

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

Remote Meeting Via Zoom Conference Call

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 2021-06, 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.

May 05, 2021

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

A. April 07, 2021

*The Commission voted to **table** the minutes to the May 12, 2021 meeting.*

B. April 14, 2021

*The Commission voted to **approve** the minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. **112 Gates Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. The spear finial design shall be used.

2. **10 State Street, Unit B** – *The Commission voted to **grant** the Administrative Approval as presented.*

3. **175 Market Street** – *The Commission voted to **grant** the Administrative Approval as presented.*

4. **379 New Castle Avenue** – *The Commission voted to **grant** the Administrative Approval as presented.*
5. **5 Hancock Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
6. **150 Congress Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
7. **130 Congress Street, Unit #4** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The metal pipes shall be painted black.*
8. **135 Bow Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
9. **160 Court Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
10. **49 Mt. Vernon Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
11. **9 Prospect Street, Unit #3** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The condenser unit shall be painted the color of the siding.*
12. **229 Pleasant Street, Unit #2** – *The Commission voted to grant the Administrative Approval, however, the motion **failed** with a vote of (6-1). Therefore, the Administrative Approval is **denied**.*
13. **16 Porter Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The PVC pipe shall be painted red to match the brick and the portion above the roof shall be painted a darker color to match the roofline.*
14. **195 State Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *All four units (the two existing and the two proposed) shall be painted red to match the brick.*

15. **239 Northwest Street** – *The Commission voted to **grant** the Administrative Approval as presented.*

16. **114 Maplewood Avenue** – *The Commission voted to **grant** the Administrative Approval as presented.*

17. **45 Gardner Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. The vent shall be painted to match the color of the siding.

18. **67 Bow Street** – *The Commission voted to **grant** the Administrative Approval as presented.*

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of **Bow Street Theatre trust, owner**, for property located at **125 Bow Street**, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on June 10, 2020 to allow new construction to an existing structure (replace roof and add insulated cladding on walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval extension request. The Certificate of Approval will now expire on June 10, 2022.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Carol Elliot Revocable trust of 2011, owner**, for property located at **143 Gates Street**, wherein permission is requested to allow the removal of an existing shed to be replaced with a new shed as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 99 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 **stipulations**:*

1. The shingle shall be an architectural type.

2. The shed shall have horizontal siding.

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.

2. Petition of **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 2nd floor addition over 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 **grant** the Certificate of Approval with the following **stipulations**:*

1. *The fake corner board on the left-hand side shall be replaced.*
2. *The corner board on the addition shall be 1/6" in size and fluted.*
3. *The new 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):

-Relation to historic and architectural value of surrounding properties.

V. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Timothy R. and Alison E. Malinowski, owners**, for property located at **91 Lafayette Road**, wherein permission is requested to allow the new construction of a detached garage on the property) as per plans on file in the Planning Department, Said property is shown on Assessor Map 151 as Lot 11 and lies within the General Residence (GRA) and Historic Districts.

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

1. *Half-screens shall be used.*
2. *The garage door shall be field painted and the smooth side 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):

-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 the special and defining character of the district.

VI. WORK SESSIONS (OLD BUSSINESS)

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.

*At the request of the applicant, the Commission voted to **withdraw** the Work Session.*

B. 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 property is 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.

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the June 02, 2021 meeting.*

C. 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 **end** the Work Session. The Applicant indicated they would return for a Work Session/Public Hearing at a future meeting.*

VII. ADJOURNMENT

*At 10:40 p.m., the Commission voted to **adjourn** the meeting.*