

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

Remote Meeting Via Zoom Conference Call

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https://zoom.us/webinar/register/WN_q_TE9XinQIS0gZHnmr8TQA

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 the 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 2021-01, 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.

February 10, 2021

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. **58 South Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*

- 1. Half-screens shall be used on the windows*
- 2. The vent shall be painted to match the color of the siding*
- 3. The two side double hung windows shall be resubmitted as another Administrative Approval with more detail on their age and condition.*

2. **76 South School Street** (continued at the February 03, 2021 meeting). – *After Due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

3. **16 Porter Street** – *After Due deliberation, the Commission voted to **continue** the Administrative Approval to the March 03, 2021 meeting.*
 4. **46 Maplewood Avenue** – *After Due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
 5. **56 Dennett Street** – *After Due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
 1. *The conduit shall be relocated behind the front main house as presented and shall be painted to match the siding color.*
 2. *The picket fence shall be replaced and the heat pump shall be screened with a fence or other screen pending final review with Mr. Cracknell.*
 6. **82 Court Street** (continued at the February 03, 20201 meeting). – *After Due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
 1. *A dark gray or bronze color shall be used*
 2. *The SS 16-inch panel would be used as shown.*
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II. CERTIFICATE OF APPROVAL- EXTENSIONS

1. Petition of **Frank G. Heitker Revocable Trust Agreement, Frank G. Heitker Trustee, owner**, for property located at **37 Sheafe Street**, wherein a second 1-year extension of the Certificate of Approval granted by the Historic District Commission on January 02, 2019 is requested to allow new construction to an existing structure (construct second story addition over the existing kitchen at the rear of the structure and enlarge the existing mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 19 and lies within the Character District 4 (CD 4) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the second 1-year extension request. The Certificate of Approval will now expire on January 02, 2022.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **OAL Properties, LLC, owner, and David Takis, applicant**, for property located at **103 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install Nano doors to outside seating area) as per plans on file in the planning department. Said property is shown on Assessor Map 126 as Lot 6-106 and lies within the Character District 5 (CD5) and Historic Districts. *(This item was continued at the February 03, 2021 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):

-Promote the education, pleasure, and welfare of the District to the city and residents.

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. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an existing structure (elevate, remove additions, and re-locate the Shaw warehouse on-site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts. *(This item was postponed at the January 06, 2021 meeting to the February 10, 2021 meeting).*

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the March 03, 2021 meeting.*

B. Work Session requested by **Anne Moodey, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (expand front deck and rebuild (1) chimney) 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. *(This item was postponed at the January 06, 2021 meeting to the February 10, 2021 meeting).*

*After due deliberation, the Commission voted to **continue** the Work Session to the March 03, 2021 meeting.*

C. Work Session requested by **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 4-5 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 lies within the Character District 4 (CD4) and Historic Districts. *(This item was postponed at the January 06, 2021 meeting to the February 10, 2021 meeting).*

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the March 03, 2021 meeting.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Mary H. and Ronald R. Pressman, owners**, for property located at **449 Court Street**, wherein permission is requested to allow renovations to an existing structure (add 4th floor addition and roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the March 03, 2021 meeting.*

2. Work Session requested by **Nobles Island Condominium Association, owner, and Michael Street, applicant**, for property located at **500 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace brick dumpster corral) 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 **continue** the Work Session to the March 03, 2021 meeting.*

3. Work Session requested by **Stone Creek Realty, LLC, owner**, for property located at **53 Green Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a 3-5 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD5) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the March 03, 2021 meeting.*

4. Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, wherein permission is requested to allow new construction to an existing structure (construct recessed deck on 3rd floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 45-3 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the March 03, 2021 meeting.*

VI. ADJOURNEMENT

*At 10:34p.m, the Commission voted to **adjourn** the meeting.*