

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

Remote Meeting Via Zoom Conference Call

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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 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 2020-24, 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.

January 06, 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. December 02, 2020
2. December 09, 2020

*The Commission voted to **approve** both sets of minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. **232 Court Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
2. **34 Blossom Street** – *The Commission voted to **grant** the Administrative Approval as presented.*

3. **51 Islington Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
 4. **124 State Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
 5. **232 South Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
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III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Nobles Island Condominium Association, owner**, and **Michael Street, applicant**, for property located at **500 Market Street**, wherein permission is requested to allow renovations to existing structures (replace rear decks for buildings A, B, and C) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

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

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):

-Compatibility innovative technologies with surrounding properties.

2. (*Work Session/Public Hearing*) requested by **PNF Trust of 2013, owner**, for properties located at **266-278 State Street and 84 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) and 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 at 84 Pleasant Street) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and all lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

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

1. *The muntin design and thickness for the arched windows on the Times Building shall be detailed and resubmitted as Administrative Approval.*

2. *If exterior screens are used on the State and Court Street elevations, they shall be half-screens or the interior rolled option as presented.*
3. *Design alternatives such as a mural or other surface treatment shall be considered and resubmitted for the blank wall facing Court Street.*
4. *The color of the Eco Star composite slate shingle roof shall be resubmitted for Administrative Approval and a mock-up be inspected prior to full 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):

-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):

Relation to historic and architectural value of existing properties.

3. Petition of **100 Market Street, LLC, owner**, for property located at **100 Market Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades) as per plans on file on the Planning Department. Said property is shown on Assessor Map 118 as Lot 6 and lies within the Character District 5 (CD5) and Historic Districts.

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

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. WORK SESSIONS (OLD BUSINESS)

- 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. *(This item was continued at the December 09, 2020 meeting to the January 06, 2020 meeting).*

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

B. Work Session requested by **Michael Stasiuk, owner**, and **Louis Canotas, applicant**, for property located at **41 Dearborn Street**, wherein permission is requested to allow exterior renovations to an existing structure (construct addition between existing home and garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the December 09, 2020 meeting to the January 06, 2020 meeting).*

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

C. Work Session requested by **Anne Moodey, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (expand front deck and rebuild (1) chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts. *(This item was continued at the December 09, 2020 meeting to the January 06, 2020 meeting).*

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

D. 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. *(This item was continued at the December 09, 2020 meeting to the January 06, 2020 meeting).*

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

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow 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 **end** the Work Session. The applicant indicated they would return for a Work Session/Public Hearing.*

VI. ADJOURNEMENT

*At 9:30 p.m., the Commission voted to **adjourn** the meeting.*