

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

January 11, 2023

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative: Rich Blalock Members: Margot Doering, Martin Ryan, Daniel Brown, David Adams, Karen Bouffard and Alternate: Johanna Landis

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. 40 Court Street – **REQUEST TO POSTPONE**
2. 11 Sheafe Street – **REQUEST TO POSTPONE**
3. 55 Gates Street – **REQUEST TO POSTPONE**

Administrative Approval items #1-3 were postponed to the February 01, 2023 Historic District Commission meeting.

4. 44 Humphrey’s Court – *The Commission voted to **approve** the Administrative Approval as presented.*

II. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

1. Petition of **PNF Trust of 2013, owner**, for property located at **266-278 State Street & 84 Pleasant Street**, wherein permission is requested to allow a second 1-year extension of the Certificate of Approval originally approved on January 06, 2021, for exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Streets) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 77,78,79,80 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-19-79)

*After due deliberation, the Commission voted to **approve** the second one-year extension. The Certificate of Approval will now expire on January 06, 2024.*

<p>Findings of Fact: A. Purpose and Intent</p>

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.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Brienne Cressy and Cyril Chen, owners**, for property located at **46 Mark Street**, wherein permission is requested to allow the installation of solar panels to the roof of the house as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 52 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-214)

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

1. *The skins shall be placed on the panels on the front main body of the house.*

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.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Bruce L. Addison Revocable Trust of 2021, Sally E. Elshout Revocable Trust of 2021, owners**, for property located at **17 Pray Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows and a door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 37 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-245)

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

1. *Marvin Signature Elevate windows shall be used.*

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 **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 **continue** the Public Hearing to the February 01, 2023 meeting.*

3. Petition of **Russell & Sprague, LLC, owner**, for property located at **46 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (install granite sills on brick façade where sloped mortar was used before) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 11 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-248)

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

1. *The sills shall be the width of between a brick and a half and two bricks and shall all be the same.*
2. *The flat sill shall have a slight minimal angle.*

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):

-Compatibility of design with surrounding properties.

4. Petition of **Novocure, Inc., owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow exterior changes to a previously approved design as per plans

on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-20-214)

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

1. *The gable end and the elevator roof structure shall be infilled with roofing material to match the material on the main mansard roof structure.*
2. *The roof shall be extended over the egress door with some supporting brackets.*
3. *An updated stairwell design shall be submitted for Administrative Approval that addresses the Vaughan Mall as discussed.*

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.

5. 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 **continue** the Public Hearing to the February 01, 2023 meeting.*

6. Petition of **Ryan & Karen Baker, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (enlarge existing sunroom with walkout deck space above) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-215)

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

1. *The decking and railing system shall be submitted for Administrative Approval.*
2. *The new window and door trim for the new addition shall 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 design with surrounding properties.

7. **REQUEST TO POSTPONE-** 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)

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the February 01, 2023 meeting.*

V. WORK SESSIONS (NEW 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 February 01, 2023 meeting.*

VI. ADJOURNMENT

*At 10:10pm, the Commission voted to **adjourn** the meeting.*