

**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.**

**June 02, 2021**

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

**MEMBERS EXCUSED:**

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

.....  
**I. APPROVAL OF MINUTES**

1. May 05, 2021
2. May 12, 2021

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

---

**II. ADMINISTRATIVE APPROVALS**

1. **379 New Castle Avenue** – *The Commission voted to **approve** the Administrative Approval as presented.*
2. **33 Johnson Court** – *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  1. *The double hung windows shall have half screens.*
3. **14 Mechanic Street** – *The Commission voted to **postpone** the Administrative Approval to the June 09, 2021 meeting.*
4. **254 South Street** – *The Commission voted to **approve** the Administrative Approval as presented.*

5. **241 South Street** – *The Commission voted to **postpone** the Administrative Approval to the June 09, 2021 meeting.*
6. **205 Market Street** – *The Commission voted to **approve** the Administrative Approval with the following **stipulations**:*
1. *The existing conduit shall be removed.*
  2. *The applicant shall preserve as much of the existing sign on the North wall during the repointing process.*
  3. *The mounts for the shutters shall be located within the mortar instead of the bricks.*
  4. *The applicant shall create a mock-up shutter to be approved by HDC members before final installation.*
7. **100 Market Street** – *The Commission voted to **approve** the Administrative Approval as presented.*
8. **66 Marcy Street** – *The Commission voted to **postpone** the Administrative Approval as to the June 09, 2021 meeting.*

### III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **110-112 Court Street Condominium Association, owner, and Beth Goddard, applicant**, for property located at **110 Court Street, Unit #3**, wherein permission is requested to allow renovations to an existing structure (remove existing chimney) as per plans on file in the Planning Department. Said property is shown on assessor Map 116 as Lot 39-3 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*After due deliberation, the Commission made a motion to approve the Certificate of Approval as presented, however, the motion failed to pass with a ( - ) vote. Therefore, the Certificate of Approval was **denied**.*

2. Petition of **Strawbery Banke, Inc., owner**, for property located at **0 Washington Street (Strawbery Banke)**, wherein permission is requested to allow renovations to an existing structure (foundation, clapboards, window and door repairs) and new construction to an existing structure (create new front porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 8 and lies within the Mixed Research Office (MRO) and Historic Districts.

*After due deliberation, the Commission voted to **approve** the Certificate of Approval as presented.*

<p><b>Findings of Fact:</b>  <b>A. Purpose and Intent</b></p>
---

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):

-Relation to historic and architectural value of surrounding properties.

3. Petition of **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 3-story addition and create new 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 **bifurcate** the petition into two parts: Part 1- the existing building and renovations & Part 2- the proposed new addition to the rear of the existing building. The Commission then, voted to **continue** the discussion of the proposed new addition (Part 2) to the June 09, 2021 meeting. Lastly, the Commission voted to **approve** the Certificate of Approval (for Part 1- the existing building and renovations) with the following **stipulations**:*

- 1. The applicant shall exclude the demolition of the rear addition.*
- 2. The applicant shall be authorized to start renovation on historic portion of the building except for the two balconies on the Vaughan Mall side which shall not be installed until details and drawings are submitted for Administrative Approval.*
- 3. 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):

-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):

-Relation to historic and architectural value of surrounding properties.

**IV. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Dagny Taggart, LLC, owner**, for property located at **60 Penhallow Street**, wherein permission is requested to allow new construction of exterior art installations (for a previously approved new structure at the site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 27 and lies within the Character District 4CD4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for an Administrative Approval as a Public Hearing is not needed.*

2. Work Session requested by **238 Deer Street, LLC, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

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

3. Work Session requested by **Ten State Street, LLC, owner**, for property located at **10 State Street, Unit D**, wherein permission is requested to allow renovations to an existing structure (create new State Street entrance with vestibule within the existing entrance footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 4-4 and lies within the Character District 4 (CD4) and Historic Districts.

*After due deliberation, the Commission voted to **end** the Work Session. The applicant was instructed to file for a Public Hearing at a future date.*

---

## **V. ADJOURNMENT**

*At 11:30p.m., the Commission voted to **adjourn** the meeting.*