

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**June 18, 2014
reconvened from June 4 & 11, 2014**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman Tracy Kozak; John Wyckoff, Dan Rawling; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternate Reagan Ruedig

MEMBERS EXCUSED: George Melchior

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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Prior to the meeting, a site walk was held at 6:30 p.m. at 46 Livermore Street.

I. DEPARTMENTAL UPDATES

1. Design Review Toolkit
2. Character-Based Zoning

Principal Planner Nick Cracknell updated the Commission on the status of the design review toolkit. An update on the character-based zoning was postponed to a future date.

II. NEW BUSINESS

- A. Request for Re-hearing of the Certificate of Approval for 195 Hanover Street – submitted by the City of Portsmouth
- B. Request for Re-hearing of the Certificate of Approval for 195 Hanover Street – submitted by Joe Caldarola, et al

It was moved, seconded, and passed unanimously to postpone the two requests for re-hearings to the July meeting.

III. OLD BUSINESS (PUBLIC HEARINGS)

1. Petition of **Joseph and Zulmira Almeida Revocable Trust, owner**, for property located at **27 Rogers Street**, wherein permission was requested to allow new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property

is shown on Assessor Plan 116 as Lot 41 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the June 11, 2014 meeting to the June 18, 2014 meeting.)*

After due deliberation, the Commission voted that the request be **approved** as presented with the following stipulations:

- 1) That the exterior siding shall be cedar clapboards as presented.
- 2) That the gutter and trim will match the existing structure.
- 3) That the bracket on the rear door will match the existing side door bracket.
- 4) That the frieze board on the side of the rear addition shall match the frieze board on the north elevation.
- 5) That the existing window on the rear addition will be salvaged.
- 6) That a bracketed hood will be added over the two doors on the east elevation.
- 7) That a concrete foundation shall be used.
- 8) That one or two granite steps shall be used at the side entrance.
- 9) That the chimney material shall be brick that will match the existing house.

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)

15. (Work Session/Public Hearing) Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission was requested to allow new construction to an existing structure (construct side and rear additions) and allow exterior renovations to an existing structure (renovations to existing structure) as per plans on file in the

Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was postponed at the June 4, 2014 meeting to June 18, 2014 meeting.)*

The Commission voted to continue review of the application at the July meeting.

V. WORK SESSIONS (CONTINUED)

G. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of existing buildings, construct two multi-family structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts.

At the applicant's request, the Commission voted to postpone review of the application to the July meeting.

H. 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 P 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.

At the applicant's request, the Commission voted to postpone review of the application to the July meeting.

I. Work Session requested by **Robert and Carlotta Holster, owners**, for property located **46 Livermore Street**, wherein permission was 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 recommended a work session/public hearing.

J. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct building, conference center, condominiums, supermarket, and parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone review of the application to the July meeting.

VI. ADJOURNMENT

At 10:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk