

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**June 01, 2021**

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

**MEMBERS EXCUSED:** Margot Doering

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

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**I. APPROVAL OF MINUTES**

1. May 04, 2022
2. May 11, 2022

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

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**II. ADMINISTRATIVE APPROVALS**

1. **60 Penhallow Street (LUHD-479)** – *The Commission voted to **approve** the Administrative Approval as presented.*
2. **553 Islington Street (LUHD-476)** – *The Commission voted to **postpone** the Administrative Approval to a future meeting.*
3. **118 Pleasant Street (LUHD-477)** – *The Commission voted to **approve** the Administrative Approval as presented.*
4. **475 Marcy Street (LUHD-473)** – *The Commission voted to **approve** the Administrative Approval as presented.*
5. **33 Deer Street (LUHD-474)** – *The Commission voted to **approve** the Administrative Approval as presented.*

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**III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS**

1. Petition of **Neal Pleasant Street Properties, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on July 07, 2021 to allow new construction to an existing structure (remove existing rear entryway, replace existing south east addition with added rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts. (LU-21-126)

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

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#### IV. 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)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the June 08, 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)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the June 08, 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)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the July 06, 2022 meeting.*

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## V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (several minor design changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies with the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LU-21-183)

*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.

2. Petition of **Sharmila Patel and Jacob Goldsmith, owners**, for property located at **67 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove rear deck and replace with larger deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 91 and lies with the General Residence B (GRB) and Historic Districts. (LU-22-108)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

**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.

3. Petition of **The Portsmouth Housing Authority, owner**, for property located at **160 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (add canopies over existing entry ways) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 38 and lies with the Character District 4 (CD4) and Historic Districts. (LU-22-107)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

**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 **Helen Marks, owner**, for property located at **90 Fleet Street, Unit D**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 41D and lies with the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-106)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the June 08, 2022 meeting.*

5. 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)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the July 06, 2022 meeting.*

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## **VI. ADJOURNMENT**

*At 7:50p.m., the Commission voted to **adjourn** the meeting.*