

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

Remote Meeting Via Zoom Conference Call

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https://zoom.us/webinar/register/WN_IDtddYcES_6lm3f_IMT10A

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.

March 03, 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. APPROVAL OF MINUTES

1. February 03, 2021
2. February 10, 2021

*After due deliberation, the Commission voted to **approve** the minutes*

II. ADMINISTRATIVE APPROVALS

1. **81 Washington Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. *That the stairs and landing shall have mahogany treads and be wood throughout.*

2. **18 Pickering Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
3. **49 Hunking Street** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
4. **65 Lafayette Road** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow the demolition of the existing garage and rear 1-story addition on the existing home, new construction to an existing structure (construct 2-story rear addition, 1-story side addition, and dormer addition), and the construction of a new detached garage and screen-house as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts.

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

1. *The landing and railing shall be wood and not composite.*
2. *Either an aluminum or wood gutter shall be used on both sides of the roof.*
3. *The proposed siding and trim details shall match the existing siding and the cornerboard profile as determined during the demolition process.*
4. *Half-screens shall be used.*

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):

-Complement and enhance the architectural and historic character.

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 **Blue Pointe Condominium Association, owner and Stefanie Burra, applicant**, for property located at **46 Dennett Street, Unit #2**, wherein permission is requested to allow new construction to an existing structure (install gate at the end of an existing walkway, materials to match existing fence) as per plans on file in the Planning Department. Said property

is shown on Assessor Map 140 as Lot 12-2 and lies within the General Residence B (GRB) and Historic Districts.

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

1. *That the fence shall be wood and not PVC.*

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. CERTIFICATE OF APPROVAL- RE-HEARINGS

1. Petition of **Jewell Court Properties, LLC, owner and Jessica Kaiser, applicant**, for property located at **33 Jewell Court**, wherein permission is requested for a re-hearing to allow renovations to an existing structure (replace existing slate roof with an asphalt shingle roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map as Lot and lies within the Character District 4-W (CD4-W) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the re-hearing to the April 07, 2021 meeting.*

V. WORK SESSIONS (OLD BUSINESS)

A. 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 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 February 10, 2021 meeting to the March 03, 2021 meeting).*

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the April 07, 2021 meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Ronald Furst Revocable Trust, Ronald & Taylor Diane Furst Trustees, owners and Peter Furst, applicant**, for property located at **238 Marcy Street**, wherein permission is requested to allow the installation of solar panels on the south side of the structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 52 and lies within the General Residence B (GRB) 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.*

2. Work Session requested by **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (add a 4th floor, revitalize storefronts, and create entry points to the Worth Lot) and additional site improvements as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the April 07, 2021 meeting.*

3. Work Session requested by **Michael Peter Lewis and Arna Dimambro Lewis, owners**, for property located at **41 Salter Street**, wherein permission is requested to allow new construction to an existing structure (construct new 2nd floor addition over the existing first floor foot print) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 30 and lies within the Waterfront Business (WB) 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.*

VII. ADJOURNEMENT

*At 10:18 p.m., the Commission voted to **adjourn** the meeting.*