

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

October 06, 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 Alternate: Karen Bouffard

MEMBERS EXCUSED: Alternate: Heinz Sauk-Schubert

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. September 01, 2021

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

II. ADMINISTRATIVE APPROVALS

1. 564 Middle Street – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*

1. The color of the storm windows shall match the sash.

2. 65 Lafayette Road – *The Commission voted to **approve** the Administrative Approval as presented.*

3. 33 Hunking Street – *The Commission voted to **approve** the Administrative Approval as presented.*

4. 160 Court Street – *The Commission voted to **approve** the Administrative Approval as presented.*

5. 500 Market Street – *The Commission voted to **approve** the Administrative Approval as presented.*

6. 1 Harbour Place – *The Commission voted to **approve** the Administrative Approval as presented.*

7. 40 Howard Street – *The Commission voted to **approve** the Administrative Approval with the following **stipulations**:*

1. The mud board shall be replaced in-kind with the same height with scribing and lead flashing shall be used to get to the face of the veneer wall.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. 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 **continue** the Public Hearing to the November 03, 2021 meeting.*

2. Petition of **Jeffrey L. & Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (construct a 1-story mudroom with new landing and steps) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

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

- 1. Both windows should either use a simulated middle rail or, it is preferred they be double hung windows.*
- 2. Matching lattice shall be used under the porch instead of a board.*
- 3. There shall be K-style gutters and downspouts.*

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 **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow new construction to an existing structure (expand waterfront deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 54 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 using Alternate Option B (squared-off front of the deck) and with the removal of the artwork. The applicant shall return for Administrative Approval with a revised artwork plan (to consider shipbuilding versus whaling).*

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.

4. Petition of **Kenneth Charles Sullivan Revocable trust of 2021, Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein, permission is requested to allow renovations to an existing structure (replacement windows as previously approved) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 61 and lies within the General Residence B (GRB) and Historic Districts.

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

1. That the applicant shall use a 3"± sill.

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 structures.

5. (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 for the removal of the rear deck and staircase and the addition of the new egress porch and stair on the rear. The applicant shall return to the November 03, 2021 meeting for additional 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):

-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):

-Relation to historic and architectural value of existing properties.

6. (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 **continue** the Work Session/Public Hearing to the November 03, 2021 meeting.*

IV. 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 November 03, 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 November 03, 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 November 03, 2021 meeting.*

V. WORK SESSIONS (NEW BUSINESS)

A. 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 November 03, 2021 meeting.*

VI. ADJOURNMENT

*At 10:05 p.m., the Commission voted to **adjourn** the meeting.*