of screens.*

#### **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.

## **VI. WORK SESSIONS (OLD BUSINESS)**

A. **REQUEST TO POSTPONE-** 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.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the September 06, 2023 meeting.*

B. 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 (modifications to windows, skylights, door, canopy and railing design, size and location) 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.

*After due deliberation, the Commission voted to **continue** the Work Session to the September 06, 2023 meeting.*

C. Work Session requested by **John Galt, owner**, for property located at **14 Market Square**, wherein permission is requested to allow new construction to an existing structure (add curbed rooftop addition and dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the October 04, 2023 meeting.*

---

## **VII. ADJOURMENT**

*At 9:35p.m., the Commission voted to **adjourn** the meeting.*