

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

February 01, 2023

MEMBERS PRESENT: Vice-Chair Margot Doering; City Council Representative Rich Blalock (via Zoom); Members Reagan Ruedig, David Adams, Karen Bouffard, Dan Brown, and Alternate Johanna Landis

MEMBERS EXCUSED: Chairman Jon Wyckoff, Martin Ryan, Principal Planner Nick Cracknell

ALSO PRESENT: Assistant Planner Izak Gilbo, Planning Department; Principal Planner Nick Cracknell via Zoom for questions

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I. ADMINISTRATIVE APPROVALS

1. January 04, 2023

*The Commission voted to **approve** the January 04, 2023; minutes as presented.*

2. January 11, 2023

*The Commission voted to **approve** the January 04, 2023; minutes as amended.*

II. ADMINISTRATIVE APPROVALS

1. **40 Court Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. *The condenser shall be screened using lattice either in the style presented or one approved by Planning Staff.*

2. **11 Sheafe Street – REQUEST TO POSTPONE** - – *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the March 01, 2023 meeting.*

3. **55 Gates Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval (for HVAC equipment only. The homeowner indicated they will replace siding in-kind) with the following **stipulation**:*

1. *The conduit line shall match the existing siding of the house.*

4. **82 Congress Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
5. **85 Daniel Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
6. **150 Daniel Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
7. **114 Maplewood Avenue** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
8. **33 Bow Street, Unit B** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
9. **40 Pleasant Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. (*Work Session/Public Hearing*) requested by **Michael and Stephanie Febonio, owners**, for property located at **9 Sheafe Street**, wherein permission is requested to allow exterior renovations to an existing structure (install garage door, replace basement windows, and move/install HVAC and electrical equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 13 and lies with and the Character District 4 (CD4) and Historic Districts. (LU-22-3)

*After due deliberation, the Commission voted to **grant** the Certificate of approval (which does not include the heat pump and only includes the aesthetic and location of the garage door) with the following **stipulations**:*

1. *All details and specifications for the garage door shall be submitted for Administrative Approval prior to installation.*
2. *The skylight dimensions and their exact location shall be submitted for Administrative Approval prior to installation.*

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.

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)

*After due deliberation, the Commission voted to **deny** the postponement request. The Applicant will need to re-apply for a Public Hearing when they are ready.*

B. 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 bulkhead, replace storm windows and stairs) 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)

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

1. *The stairs and railings shall be made of wood and shall be basic squared stock in style. If desired, the applicant shall return for Administrative Approval for an alternate design.*
2. *The A/C condenser shall be screened with lattice.*
3. *The condenser's approval shall be contingent on Board of Adjustment approval for its location.*

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.

C. Petition of **Chatham Portsmouth, LLC, C/O Chatham Lodging Trust, owners**, for property located at **100 High Street**, wherein permission is requested to allow the installation of mechanical equipment on the roof of the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-236)

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

1. *All new mechanical equipment shall be painted to match the existing.*

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 innovative technology with surrounding properties.

D. Petition of **Suzanna Barber & Kimery Poldrack, owners**, for property located at **28 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (new siding, windows, doors, new front porch stairs and new rear deck) and new construction to an existing structure (add 1-story addition over existing rear 1st floor footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 34 and lies within the Single Residence B (SRB) and Historic Districts. (LU-22-240)

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

1. *The applicant shall return for Administrative Approval with the final plan for cladding.*
2. *The stone for the porch post shall be a natural stone and final design specifications (and a sample if possible) shall be submitted for Administrative Approval prior to installation.*

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):

-Relation to historic and architectural value of existing structures.

E. Petition of **Strawbery Banke, Inc., owner**, for property located at **65 Washington Street (63 Puddle Lane)**, wherein permission is requested to allow renovations to an existing structure (remove and replace siding, windows, add new rear door to match existing front door and replace chimney) as per plans on file in the Planning Department. Said property is shown on

Assessor Map 104 as Lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-255)

*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):

-Promote the education, pleasure and welfare of the district to the City's residents and visitors.

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.

V. 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. (LUHD-563)

*At the applicant's request, the Commission voted to **postpone** the Work Session to the March 01, 2023 meeting.*

B. REQUEST TO WITHDRAW- Work session requested by **95 Daniel Street, LLC**, owner, for property located at **95-99 Daniel Street**, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said. Property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

*At the applicant's request, the Commission voted to **withdraw** the Work Session.*

VI. WORK SESSIONS (NEW BUSINESS)

1. 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 March 01, 2023 meeting.*

VII. ADJOURMENT

*At 9:22p.m., the Commission voted to **adjourn** the meeting.*