

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**May 14, 2014  
to be reconvened on May 21, 2014**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman Tracy Kozak; Richard Katz, John Wyckoff, Planning Board Representative William Gladhill; Alternates Dan Rawling, Reagan Ruedig

**MEMBERS EXCUSED:** George Melchior; City Council Representative Esther Kennedy

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

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**I. APPROVAL OF MINUTES**

1. March 5, 2014
2. March 12, 2014

It was moved, seconded, and passed unanimously to approve the two sets of minutes as presented.

**II. DEPARTMENTAL UPDATES**

- A. Design Review Toolkit
- B. Character-Based Zoning

Due to the length of the agenda, these reports were moved to the May 21, 2014 agenda.

**III. PUBLIC HEARING (OLD BUSINESS)**

1. Petition of **PF Jax Real Estate, LLC, owner, and Bryan Pappas, applicant,** for property located at **159 Middle Street**, wherein permission is requested to allow a free standing structure (install free standing sign) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 4 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the May 7, 2014 meeting to the May 14, 2014 meeting.)*

After due deliberation, the Commission voted that the request be **approved** as presented with the revised plan submitted at the meeting (date stamped May 14, 2014).

**Findings of Fact:** The proposed application meets the following purposes of the Historic District ordinance (as applicable):

**A. Purpose and Intent:**

- ✓ Yes No - Preserve the integrity of the District
- Yes No - Maintain the special character of the District
- Yes No - Assessment of the Historical Significance
- Yes No - Complement and enhance the architectural and historic character
- Yes No - Conservation and enhancement of property values
- Yes No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

**B. Review Criteria:**

- Yes No - Consistent with special and defining character of surrounding properties
- Yes No - Relation to historic and architectural value of existing structures
- ✓ Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

**IV. PUBLIC HEARINGS (CONTINUED)**

23. Petition of **Strawbery Banke, Inc., owner**, for property located **off Washington Street**, wherein permission is requested to allow a new free standing structure (construct skating rink with chiller enclosure, pavilion, fencing, and light posts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

**Findings of Fact:** The proposed application meets the following purposes of the Historic District ordinance (as applicable):

**A. Purpose and Intent:**

- Yes No - Preserve the integrity of the District
- Yes No - Maintain the special character of the District
- Yes No - Assessment of the Historical Significance
- ✓ Yes No - Complement and enhance the architectural and historic character
- Yes No - Conservation and enhancement of property values
- Yes No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

**B. Review Criteria:**

- Yes No - Consistent with special and defining character of surrounding properties

- Yes No - Relation to historic and architectural value of existing structures
- ✓ Yes No - Compatibility of design with surrounding properties
- ✓ Yes No - Compatibility of innovative technologies with surrounding properties

## V. WORK SESSIONS

A. Work Session requested by **Melvin D. Reisz Revocable Trust and Elizabeth C. Reisz Revocable Trust, trustees and owners**, for property located at **49 Market 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 Plan 106 as Lot 27 and lies within Central Business B, Historic, and Downtown Overlay Districts.

The applicant indicated he would move forward with a public hearing at the June meeting.

B. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 ½ to 5 story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

The Commission voted to continue review of the application at the June 4, 2014 meeting.

C. Work Session requested by **82-86 Congress, LLC, owner**, for property located at **25 Chestnut Street**, wherein permission is requested to allow new construction to an existing structure (remove windows and wood paneling on west elevation, replace with new windows, brick, and artistic mosaic cladding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 45 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

The applicant indicated they would move forward with a work session/public hearing in the near future.

D. Petition of **Noble Island Condominium Association, owner**, for property located at **500 Market Street, Units 16A & 16B**, wherein permission is requested to allow exterior renovations to an existing structure (replace siding, roof, and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within Central Business A and Historic District.

The applicant indicated they would move forward with a work session/public hearing at the July meeting.

E. Work Session requested by **Robert and Carlotta Holster, owners**, for property located **46 Livermore Street**, wherein permission is requested to allow new construction to an existing structure (construct two story addition with masonry chimney and elevator shaft, construct

screen porch) and allow exterior renovations to an existing structure (replace French doors and misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 21 and lies within General Residence B and Historic Districts.

The Commission voted to continue review of the application at the June 4, 2014 meeting.

**VI. ADJOURNMENT**

At 9:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary