

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

February 02, 2021

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

.....
I. APPROVAL OF MINUTES

1. January 05, 2022

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

II. ADMINISTRATIVE APPROVALS

1. **500 market Street, Unit 7 (LUHD-420)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation:***

1. *The louvers shall be field painted to match the siding.*

2. **160 Court Street (LUHD-421)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

3. **475 Marcy Street (LUHD-430)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation:***

1. *The vent shall be field painted to match the siding.*

4. **40 Bridge Street, Unit 101 (LUHD-429)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

5. **145 Maplewood Avenue (LUHD-431)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation:***

1. *The lighting shall be dark sky compliant.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Steven P. & Cathy Ann Henson**, owners for property located at **0 Maplewood Avenue**, wherein permission is requested to allow the construction of a new single-family home with attached garage on a vacant lot 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 Residence A (GRA) and Historic Districts. (LU-22-3)

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

1. The railing system for the front door shall return for approval as an Administrative Approval item.

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 special and defining character of surrounding properties.

2. Petition of **National Society of Colonial Dames**, owner for property located at **0 Market Street (The Oar House)**, wherein permission is requested to allow the replacement of roof top mechanical equipment (restaurant kitchen vents) and renovations to an existing structure (replace the existing rubber roof membrane) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, Civic and Historic Districts. (LU-22-4)

*After due deliberation, the Commission voted to **continue** the Public Hearing to the February 09, 2022 meeting.*

IV. 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 (revisions to the storefront design) 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. (LU-20-214)

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):

-Compatibility with surrounding properties.

V. WORK SESSIONS (OLD BUSINESS)

A. **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. (LUHD-234)

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the March 02, 2022 meeting.*

B. 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. (LUHD-366)

*After due deliberation, the Commission voted to **continue** the Work Session to the March 02, 2022 meeting.*

C. Work Session requested by **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roof and siding changes) 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. (LUHD-414)

*After due deliberation, the Commission voted to **continue** the Work Session to the March 02, 2022 meeting.*

D. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (changes to the sunroom and roof design) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. (LUHD-416)

*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.*

VI. ADJOURMENT

*At 10:40p.m., the Commission voted to **adjourn** the meeting.*