

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

June 08, 2022

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

MEMBERS EXCUSED: David Adams

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. **35 Pleasant Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

2. **50 New Castle Avenue** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
 1. *The siding shall be wood clapboards instead of vinyl.*

II. 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 request of the applicant, the Commission voted to **postpone** the Public Hearing to the July 06, 2022 meeting.*

B. REQUEST TO POSTPONE- 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 request of the applicant, the Commission voted to **postpone** the Public Hearing to the July 06, 2022 meeting.*

C. 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 **grant** the Certificate of Approval with the following **stipulation**:*

1. *The slider window shall be used instead of the casement windows.*

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.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **National Society of Colonial Dames, owner**, for property located at **0 Market Street/ 55 Ceres Street (The Oar House)**, wherein permission is requested to allow renovations to an existing structure (replace the existing fencing) 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 **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):

- 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):

-Compatibility of design with surrounding properties.

IV. 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 July 06, 2022 meeting.*

B. Work Session requested by **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 4-5 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 & 15 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

*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.*

C. Work Session requested by **445 Marcy Street, LLC**, owner for property located at **445 Marcy Street**, wherein permission is requested to allow the construction of a new single family residence with attached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-424)

*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.*

D. 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 July 06, 2022 meeting.*

E. Work Session requested by **EIGHTH KPH, 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 July 06, 2022 meeting.*

F. Work Session requested by **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. (LUHD-465)

*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.*

V. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **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. (LUHD-478)

*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. ADJOURNMENT

*At 10:11p.m., the Commission voted to **adjourn** the meeting.*