

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**October 8, 2014
reconvened from October 1, 2014**

MEMBERS PRESENT: Chairman Joseph Almeida; John Wyckoff, Dan Rawling; City Council Representative Esther Kennedy; Alternates Reagan Ruedig and Vincent Lombardi

MEMBERS EXCUSED: Vice Chairman Tracy Kozak; Planning Board Representative William Gladhill; George Melchior

ALSO PRESENT: Nicholas Cracknell, Principal Planner



I. PUBLIC HEARING (NEW BUSINESS)

1. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street**, wherein permission was requested to allow amendments to a previously approved design (minor revisions to base height and grade, window and door changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within the CD5 and Historic Districts. (*This application was postponed at the October 1, 2014 meeting to the October 8, 2014 meeting.*)

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

- 1) That the proposed solid metal door as presented shall be painted a slate gray color to match the previously approved metal door.
- 2) That the French door over the conservatory shall be a single door to match the previously approved French door on the building.
- 3) That the proposed modifications to the upper floor dormer windows shall be removed from the application and resubmitted.
- 4) That prior to the final sign off from the local code official, the plans shall be revised to reflect these 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

II. WORK SESSIONS (ON-GOING)

A. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (upgrade foundations, exterior modifications and additions) as per plans on file in the Planning Department. *Request to postpone* Property is shown on Assessor Plan 136 as Lot 21 and lies within Mixed Residential Office Historic Districts. *Request to postpone* (This applicant has asked to postpone the application to the November 5, 2014 meeting.)

The Commission voted at the October 1, 2014 meeting to postpone review of the application to the November 5, 2014 meeting.

B. 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 structure, demolish existing buildings, construct two multi-family structures) as per plan 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. *Request to postpone* (This item was continued at the September 13, 2014 meeting to the October 8, 2014 meeting. This applicant has asked to postpone to the November 5, 2014 meeting.)

The Commission voted at the October 1, 2014 meeting to postpone review of the application to the November 5, 2014 meeting.

C. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission was 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) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD4, Historic, and

Downtown Overlay Districts. *(This item was postponed at the September 13, 2014 meeting to the October 1, 2014 meeting.)*

The Commission voted to continue review of the application at the November 5, 2014 meeting.

D. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission was requested to allow a new free standing structure (construct mixed use building containing hotel, 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 2, 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. *(This item was continued at the September 17, 2014 meeting to the October 8, 2014 meeting. The applicant is asking to postpone to the November 5, 2014 meeting.)*

The Commission voted at the October 1, 2014 meeting to postpone review of the application to the November 5, 2014 meeting.

E. 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 August 13, 2014 meeting to the October 8, 2014 meeting.)*

The Commission voted to continue review of the application at the November 5, 2014 meeting.

III. ADJOURNMENT

At 10:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk