

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**November 01, 2023**

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

**MEMBERS EXCUSED:**

**ALSO PRESENT:** Associate Planner, Izak Gilbo

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**II. ADMINISTRATIVE APPROVALS**

1. 169 Lafayette Road, Unit 2 – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
  1. *The applicant shall use option #2, the wood fence.*
2. 466 Marcy Street- **Request to Postpone** – *At the request of the applicant, the Commission voted to **postpone** the Administrative Approval to the December 06, 2023 meeting.*
3. 260 Marcy Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
4. 70 Maplewood Avenue – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
5. 500 Market Street, Unit 10R – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
6. 500 Market Street, Unit 12R – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
7. 48 South Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
  1. *If the applicant installs screens, they shall be half-screens.*
8. 50 South School Street, Unit 3 – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

9. 40 Market Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  10. 795 Middle Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  11. 111 State Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  12. 425 Islington Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  13. 33 Johnson Court – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  14. 113 Daniel Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  15. 411 The Hill – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
    1. *The applicant shall return for Administrative Approval for wood screening around the condensers.*
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### III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (install HVAC condensers with fencing and roof mounted solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

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

1. *The applicant shall return for Administrative Approval for the solar panels, gas lighting, and fencing.*

#### **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.

B. (Work Session/Public Hearing) requested by **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (modifications to windows, skylights, door, canopy and railing design, size, and location) 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.

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

1. *If the double hung windows have screens, they shall be half screens.*

**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.

C. Petition of **Michael B. Myers and Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission is requested to allow the installation of rooftop mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 and Lot 29 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to grant the Certificate of Approval as presented, however the motion failed with a (6-1) vote, therefore the Certificate of Approval was **denied**.*

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#### **IV. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **Stephen and Kathryn Singlar, owners**, for property located at **39 Holmes Court**, wherein permission is requested to allow new construction to an existing structure (add a recessed shed dormer) and renovations to an existing structure (replace windows and trim, remove chimney and replace with faux chimney) and the installation of mechanical equipment as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 13 and lies within the General Residence B (GRB) and Historic Districts.

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

1. *The Applicant shall reveal the siding that exists under the asbestos siding and shall return for Administrative Approval if they choose to use a different style.*

**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. **REQUEST TO POSTPONE-** Petition of **Joseph Cunningham, owner, and Jane Myers Vanni, perspective buyer,** for property located at **195 Washington Street**, wherein permission is requested to allow renovations to an existing structure (repair rot on the front entryway, siding and trim, remove and replace stairs, replace roofing, and install gutters) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the Applicant, the Commission voted to **postpone** the Public Hearing to the December 06, 2023 meeting.*

3. Petition of **Anne F. Moody Living Trust, Anne F. Moody Trustee, owner,** for property located at **180 New Castle Avenue**, wherein permission is requested to allow the installation mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts.

*After due deliberation, the Commission voted to grant the Certificate of Approval as presented, however the motion failed with a (4-3) vote, therefore the Certificate of Approval was **denied**.*

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**V. WORK SESSIONS (NEW BUSINESS)**

- A. Work Session requested by **Novocure, Inc., owner,** for property located at **64 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (construction of a rooftop pavilion) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within Character District 5 (CD5), Downtown Overlay and Historic Districts.

*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.*

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**VI. ADJOURMENT**

*At 9:34 a.m., the Commission voted to **adjourn** the meeting.*