

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**May 03 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 and Alternate Johanna Landis

**MEMBERS EXCUSED:**

**ALSO PRESENT:** Principal Planner Nick Cracknell

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**I. ADMINISTRATIVE APPROVALS**

1. **285 Union Street (LUHD-598)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
2. **260 Marcy Street (LUHD-600)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulation:*
  1. The fence style as shown at the meeting is appropriate, provided it is constructed of wood.
3. **70 Court Street (LUHD-602)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulation:*
  1. The gas lights shall be located on the pilaster and the control box shall be painted the trim color and located on the rear, against the building.
4. **333 New Castle Avenue (LUHD-609)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulation:*
  1. The proposed new fence will replace the existing white lattice fence and the applicant shall let the Commission know of their plan for the existing chain-link fence.
5. **170 Mechanic Street (LUHD-611)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
6. **9 Sheafe Street (LUHD-604)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulation:*

1. The applicant shall use the preferred condenser screening option (not the fence style) and shall paint it to match the brick.
  7. **123 State Street, Unit 1 (LUHD-605)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
  8. **161 Deer Street (LUHD-603)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
  9. **179 Pleasant Street (LUHD-608)** – *After due deliberation, the Commission voted to **approve** 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 August 03, 2022 requested by, **One Market Square, LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-12)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval extension. The Certificate of Approval will now expire on August 03, 2024.*

2. One year extension of the Certificate of Approval originally granted on May 04, 2022, requested by **85 Daniel Street, LLC, owner**, for property located at **85 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace rear addition and remove and replace roof with new dormers) and renovations to an existing structure (replace windows, siding, trim, and front stoop) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-75)

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

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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. (LUHD-563)

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the June 07, 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 **end** the Work Session. The Applicant indicated they would return for a Public Hearing at a future meeting.*

#### IV. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** 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)

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the June 07, 2023 meeting.*

B. 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 **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):

-Consistent with special and defining character of surrounding properties.

C. Petition of **Maria C. Piel and Gary Evan Lowe, owners**, for property located at **105 South Street**, wherein permission is requested to allow renovations to an existing structure (add

solar panels to the existing roofline) as per plans on file in the Planning Department. Said property is shown on Assessor Map110 as Lot 11 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-38)

*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 innovative technology with surrounding properties.

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**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 renovations to existing structures (repair multiple entryways: cover concrete steps with composite material and replace existing porch supports and overhang) 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-23-48)

*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.

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**VI. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Charles J. Silvia 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 2<sup>nd</sup> 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. (LUHD-601)

*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.*

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## **VII. ADJOURMENT**

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