

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 13, 2014
reconvened from August 6, 2014**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

A. Clarification of Certificate of Approval for 112 Mechanic Street (granted August 6, 2014)

The Commission clarified the following stipulations of the August 6, 2014 approval:

- 1) That Andersen 400 Series windows shall be used.
- 2) That half screens shall be used.

II. OLD BUSINESS (PUBLIC HEARINGS)

1. 11. Petition of **Benedict McGuinn Revocable Trust, owner**, for property located at **17 Gardner Street**, wherein permission was 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 103 as Lot 14 and lies within the General Residence B and Historic Districts. (*This item was postponed at the August 6, 2014 meeting to the August 13, 2014 meeting.*)

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

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

2. Petition of **Arthur L. and Deborah C. McManus, owners**, for property located at **115 South Street**, wherein permission was requested to allow new construction to an existing structure (construct first floor addition with deck and pergola) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 10 and lies within General Residence B and Historic Districts. *(This item was postponed at the August 6, 2014 meeting to the August 13, 2014 meeting.)*

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

III. WORK SESSIONS

A. 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 was requested to allow demolition of existing structures (demolish 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. *(This item was postponed at the July 16, 2014 meeting to August 13, 2014 meeting.)*

The Commission voted to continue review of the meeting at the September 3, 2014 meeting.

B. Work Session requested by **Kristina Logan, owner**, for property located at **220 South Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing storage shed, construct 15'x 30' artist studio) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 1 and lies within Single Residence B and Historic Districts.

The Commission recommended a public hearing.

C. Work Session requested by **Working Stiff Properties, owner**, for property located at **92 & 94 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (install solar panels on roof of main building and rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the CD5, Historic, and Downtown Overlay Districts.

The Commission recommended a work session/public hearing.

D. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 Maplewood Avenue)**, wherein permission was 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. *(This item was continued at the July 16, 2014 meeting to the August 13, 2014 meeting.)*

The Commission voted to continue review of the meeting at the September 3, 2014 meeting.

E. 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 mixed use building to contain hotel, conference center, condominiums, supermarket, and parking) plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business District, Historic, and Downtown Overlay Districts. *(This item was postponed from the July 16, 2014 meeting to the August 13, 2014 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the September 3, 2014 meeting.

F. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct three story mixed use building with below grade parking) plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 1 and lies within the CD4, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone the application to the September 3, 2014 meeting.

IV. ADJOURNMENT

At 10:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk