

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

March 01, 2023

MEMBERS PRESENT: Chairman Jon Wyckoff ; City Council Representative Rich Blalock; Members: Reagan Ruedig, David Adams, Martin Ryan, Karen Bouffard, and Alternate Johanna Landis

MEMBERS EXCUSED: Vice-Chair Margot Doering; Dr. Dan Brown

ALSO PRESENT: Principal Planner Nick Cracknell

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I. APPROVAL OF MINUTES

1. February 01, 2023

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

II. ADMINISTRATIVE APPROVALS

1. **11 Sheafe Street (LUHD-552)** - *At the request of the applicant, the Commission voted to **postpone** the Administrative Approval to the April 05, 2023 meeting.*

2. **15 Congress Street (LUHD-576)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval. Noting that the 3-Dimensional “Beer Mug” sign may require Board of Adjustment approval.*

3. **57 Salter Street, Unit 2 (LUHD-577)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

4. **60 Penhallow Street (LUHD-578)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

5. **63 Islington Street (LUHD-580)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

6. **4 Rock Street, Unit 3 (LUHD-581)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation:***

1. *The conduit line shall be painted to match the building.*

7. **303 Pleasant Street (LUHD-579)** – *After due deliberation, the Commission voted to postpone the Administrative Approval to the April 05, 2023 meeting.*
 8. **70 Court Street (LUHD-567)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulations:*
 1. *The six proposed units shall be placed horizontally behind the second window from Court Street, toward the rear of the building.*
 2. *Landscaping shall be added in front of the first unit.*
 9. **44 Gardner Street (LUHD-582)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
 10. **117 Bow Street (LUHD-584)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulations:*
 1. *The condenser shall be located on the building's exterior.*
 2. *The applicant shall return to the HDC for Administrative Approval if the location changes.*
 11. **45 Richmond Street (LUHD-586)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
 12. **2 Bow Street (LUHD-588)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulation:*
 1. *The panels shall be replaced in-kind with the composite material, with matching profiles.*
 13. **17 Pray Street (LUHD-587)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulation:*
 1. *The conduit lines shall be painted to match the existing siding.*
 14. **179 Pleasant Street (LUHD-589)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
 15. **64 Vaughan Street (LUHD-591)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
 16. **28 New Castle Avenue (LUHD-590)** – *After due deliberation, the Commission voted to approve the Administrative Approval for the window change only, as presented.*
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III. PUBLIC HEARINGS (NEW BUSINESS)

1. 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-22-227)

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

1. The building's interior and exterior shall be fully documented with high- resolution digital photos and a written narrative. The photos and narrative shall be submitted to the City and Athenaeum.
2. The excavation work shall be done carefully.

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 **Rudy Stolarz Holding, LLC, and C/O Bosen & Associates, PLLC, owners**, for property located at **96 Chestnut Street**, wherein permission is requested to allow exterior renovations to an existing structure (add new doorway) and the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 24 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-23-14)

*After due deliberation, the Commission voted to **grant** 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):

-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.

3. Petition of **Daniel Pinkham House, LLC, owner**, for property located at **400 The Hill, Unit #8-4**, wherein permission is requested to allow renovations to an existing structure (replacement window sashes for all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26-10 and lies within the Character District 4- L1 (CD4-L1) and Historic Districts. (LU-23-16)

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

1. The sashes and muntin profile shall match on all the windows.
2. Pella Architectural Series windows with wood exterior shall be used and field painted.

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):

-Consistent with special and defining character of the district.

4. 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 April 05, 2023 meeting.*

5. Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow the removal and replacement of a portion or all of the existing stone wall on the site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

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

1. The documentation plan shall be submitted to the Commission for Administrative Approval, detailing how the wall will be rebuilt in its existing form.
2. A section of the plan shall be provided showing the drainage, the footing, and associated construction details for the preservation of the wall.

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 surrounding properties.

6. Petition of **David A. Sinclair & Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow the new construction of a detached garage with living space above as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

*After due deliberation, the Commission voted to **continue** the Public Hearing to the April 05, 2023 meeting.*

IV. 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 April 05, 2023 meeting.*

B. 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 April 05, 2023 meeting.*

V. ADJOURNMENT

*At 11:45p.m., the Commission voted to **adjourn** the meeting.*