

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

September 06, 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:

ALSO PRESENT: Associate Planner, Izak Gilbo

.....
I. APPROVAL OF MINUTES

1. August 02, 2023

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

II. ADMINISTRATIVE APPROVALS

1. **3 Walker Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

1. The applicant shall use door option #1, the 4-lite door with 1 panel under.

2. **333 State Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

3. **621 Islington Street, Units A, B, and C** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

1. The applicant shall choose one of the Commission’s preferred screening options.

4. **147 Congress Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval for the changes made to the side of the building (facing Maplewood Avenue) and to **return** at the October 04, 2023 meeting, with a more detailed plan for the front of the building (facing Congress Street).*

5. **28 South Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

1. The condenser shall be placed at the back of the house.
 6. **60 Penhallow Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 7. **4 Rock Street, Unit #3** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 8. **320 Union Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 9. **459 Islington Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 10. **138 Maplewood Avenue** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 11. **3 Pleasant Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 12. **30 Penhallow Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 13. **361 Islington Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 14. **179 Pleasant Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
-

III. CERTIFICATE OF APPROVAL EXTENSIONS

4. Petition of **EIGHTHKPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on October 05, 2022 to allow the demolition of the existing structure and the new construction of a new mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the one- year Certificate of Approval Extension. The Certificate of Approval will now expire on October 05, 2024.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

- A. Petition of **Peter G. Morin Trust, Peter G. Morin Trustee, owner**, for property

located at **0 Mechanic Street (170 Mechanic Street)**, wherein permission is requested to allow renovations to an existing structure (replace windows and pedestrian door on the existing barn and complete exterior maintenance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 35 and lies within the Waterfront Business (WB) and Historic Districts.

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

1. The applicant shall install a fir wood pedestrian door.

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.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Rhianna W. Llewellyn, owner**, for property located at **503 State Street, Unit 3**, wherein permission is requested to allow exterior renovations to an existing structure (add a new sliding door on the rear side of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 15-3 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*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.

2. Petition of **82-86 Congress Street, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing Chestnut Street lobby entry with new door and lighting and create a new egress

door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 45 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

*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):

-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):

-Consistent with the special and defining character of the district.

3. Petition of **Paul and Holly Head, owners**, for property located at **347 Maplewood Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (rebuild main entry pediment, pilasters and trim as originally documented) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 25 and lies within the General Residence A (GRA) and Historic Districts.

*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):

-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.

4. Petition of **Melanie Piper Allison, owner**, for property located at **236 Union Street**, wherein permission is requested to allow new construction to an existing structure (construct a 2nd story addition over the existing rear first floor footprint with HVAC equipment) 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 **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):

-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.

5. **REQUEST TO POSTPONE-** 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 HVAC condensers with fencing and roof mounted solar panels) 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.

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the October 04, 2023 meeting.*

6. Petition of **Strawbery Banke, Inc., owner**, for property located at **65 Washington Street (Penhallow House)**, wherein permission is requested to allow changes to a previously approved design (lift the existing structure to build new below grade foundation, the existing foundation will be reused from the ground up) 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.

*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):

-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 innovative technologies with surrounding properties.

VI. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **C. 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.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Work Session/Public Hearing at a future meeting.*

B. 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) 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.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Work Session/Public Hearing at a future meeting.*

C. **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.

This work session was previously postponed to the October 04, 2023 meeting.

VII. ADJOURNMENT

*At 9:30p.m., The Commission voted to **adjourn** the meeting.*