

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

July 13, 2022

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of **Donna P. Pantelakos Revocable Trust, G.T. & D.P. Pantelakos Trustees, owners**, for property located at **138 Maplewood Avenue**, wherein permission is requested for a second one- year extension of the Certificate of Approval originally granted on July 01, 2022, to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-20-71)

*After due deliberation, the Commission voted to **grant** the extension request. The Certificate of Approval will now expire on July 01, 2023.*

2. Petition of **Warner House Association, owner**, for property located at **150 Daniel Street**, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on July 07, 2021, to allow the construction of a new freestanding structure (2-story carriage house) and the installation of mechanical equipment (A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 58 and lies within the Downtown Overlay, Civic and Historic Districts. (LU-21-78)

*After due deliberation, the Commission voted to **grant** the extension request. The Certificate of Approval will now expire on July 07, 2023.*

II. PUBLIC HEARINGS (OLD BUSINESS)

A. (*Work Session/Public Hearing*) requested by **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)

*After due deliberation, the Commission voted to **continue** the Public Hearing to the August 02, 2022 meeting.*

III. WORK SESSIONS (OLD BUSINESS)

A. 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)

*After due deliberation, the Commission voted to **continue** the Work Session to the August 03, 2022 meeting.*

B. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home) 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-463)

*After due deliberation, the Commission voted to **continue** the Work Session to the August 03, 2022 meeting.*

C. Work Session requested by **EIGHTHKPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested 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. (LUHD-462)

*After due deliberation, the Commission voted to **continue** the Work Session to the August 03, 2022 meeting.*

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **SEVENKPH, LLC, owner**, for property located at **324 Maplewood Avenue**, wherein permission is requested to allow renovations to an existing

structure (replace and add windows and doors, new siding and trim details on the single story accessory structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 1 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LUHD-481)

*After due deliberation, the Commission voted to **continue** the Work Session to the August 03, 2022 meeting.*

2. Work Session requested by **Charles R. and Caitlyn R. Khoury, owners**, for property located at **9 Sheafe Street**, wherein permission is requested to allow renovations to an existing structure (replace 12 windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 13 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-489)

*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.*

3. **REQUEST TO POSTPONE-** Work Session requested by, **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, trim 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. (LUHD-491)

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the August 03, 2022 meeting.*

V. ADJOURNMENT

*At 9:23p.m., the Commission voted to **adjourn** the meeting.*