

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

June 07, 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, Karen Bouffard

MEMBERS EXCUSED: Alternate Johanna Landis

ALSO PRESENT: Principal Planner Nick Cracknell

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I. ADMINISTRATIVE APPROVALS

1. **333 New Castle Avenue (LUHD-610)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

2. **795 Middle Street (LUHD-613)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

3. **49 Sheafe Street (LUHD-612)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. *The Hardie siding shall be installed with the smooth side out and with no running bonds.*
2. *The existing reveal shall be matched with no more than 4 inches of exposure.*
3. *The door shall be replaced in kind.*

4. **394 Pleasant Street (LUHD-614)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval for the fence and gutters, however, the gutters shall not be installed on any portions where there is curved molding present (i.e. the Pleasant Street side).*

5. **18 Walden Street (LUHD-634)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval (for option #2 and if the applicant wanted option #1, they would return with screening for Administrative Approval) with the following **stipulation**:*

1. *That option #2, placing the condenser under the deck, shall be used.*

6. **177 State Street, Unit 1 (LUHD-616)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

7. **135 Daniel Street, Unit A102 (LUHD-619)** – *After due deliberation, the Commission voted to **postpone** the Administrative Approval to the June 14, 2023 meeting.*
 8. **172 South Street (LUHD-620)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The condenser shall be screened by the same style lattice that exists on the stairs.*
 9. **11 Market Street, Unit 3 (LUHD-621)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The conduit shall be painted the color of the brick wall.*
 10. **28 New Castle Venue (LUHD-622)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 11. **50 Daniel Street (LUHD-617)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 12. **60 Penhallow Street (LUHD-623)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 13. **111 State Street (LUHD-624)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
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II. CERTIFICATE OF APPROVAL- EXTENSIONS

1. One year extension of the Certificate of Approval originally granted on May 04, 2022 requested by, **2082 IL 50 VZ, LLC, owner**, for property located at **404 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (removal and infill of (1) door, installation of mechanical equipment and installation of an ADA compliant ramp) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 33 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-74)

*After due deliberation, the Commission voted to **grant** the one-year extension of the Certificate of Approval, which will now expire on May 04, 2024.*

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. (LUHD-563)

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the July 05, 2023 meeting.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. 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 (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. (LU-22-78)

*After due deliberation, the Commission voted to **continue** the Public Hearing to the July 05, 2023 meeting. The project will be re-advertised.*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Portsmouth Housing Authority, owner**, for property located at **444 Pleasant Street**, wherein permission is requested to allow exterior renovations to existing structures (replace windows on both structures) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-64)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the June 14, 2023 meeting.*

2. Petition of **Torrington Brown, LLC & Single Venture, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (repair rotted trim, repair roof, repoint bricks, replace gutters, etc.) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lot 12 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-23-70)

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

- 1. The shingle design and roof details shall return for approval.*

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 properties.

3. Petition of **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 within the General Residence A (GRA) and Historic Districts. (LU-23-5)

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

1. *The final windows shall be submitted for administrative approval.*

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.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **JJCM Realty, LLC & Topnotch Properties, LLC, owners**, for property located at **232 South Street**, wherein permission is requested to allow the new **construction of a detached one car garage** as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts. (LUHD-615)

*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.*

VII. ADJOURMENT

*At 8:40p.m., the Commission voted to **adjourn** the meeting.*