

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

May 04, 2021

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

.....
I. APPROVAL OF MINUTES

1. April 06, 2022
2. April 13, 2022

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

II. ADMINISTRATIVE APPROVALS

1. **60 Penhallow Street (LUHD-464)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
2. **303 Pleasant Street (LUHD-448)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
3. **333 Marcy Street (LUHD-466)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
4. **29 Vaughan Street (LUHD-467)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The new window shall match the other window as closely as possible.*
5. **17 South Street (LUHD-468)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
6. **414 State Street, Unit #4 (LUHD-449)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulations**:*

1. *The conduit shall be painted to match the clapboards.*
2. *The applicant shall return for Administrative Approval for either a screen in the proposed location or approval to relocate the unit to the rear of the building and run the conduit along the mud board to the condenser.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Donald and Rasa Stone, owners**, for property located at **55 Gates Street**, wherein permission is requested to allow renovations to an existing structure (replace windows, repair or replace siding and trim, repair foundation, replace bulkhead, and remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 90 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-43)

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

1. *Half-screens shall be used.*
2. *The window bands shall match the window trim.*

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.

B. 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 01, 2022 meeting.*

C. Petition of **Nerbonne Family Revocable Trust, owner**, for property located at **189 Gates Street**, wherein permission is requested to 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 **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.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **85 Daniel Street, LLC, owner**, for property located at **85 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace rear addition and remove and replace roof with new dormers) and renovations to an existing structure (replace windows, siding, trim, and front stoop) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-75)

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

1. Half-screens shall be used.

2. The applicant shall return for an Administrative Approval for the garage doors to ensure that they have a smooth texture and not a faux wood grain finish.

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.

2. Petition of **David J. & Vasilia Tooley, owners**, for property located at **166 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (add (1) new window to existing garage second floor) as per plans on file in the

Planning Department. Said property is shown on Assessor Map 101 as Lot 24 and lies within the Single Residence B (SRB) and Historic Districts. (LU-22-83)

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

1. Half-screens shall be used.

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 **404 Islington Street, owner**, for property located at **404 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (removal and infill of (1) door, installation of mechanical equipment and installation of an ADA compliant ramp) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 33 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-74)

*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 innovative technologies with surrounding properties.

4. Petition of **Gideon Walker House Trust, James H. Somes Jr., Trustee, owner**, for property located at **154 Maplewood Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of (9) windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 7 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-22-70)

*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):

- Consistent with special and defining character of surrounding properties.

5. 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 01, 2022 meeting.*

6. **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 June 01, 2022 meeting.*

7. (Work Session/Public Hearing) 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 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 **grant** the Certificate of Approval with the following **stipulations**:*

1. *There shall be no limestone addition to the window or door headers.*

2. *The details and cut sheets for the new doors, the garage doors, the slate roof seam with the abutters roof, and the oculus shall come back to the Commission for review as an Administrative Approval.*
3. *If necessary due to zoning setback requirements, the rear yard setback shall be adjusted to be in compliance and resubmitted for an Administrative Approval.*
4. *Half-screens shall be used.*
5. *The co-mingling of the deck and roof between 121 and 129 State Sheafe Streets shall be addressed by the applicant and memorialized in a formal agreement. A copy of which shall be provided to the Planning Department.*
6. *The current decorative window headers shall be removed and the original brick openings shall remain as they are.*

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):

- Relation to historic and architectural value of existing properties.

V. ADJOURNMENT

*At 9:35p.m., the Commission voted to **adjourn** the meeting.*