

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NH**

**Remote Meeting Via Zoom Conference Call**

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

[https://zoom.us/webinar/register/WN\\_5mxKHKH0SEOj6KXcoy9HPw](https://zoom.us/webinar/register/WN_5mxKHKH0SEOj6KXcoy9HPw)

*You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to [planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com). For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or phone (603) 610-7296.*

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-10, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

**6:30 p.m.**

**July 01, 2020**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Paige Trace; Members: Reagan Ruedig, Martin Ryan, Dan Rawling, Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

**MEMBERS EXCUSED:** N/A

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

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**I. APPROVAL OF MINUTES**

1. June 03, 2020
2. June 10, 2020

*The Commission voted to **approve** both sets of minutes as presented.*

**II. ADMINISTRATIVE APPROVALS**

1. **55 Congress Street (LUHD-151)** – *The Commission voted to **approve** the Administrative Approval as presented.*
2. **30 Maplewood Avenue (LUHD-152)** – *The Commission voted to **approve** the Administrative Approval as presented.*

3. **17 South Street, Unit 5 (LUHD-153)** – *The Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
  1. *The exposed conduit shall be field painted to match the siding.*
  2. *The lattice surround shall be the same design as shown on page 71 of the July 01, 2020 HDC Meeting Packet.*
4. **56 Middle Street (LUHD-155)** – *The Commission voted to **approve** the Administrative Approval as presented.*
5. **58 State Street (LUHD-156)** – *The Commission voted to **approve** the Administrative Approval as presented.*
6. **28 Chestnut Street (LUHD-157)** – *The Commission voted to **approve** the Administrative Approval as presented.*
7. **135 Congress Street, Unit 145 (LUHD-158)** – *The Commission voted to **approve** the Administrative Approval as presented.*
8. **25 Maplewood Avenue (LUHD-115)** – *The Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
  1. *The top panel of the ATM door shall be consistent with the door surround.*
  2. *The mahogany panels shall match the doors.*

### III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

*After due deliberation, the Commission voted to **postpone** the Certificate of Approval to the August 05, 2020 meeting.*

B. Petition of **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

*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.
- Maintain the special character 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.

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

1. Petition of **Todd & Jan Peters, owners**, for property located at **379 New Castle avenue**, wherein permission is requested to allow new construction to an existing structure (construct 2<sup>nd</sup> story additions) and exterior renovations (rebuild existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 4 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.*

**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):

- Consistent with special and defining character of surrounding properties.

2. Petition of **Donna P. Pantelakos Revocable Trust, G.T. & D.P. Pantelakos Trustees, owners**, for property located at **138 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (add 2<sup>nd</sup> story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 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. *A bed molding shall be used on the soffit.*

**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):

-Consistent with special and defining character of surrounding properties.

3. Petition of **One Middle Street, LLC, owner**, for property located at **150 Congress Street**, wherein permission is requested to allow the partial demolition of an existing structure (20 feet on the Porter Street elevation) and new construction of an on-site trash enclosure as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 11 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic Districts.

*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.

4. (*Work Session/Public Hearing*) requested by **15 Middle Street Real Estate Holding Co, LLC, owner**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction an existing structure (add several roof dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Character District 4 (CD4), Downtown Overlay, and the Historic Districts.

*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):

-Consistent with special and defining character of surrounding properties.

**V. ADJOURNMENT**

*At 9:33p.m., the Commission voted to **adjourn** the meeting.*