

**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 2021-01, 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.**

**April 14, 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. DEMOLITION REVIEW (Referral from City Council)**

The Commission discussed the current demolition ordinance and identified ways in which the ordinance could be more effective.

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**II. ADMINISTRATIVE APPROVALS**

1. **264 South Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. *The HVAC unite screen shall be a 4'x4' solid board fence with a cap on top and if required, a dimensional variance shall be obtained from the Board of Adjustment prior to installation.*

2. **100 Gates Street** – *The Commission voted to **postpone** the Administrative Approval to the May 05, 2021 meeting.*

3. **124 State Street** – *The Commission voted to **grant** the Administrative Approval as presented.*

4. **410-430 Islington Street** – *The Commission voted to the Administrative Approval with the following **stipulations**:*

1. *The entrance porch deck shall be infilled as discussed.*
  2. *The applicant is approved to consider using granite steps within the sidewalk area.*
5. **254 South Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulations**:*
1. *A three-sided solid board screen/fence with a cap shall be used*
  2. *The conduit shall be painted to match the building*
6. **266 Middle Street** – *The Commission voted to **postpone** the Administrative Approval to the May 05, 2021 meeting.*
7. **75 Salter Street, Unit #1** – *The Commission voted to **grant** the Administrative Approval as presented.*
8. **381 Middle Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
1. *A louvered HVAC screen without lattice shall be used to screen the condensers.*
9. **9 Prospect Street, Unit #3** – *The Commission voted to postpone the Administrative Approval to the May 05, 2021 meeting.*
10. **232 South Street** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
1. *The narrow 2/2 (unit G) window design shall be changed to 1/1.*
11. **49 Mt. Vernon Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
12. **405 Pleasant Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
13. **14 Mechanic Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
14. **229 Pleasant Street, Unit #2** – *The Commission voted to **postpone** the Administrative Approval to the May 05, 2021 meeting.*
15. **16 Porter Street** – *The Commission voted to **postpone** the Administrative Approval to the May 05, 2021 meeting.*

16. **166 New Castle Avenue** – *The Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. *The corner post shall have a 7” mitered base and a 2-3” mitered top cap.*

17. **17 Hunking Street** – *The Commission voted to **grant** the Administrative Approval as presented.*

### III. WORK SESSIONS (OLD BUSINESS)

A. 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.

*After due deliberation, the Commission voted to **postpone** the Work Session at the request of the applicant.*

B. 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 4<sup>th</sup> 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 **continue** the Work Session to the May 05, 2021 meeting.*

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 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.

*After due deliberation, the Commission voted to **withdraw** the Work Session at the request of the applicant.*

D. Work Session requested by **Mary H. and Ronald R. Pressman, owners**, for property located at **449 Court Street**, wherein permission is requested to allow renovations to an existing structure (add 4<sup>th</sup> floor addition and roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

*After due deliberation, the Commission voted to **postpone** the Work Session at the request of the applicant.*

E. Work Session requested by **Stone Creek Realty, LLC, owner**, for property located at **53 Green Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a 3-5 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD5) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the May 05, 2021 meeting.*

F. Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, wherein permission is requested to allow new construction to an existing structure (construct recessed deck on 3<sup>rd</sup> floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 45-3 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **postpone** the Work Session at the request of the applicant.*

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

1. Work Session requested by **Warner House Association, owner**, for property located at **150 Daniel Street**, wherein permission is requested to allow the new construction of a once existing 2-story carriage house on the property as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 58 and lies within the Civic, Downtown Overlay and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the May 05, 2021 meeting.*

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#### V. ADJOURNEMENT

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