

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

to access by web <https://zoom.us/join>

to access by phone, dial (929) 436 2866

Meeting ID: 266 242 083

Password: 004386

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 and Executive 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.

April 15, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi Vice Chairman Jon Wyckoff; City Council Representative Paige Trace; Members: Dan Rawling, Reagan Ruedig, Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

MEMBERS EXCUSED: Martin Ryan

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

A. March 04, 2020

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

B. March 11, 2020

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

II. ADMINISTRATIVE APPROVALS

1. 403 Deer Street, Unit 13 – *The Commission voted to **continue** the Administrative Approval to the May 06, 2020 meeting.*

2. 20 Partridge Street – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. *The Applicant must receive Board of Adjustment approval in order to proceed.*
 3. **40 Howard Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
 4. **410-430 Islington Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
 1. *The pork chop sides of the portico shall be removed and returns shall be added to match the design of the main house.*
 5. **36 Richmond Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
 6. **73 Daniel Street** – *The Commission voted to **continue** the Administrative Approval to the May 06, 2020 meeting.*
 7. **28 Chestnut Street** – *The Commission voted to **continue** the Administrative Approval to the May 06, 2020 meeting.*
 8. **70 Congress Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
 9. **105 Daniel Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
 10. **249 Pleasant Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
 11. **673 Middle Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
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III. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **Maheo Family Revocable Trust of 2018, John R. and Sky W. Co-Trustees, owners**, for property located at **50 Austin Street**, wherein permission is requested to allow exterior renovations to an existing structure (add an enclosed porch on the rear of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136-06-1 and lies within the General Residence C (GRC) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 06, 2020 meeting.*

2. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said

property is shown on Assessor Map 103 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 06, 2020 meeting.*

3. Petition of **Hoerman Family Revocable Trust of 2019, Walter A. and Mary Ellen Hoerman Trustees, owners**, for property located at **56 Bennett Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition) and exterior renovations to an existing structure (replacement windows and clapboard siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 13 and lies within the General Residence A (GR A) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 06, 2020 meeting.*

4. Petition of **Topnotch Properties, LLC and JJCM Realty, LLC, owners**, for property located at **232 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove (1) chimney and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 32 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*The Commission voted to **grant** the Certificate of Approval with the following **stipulations**:*

1. *The Pleasant Street chimney shall be replaced with a faux chimney of the same dimensions as the existing. The design shall correspond to the 102 State Street chimney and all rooftop vents shall be located within the chimney stack.*
2. *All the street-facing windows on Pleasant and Court Street as well as the two side windows adjacent the Court Street driveway shall be restored in-place or by using the existing windows from the rear and side elevations. The size of the openings, trim details, and the muntin patterns shall be maintained on all windows. The rear windows may be replaced with a Green Mountain sash replacement window that is a double-hung, SDL, with concealed jamb liners. Any substitute window manufacturer or assembly shall be reviewed and approved prior to installation.*

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):

- Preserve the integrity of the District.
- 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):

- Consistent with special and defining character of surrounding properties.

5. Petition of **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 06, 2020 meeting.*

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 531 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was continued at the March 04, 2020 meeting to the April, 2020 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 06, 2020 meeting.*

B. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 13, 2020 meeting.*

C. Work Session requested by **GBK Portsmouth, LLC, owner**, for property located at **134 South Street**, wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 13, 2020 meeting.*

D. Work Session requested by **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovation to an existing structure (renovate

store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 13, 2020 meeting.*

E. Work Session requested by **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested to allow new construction to an existing structure (replace roof, add insulated cladding on two 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 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 06, 2020 meeting.*

V. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **St. John's Church, owner**, for property located at **105 Chapel Street**, wherein permission is requested to allow new construction to an existing structure (construct new addition for ADA compliant entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 62 and lies within the Civic, Downtown Overlay, and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 13, 2020 meeting.*

B. Work Session requested by **Todd and Jan Peters, owners**, for property located at **379 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct 2nd story additions) and exterior renovations (rebuild existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 20, 2020 meeting.*

C. Work Session requested by **3A Trust, Guy D. and Elizabeth R. Spiers Trustees, owners**, for property located at **241 South Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with new attached garage and porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 36 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 13, 2020 meeting.*

D. Work Session requested by **Donna P. Pantelakos Revocable Trust, G.T. and D.P. Pantelakos Trustees, owners**, for property located at **138 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*At the request of the applicant, the Commission voted to **postpone** the petition to the May 20, 2020 meeting.*

E. Work Session requested by **Patrick Beat and Egle Maksimaviciute Diggelmann, owners**, for property located at **137 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (add roof over existing rear patio) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 55 and lies within the General Residence B (GRB) and Historic Districts.

*The Commission voted to **end** the Work Session. The applicant indicated they would return for a public Hearing at a future meeting.*

VI. ADJOURNMENT

*At 9:29p.m., the Commission voted to **adjourn** the meeting.*