

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

December 06, 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: Planner 1, Izak Gilbo

I. APPROVAL OF MINUTES

1. October 04, 2023

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

2. November 01, 2023

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

II. ADMINISTRATIVE APPROVALS

1. 466 Marcy Street- **Request to Postpone-** *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the January 03, 2024 meeting.*

2. 425 Islington Street- **Request to Postpone-** *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the December 13, 2023 meeting.*

3. 295 Maplewood Avenue- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

4. 45 Market Street- **Request to Postpone-** *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the December 13, 2023 meeting.*

5. 135 Market Street, Unit B - *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

6. 507 State Street, Unit 2- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 7. 10 Ceres Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *A black or bronze colored mesh screen shall be used.*
 8. 138 Gates Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 9. 111 State Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 10. 20 Congress Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The applicant shall return for an Administrative Approval is any damage caused by the awnings removal cannot be repaired in-kind or if a different awning is desired.*
 11. 242 State Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The applicant shall submit a mock up of the proposed brick and mortar for the rebuilt chimney to Chair Wyckoff for approval.*
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III. CEERTIFICATE OF APPROVAL EXTENSIONS

1. Petition of **Lucky Thirteen Properties, LLC, owner**, for property located at **361 Islington Street**, wherein permission is requested to allow a 1-year extension of the Certificate of Approval originally granted on November 2, 2023 for 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.

*After due deliberation, the Commission voted to **grant** the one-year extension of the Certificate of Approval. The Certificate of Approval will now expire on November 02, 2024.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. **REQUEST TO POSTPONE**- Petition of **Anne F. Moody Living Trust, Anne F. Moody Trustee, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow the installation mechanical equipment (solar panels) as per plans on file in the

Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts.

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the January 03, 2024 meeting.*

2. Petition of **John Galt, LLC, owner**, for property located at **14 Market Square**, wherein permission is requested to allow new construction to an existing structure (add a rooftop addition and a new skylight) 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 **grant** the Certificate of Approval as presented.*

3. Petition of **Beagan Family Trust of 2021, Michael & Wendy Beagen Trustees, owners**, for property located at **30 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (construct rear decks with spiral staircase) and renovations to an existing structure (relocate windows, remove chimneys, relocate bulkhead, and add (2) skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 43 and lies within the General Residence B (GRB) and Historic Districts.

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

1. *The chimney in the ell can be removed but must be rebuilt from the roofline up, with appropriate materials. If any questions arise or a mockup needs to be done, the applicant will return for Administrative Approval.*

V. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **95 Daniel Street, LLC, owner**, for properties located at **95 & 99 Daniel Street**, wherein permission is requested to allow exterior renovations and construction to both structures (replace or repair exterior features and construct new rear addition at 95 Daniel Street) and (replace or repair exterior features and construct new rear deck and stairs at 99 Daniel Street) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 6 & 7 and lie within the Character District 4 (CD4) and Historic Districts.

*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.*

B. Work Session requested by **Zachary Dombrowski & Meghan Black, owners**, for property located at **111 Gates Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch, add new rear 2-story addition with walkout basement

and reconfigure existing side addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot and lies within the General Residence B (GRB) and Historic Districts.

*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 9:00 p.m., the Commission voted to **adjourn** the meeting.*