

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**November 03, 2021**

**MEMBERS PRESENT:** Acting-Chairman Jon Wyckoff; Acting Vice-Chair Margot Doering; City Council Representative Paige Trace, Members: Martin Ryan, Reagan Ruedig, David Adams, Daniel Brown and Alternates: Karen Bouffard and Heinz Sauk-Schubert

**MEMBERS EXCUSED:** N/A

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

1. October 06, 2021

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

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**II. ADMINISTRATIVE APPROVALS**

1. **14 Mechanic Street** – *The Commission voted to **approve** the Administrative Approval*
2. **105 Daniel Street** – *The Commission voted to **approve** the Administrative Approval*
3. **18 Porter Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  1. *The radon mitigation pipe shall be field painted to match the brick (same as the approval for Unit #16).*
4. **45 Market Street** – *The Commission voted to **approve** the Administrative Approval*
5. **41 Salter Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  1. *The vestigial corner board shall be expressed on the side of the building as originally presented.*
6. **30 Cate Street** – *This project is outside of the HDC and therefore, no action was necessary from the Commission.*

7. **54 Humphreys Court** – *The Commission voted to **approve** the Administrative Approval*
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### III. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

1. Petition of **Robin B. and Cyrus B. Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow a second 1-year extension of the Certificate of Approval originally granted on October 02, 2019 for new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the second one-year extension of the Certificate of Approval. The Certificate of Approval will now expire on October, 02, 2022.*

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### IV. PUBLIC HEARINGS (NEW BUSINESS)

2. Petition of **Rockingham House Condominium Association, owner, and Sandra J. Lorusso, unit owner**, for property located at **401 State Street, Unit M502**, wherein permission is requested to allow renovations to an existing structure (replace two windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 3N and lies within the Character District 4 (CD4) and Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to grant the Certificate of Approval as presented, however, the motion failed to pass with a (4-3) vote. Therefore, the Certificate of Approval was **denied**.*

#### **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 surrounding properties.

3. Petition of **Dagny Taggart, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct 3-story addition to the rear of the existing structure) 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) Downtown Overlay, and Historic Districts.

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

1. *The track shall be black for the shutters and a mock-up shall be provided to the Planning Department prior to fabrication or installation of any shutters.*
2. *A non-flashed brick shall be used with a modified American Bond as presented and a mock-up shall be provided to the Planning Department.*
3. *The Commission shall approve a mock-up of the awnings on the discussed portion of the building prior to fabrication or installation.*
4. *The coffered ceiling shall match the main entry porch.*
5. *The railing shall match the wrought-iron fence on the Treadwell House and the railing shall sit toward the back on the existing historic stone wall.*
6. *A qualified or certified archaeologist shall visit the site during excavation and provide a photographic inventory and written report to the Planning Department and the Athenaeum prior to construction.*
7. *The approval shall be contingent upon Planning Board and Board of Adjustment Approvals.*

**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 surrounding properties.

4. Petition of **Malloy Revocable Trust of 2017, Timothy R. and Susan P. Malloy Trustees, owners**, for property located at **52 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (construct 2-story rear addition) and renovations to an existing structure (new windows and siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 and Lot 13 and lies within the General Residence A (GRA) and Historic Districts.

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

1. *The approval is contingent on Approval by the Board of Adjustment.*
2. *The stairs and the railings should be wood with a chamfered top.*

**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.

**V. PUBLIC HEARINGS (OLD BUSINESS)**

A. Petition of **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow modifications to a previously approved plan (add rooftop atrium and masonry changes to the brick wall and front wall of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **approve** only the brick portion, the use of the full-width brick in the specifications presented to match the existing brick. The discussion of the remaining two items will be **continued** to the December 01, 2021 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):

-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):

-Relation to historic and architectural value of existing structures.

B. (*Work Session/Public Hearing*) requested by **Danny Parker, LLC, owner**, for property located at **266 Middle Street**, wherein permission is requested to allow the removal and replacement of the rear egress stairs and deck and renovations to an existing structure (replace siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 9 and lies within the Mixed Research Office (MRO) and Historic Districts.

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

1. *The wood siding shall be repaired and replaced in kind to match the historic photo.*
2. *Half-screens shall be used.*

**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. (Work Session/Public Hearing) requested by **238 Deer Street, LLC, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

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

1. *The bricks shall be finalized with a mockup prior to installation.*
2. *The applicant shall return with a final design for the parapet.*
3. *Photographic record of existing building shall be presented to the Planning Department and the Athenaeum prior to construction.*

**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 (OLD BUSINESS)**

A. **REQUEST TO POSTPONE**- Work Session requested by **Gregory J. Morneault and Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow the construction of a new structure (single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the December 01, 2021 meeting.*

**B. REQUEST TO POSTPONE-** Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the December 01, 2021 meeting.*

**C. REQUEST TO POSTPONE-** Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the December 01, 2021 meeting.*

**D.** Work Session requested by **Steve & Cathy Ann Henson, owners**, for property located at **0 Maplewood Avenue**, wherein permission is requested to allow the construction of a new single family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 3 and lies within the General Resident A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the December 01, 2021 meeting.*

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## **VII. ADJOURNMENT**

*At 10:25p.m., the Commission voted to **adjourn** the meeting.*