

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

July 06, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; City Council Representative: Rich Blalock; Members: Margot Doering, Martin Ryan, Daniel Brown, David Adams and Alternate: Karen Bouffard

MEMBERS EXCUSED: Vice-Chair Reagan Ruedig

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. June 01, 2022
2. June 08, 2022

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

II. ADMINISTRATIVE APPROVALS

1. **10 Prospect Street (LUHD-483)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
2. **50 South School Street (LUHD-485)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
3. **82 Congress Street (LUHD-486)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation:***
 1. *The applicant shall submit a revised roof plan showing the exact locations of the four roof-mounted condensers and the louvers vent.*
4. **238 Deer Street (LUHD-487)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
5. **114 Maplewood Avenue (LUHD-490)** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

6. **454 Marcy Street (LUHD-492)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
 7. **10 Commercial Alley, Unit 2 (LUHD-494)** – *After due deliberation, the Commission voted to approve the Administrative Approval with the following stipulation:*
 1. *The applicant shall relocate the proposed condenser between the electrical meters and the gas meters as low as possible on the wall. Or if another location is proposed, the applicant shall submit a revised plan for Administrative Approval.*
 8. **266 Middle Street (LUHD-495)** – *After due deliberation, the Commission voted to continue the Administrative Approval to the July 13, 2022 meeting.*
 9. **12 South Street (LUHD-497)** – *After due deliberation, the Commission voted to approve the Administrative Approval as presented.*
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III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested for a second 1-year extension of the Certificate of Approval originally granted on July 10, 2020 to allow new construction to an existing structure (replace roof and add insulated cladding on walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-20-84)

After due deliberation, the Commission voted to grant the Certificate of Approval second 1-year extension request. The Certificate of Approval will now expire on June 10, 2023.

IV. REQUESTS FOR REHEARING

1. Request for rehearing from **Jonathan and Valerie Sobel**, for property located at **129 State Street, 129 State Street, LLC, owner**, wherein permission was granted on May 04, 2022 to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roofing 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. (LU-22-78)

After due deliberation, the Commission voted to deny the request for rehearing.

2. Request for rehearing from **Devan Quinn and James Butler**, for property located at **189 Gates Street, Nerbonne Family Revocable Trust, owner**, wherein permission was granted on May 04, 2022 allow new construction to an existing structure (construct new addition to existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30)

*After due deliberation, the Commission voted to **deny** the request for rehearing.*

V. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **531 Islington Street Portsmouth, LLC**, owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the July 13, 2022 meeting.*

B. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-68)

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the October 05, 2022 meeting.*

C. **REQUEST TO POSTPONE-** Petition of **Sandra L. Smith-Wiese, owner**, for property located at **138 Gates Street**, wherein permission is requested to allow new construction to an existing structure (add 1-story rear addition with steps and landing) and exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the August 03, 2022 meeting.*

D. **REQUEST TO POSTPONE-** Petition of **Thirty Three Richmond Real Estate, LLC**, owner, for property located at **33 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace all siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 17 and lies with the Mixed Research Office (MRO) and Historic Districts. (LU-22-105)

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the July 13, 2022 meeting.*

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (add sunroom and deck, expand deck and move stairs and replace windows) and renovations to an existing structure (replace roofing, storm windows, bulkhead and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the August 03, 2022 meeting.*

2. Petition of **Port Owner Harbor, LLC, owner**, for property located at **250 Market Street**, wherein permission is requested to allow new construction to an existing structure (create egress doors off existing conference room and construct new patio) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1-1C and lies within the Character District 5 (CD5) Downtown Overlay and Historic Districts. (LU-22-113)

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

1. A cut sheet of the final door and surrounding panels shall be presented to the Commission for Administrative Approval so that the elevations of the new entrance systems will be part of the submission.

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 **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow renovations to an existing structure (replace doors and windows) and new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-125)

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

1. *The third-floor windows shall be 6/3 double hung windows as presented.*
2. *The roof canopy over the rear Chapel Street door can be extended if allowed by code and resubmitted for Administrative Approval.*
3. *The arched door for the main entryway on State Street shall be redesigned and resubmitted for Administrative Approval.*
4. *The windows shall be more than one brick away from the 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):

-Complement and enhance the architectural and historic character.

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 **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)

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the August 03, 2022 meeting.*

5. **REQUEST TO POSTPONE** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

*At the applicant's request, the Commission voted to **postpone** the Public Hearing to the August 03, 2022 meeting.*

VII. ADJOURNMENT

*At 8:32 p.m., the Commission voted to **adjourn** the meeting.*