

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

September 07, 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. ADMINISTRATIVE APPROVALS

1. **60 Penhallow Street (LUHD-523)** –*After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
2. **41 Dearborn Street (LUHD-517)** –*After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
 1. *The fence shall be maintained in the same location.*
 2. *The vent shall be painted to match the house.*
3. **82 Congress Street (LUHD-518)** –*After due deliberation, the Commission voted to **approve** the Administrative Approval as presented, using option #3 with the textured glass.*
4. **245 Islington Street, Unit #6 (LUHD-519)** –*After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
5. **258 Maplewood Avenue (LUHD-522)** –*After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
6. **11 Walden Street (LUHD-502)** –*After due deliberation, the Commission voted to **continue** the Administrative Approval to the October 05, 2022 meeting.*
7. **232 South Street (LUHD-526)** –*After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

II. DEMOLITION REVIEW COMMITTEE

Mr. Cracknell said the five members usually met once a year to review demolition applications outside of the Historic District that didn't go before the BOA or the Planning Board for major alterations. He reviewed the process and objectives in detail (see video time 22:30).

Vice-Chair Ruedig moved to **recommend** the Demolition Review Committee's revisions, along with the removal of the exemption of the Planning Board and the BOA. City Council Representative Blalock seconded. The motion passed unanimously.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **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 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

*After due deliberation, the Commission voted to **continue** the Public Hearing to the October 05, 2022 meeting.*

B. Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace rear window, add back storm door 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)

*After due deliberation, the Commission voted to **continue** the Public Hearing to the October 05, 2022 meeting.*

C. **POSTPONED TO THE OCTOBER 05, 2022 MEETING-** 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)

This item was postponed to the October 05, 2022 meeting at a prior meeting.

D. **POSTPONED TO THE OCTOBER 05, 2022 MEETING-** 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-22-38)

This item was postponed to the October 05, 2022 meeting at a prior meeting.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **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. (LU-22-169)

*After due deliberation, the Commission voted to **approve** 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.
- 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 structures.

2. Petition of **Pickering Wharf Condominium Association, owner**, for property located at **33 South Mill Street**, wherein permission is requested to allow new construction to an existing structure (add solar array to roof of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102, Lot 17 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-171)

*After due deliberation, the Commission voted to **continue** the Public Hearing to the October 05, 2022 meeting.*

3. Petition of **Paul S. Neilson, owner**, for property located at **31 Aldrich Road, Unit # 33**, wherein permission is requested to allow new construction to an existing structure (add rear deck, extend existing rear bump out addition, replace (1) window and (1) door, replace (2) screen doors, replace (2) bulkheads, replace existing shed and remove and replace existing composite decking on the front of the structure) as per plans on file with the Planning Department. Said property is shown on Assessor Map 153, Lot 28 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-163)

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

1. The shed shall be painted to match the house
2. The applicant shall return for Administrative Approval for the support design for the overhang.

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.
- 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 structures.

4. (Work Session/Public Hearing) requested by **Customs House, LLC, owner**, for property located at **40 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) and new construction to an existing structure (add new window canopy system and add exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 81 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-22-170)

After due deliberation, the Commission voted to **continue** the Public Hearing to the October 05, 2022 meeting.

V. WORK SESSIONS (OLD BUSINESS)

A. POSTPONED TO THE NOVEMBER 02, 2022 MEETING- 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)

This item was postponed to the November 02, 2022 meeting at a prior meeting.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Lucky Thirteen Properties, LLC, owner**, for property located at **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (add side and rear additions) and renovations to an existing structure (new siding, windows and mechanical screening) as per plans on file in the Planning Department. Said

property is shown on Assessor Map 144 as Lot 23 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LUHD-521)

*After due deliberation, the Commission voted **continue** the Work Session to the October 05, 2022 meeting.*

VII. ADJOURMENT

*At 10:24 p.m., the Commission voted to **adjourn** the meeting.*