

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

Remote Meeting Via Zoom Conference Call

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https://zoom.us/webinar/register/WN_9iBGcRivT4yPW2gHjnVF7Q

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. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

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 2020-21, 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.

December 02, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Paige Trace; Members: Reagan Ruedig, Margot Doering, David Adams; and Alternate: Heinz Sauk-Schubert

MEMBERS EXCUSED: Martin Ryan

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. November 04, 2020
2. November 10, 2020

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

II. ADMINISTRATIVE APPROVALS

1. **292 State Street** - *The Commission voted to **grant** the Administrative Approval as presented.*
2. **111/145 Maplewood Avenue** - *The Commission voted to **grant** the Administrative Approval as presented.*

3. **209 Marcy Street** -The Commission voted to **grant** the Administrative Approval with the following **stipulations**:

1. The condenser shall be screened with a 3-sided lattice work screen.
2. The conduit line to the front of the building shall be moved to the Gates Street side of the building (Labelled as Alternative Dining Room on the plan set).
3. All conduit lines shall be field painted to match the color of the siding.

4. **37 South Street** -The Commission voted to **grant** the Administrative Approval as presented.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Andrea L. Ardito and Brad R. Lebo, owners**, for property located at **121 Northwest Street**, wherein permission is requested to allow new construction to an existing structure (construct covered porch off main bedroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 1 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the November 10, 2020 meeting to the December, 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):

-Preserves 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. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein a third 1-year extension of a Certificate of Approval originally granted on February 14, 2018 is requested to allow demolition of an existing structure (demolish existing building) and allow a new freestanding structure (construct new mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission motioned to grant the extension request. However, the motion failed to pass (4-2) therefore, the extension was **denied**. The Certificate of Approval will expire on February 14, 2021.*

2. Petition of **Nobles Island Condominium Association, owner**, and **Dean Mello, applicant**, for property located at **500 Market Street**, wherein permission is requested to allow renovations to existing structure (construct ADA compliant front entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 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 submit the louver screening design as an Administrative Approval.*

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):

-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):

-Compatibility of design with surrounding properties.

3. Petition of **Michael George Petrin and Katie Marie Laverriere, owners**, for property located at **239 Northwest Street**, wherein permission is requested to allow new construction to an existing structure (construct new rear dormer, side porch, and add basement access) and renovations to an existing structure (replace windows, roofing, and repair trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 3 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.*

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):

-Preserves 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):

-Relation to historic and architectural value of existing structures.

4. Petition of **Lassen Family Revocable Trust, Charles L. & Susan E. Trustees, owners**, for property located at **34 Blossom Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) windows on the 1st floor, (8) windows on the

2nd floor, and replace (1) door and (1) window with new doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 41 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. *That all windows shall have 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):

-Preserves 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 **Dika Family Trust Fund, John A. & Sandra S. Trustees, owners**, for property located at **333 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace (6) windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 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 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):

-Preserves 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 characteristics of surrounding properties.

V. ADJOURNEMENT

*At 9:11 p.m., the Commission voted to **adjourn** the meeting.*