

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

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

https://zoom.us/webinar/register/WN_xsO7sHSOQfOBz5uVuh3AUw

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) 610-7296.

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, as extended by Executive Order 2020-5, 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 10, 2020

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

.....
I. ADMJINISTRATIVE APPROVALS

1. 678 Middle Street –*The Commission voted to **approve** the Administrative Approval as presented.*
 2. 105 Chapel Street – *The Commission voted to **approve** the Administrative Approval as presented.*
-

II. CERTIFICATE OF APPROVAL- EXTENSIONS

1. Request by **Deer Street Associates, owner**, for property located **161 Deer Street, “Lot 5”**, for a second one-year extension of a Certificate of Approval originally granted by the Historic District Commission on July 11, 2018. Wherein permission was requested to allow the demolition of an existing structure on the lot and allow the construction of a new free-standing

structure (construct 5-story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5), 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 July 11, 2021.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Peter and Morgan Caraviello, owners**, for property located at **366 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove vinyl siding and replace with cedar, repair and replace trim, remove two heat pumps and replace with one, and re-roof and re-trim rear porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

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

1. *The corner boards shall match the original dimensions and profile. Any changes will require Administrative Approval.*

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):

-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.

2. Petition of **GBK Portsmouth, LLC, owner**, for property located **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.

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

1. *Half-screens shall remain.*

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):

-Persevere 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.

3. Petition of **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovations 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 (CD4) and Historic Districts.

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):

-Persevere 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 existing structures.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval*

4. Petition of **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 and add insulated cladding on walls) as per plans on file in the Planning Department. Said property is show 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*

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):

-Relation to historic and architectural value of existing structures.

IV. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Jason Lander and Justus C. Burgweger Jr., owners**, for property located at **34 Highland Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 10 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the July, 2020 meeting.*

B. Work Session requested by **K.C. Realty Trust and Keith and Kathleen Malinowski Trustees, owners**, for property located at **84 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 77 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, 2020 meeting.*

V. ADJOURNMENT

*At 9:10p.m., the Commission voted to **adjourn** the meeting.*