

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

July 12, 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: Alternate Johanna Landis

ALSO PRESENT: Principal Planner Nick Cracknell

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I. APPROVAL OF MINUTES

1. June 07, 2023
2. June 14, 2023

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

II. ADMINISTRATIVE APPROVALS

1. **1 Walton Alley-** *After due deliberation, the Commission voted to **continue** the request to the August 02, 2023 meeting.*

2. **132-134 Middle Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

1. The applicant shall install the roofing to match the existing red and gray slate pattern that is shown on the rear of the structure.

3. **303 Pleasant Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

4. **3 Walker Street-** *After due deliberation, the Commission voted to **continue** the Administrative Approval to the August 02, 2023 meeting.*

5. **111 Bridge Street, Unit 205-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

6. **111 Bridge Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 7. **92 Pleasant Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented for the window replacement only.*
 8. **70 Court Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented for the lighting only.*
 9. **37 Whidden Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
 1. *The conduit lines shall be painted to match the existing siding on the house.*
 2. *Any mechanical equipment that is installed on the side of the house shall return for Administrative Approval for screening.*
 10. **138 Maplewood Avenue-** *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
 1. *The rear porch square columns shall be removed and the originally approved round columns shall be installed.*
 2. *The porch screening shall come to the center of the new round column.*
 11. **145 Maplewood Avenue-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 12. **161 Deer Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 13. **179 Pleasant Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 14. **112 Mechanic Street-** *After due deliberation, the Commission voted to **postpone** the Administrative Approval indefinitely.*
 15. **401 State Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 16. **189 Gates Street-** *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
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III. 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 applicant's request, the Commission voted to **postpone** the Work Session to the August 02, 2023 meeting.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. 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) and 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.

At the applicant's request, the Commission voted to bifurcate the Public Hearing and to vote solely on the parapet wall and conduct a Work Session for the remaining scope of work.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval for the parapet wall only as presented and to **continue** the Work Session to the August 02, 2023 meeting.*

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):

-Consistent with the special and defining character of surrounding properties.

2. Petition of **Charles J. Silva Jr. and Margaret M. Moran, owners**, for property located at **434 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (create 2nd floor and attic addition over existing 1-story footprint with overhang, create a 1-story rear entry and bay addition with new landing and stairs, and remove and replace existing shed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 41 and lies within the General Residence B (GRB) and Historic Districts.

*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):

-Maintain the special character 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.

3. Petition of **Northern Tier Real Estate Acq. & Dev., LLC, owner**, for property located at **172 Hanover Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing doorway and replace it with new a window) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1A and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

*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):

-Maintain the special character 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. **REQUEST TO POSTPONE-** 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.

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the August 02, 2023 meeting.*

5. Petition of **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (install a Nana door where one currently does not exist) as per plans on file in the

Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*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):

-Maintain the special character 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.

V. WORK SESSIONS (NEW BUSINESS)

1. **REQUEST TO POSTPONE-** 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.

*At the applicant's request, the Commission voted to **postpone** the Work Session to the August 02, 2023 meeting.*

2. Work Session requested by **Allison Melanie Piper, owner**, for property located at **236 Union Street**, wherein permission is requested to allow new construction to an existing structure (add second floor addition over existing footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 22 and lies within the General Residence C (GRC) 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 10:01 p.m., the Commission voted to **adjourn** the meeting.*