

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**January 14, 2015
reconvened from January 7, 2015**

MEMBERS PRESENT: Chairman Joseph Almeida; John Wyckoff, George Melchior, Dan Rawling; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill

MEMBERS EXCUSED: Alternate Reagan Ruedig

ALSO PRESENT: Jessa Berna, Associate Planner

I. PRESENTATION – Design Guidelines kick-off, Dominique Hawkins of Preservation Design Partnership

II. PUBLIC HEARINGS (REGULAR AGENDA ITEMS) (continued)

1. Petition of **29-41 Congress Street, LLC**, owner, for property located at **41 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install 16” x 24” duct for restaurant hood) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 10 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

1. That the duct work shall be painted to match the existing brick.

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 **Dale and Sharyn Smith**, owners of property at **275 Islington Street**, wherein permission is requested for demolition (existing commercial structure) and for new free standing structures (construction of 14 residential units in 5 separate buildings including the renovation of an existing structure (wood framed single family home) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 144 as Lot 8 and lies within the CBB and the Historic Districts.

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

1. The trim exposure shall increase from ½” to ¾” on all buildings;
2. The depth of overhang on detail M:3 shall increase to 5” on sheet A13;
3. A 1” x 3” shadow board shall be added to typical deck column on sheet A4;
4. Change return detail (N4) at main gable to 2 ½” and 5 ½” on sheet A5;
5. That the porch beam shall be increased from 6 ½” to 8” on porch roof detail (G3.2) on sheet A10;
6. Replace the blocking with PVC cove (as shown on M:5) on M:3 cross section at eave on sheet A13;
7. The trim on Unit 14 shall stop at the siding on the entry detail and replace the arch with 12” horizontal lintel as shown on the front elevation on sheet A15. Eight inch back ban pilasters shall be added on sheet A16;
8. That the PVC panel on the G2 dormer shall be replaced with painted 1” x 6” wood lap siding on sheet A10;
9. That the applicant shall provide a photographic record of the existing building prior to demolition.

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

C. Work Session requested by **Timothy and Alexandra Lieto, owners**, for property located at **454 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct second story addition, window relocations on first floor of north, south, and west facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 77 and lies within the General Residence B and Historic Districts. *(This item was continued from the December meeting.)*

The Commission voted to **continue** review of the application to the February 4, 2015 meeting.

D. Work Session requested by **Hayscales Real Estate Trust, owner**, for property located at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct two family residential home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and Historic Districts. *(This item was continued from the December meeting.)*

The Commission voted to **continue** review of the application to the February, 2015 meeting.

E. Work Session requested by **Peter Cass and Mara Witzling, owners**, for property located at **33 Hunking Street**, wherein permission is requested to allow new construction to an existing structure (room additions and windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 38 and lies within GRB and Historic Districts.

The Commission voted to **continue** review of the application to the February 4, 2015 meeting.

F. Work Session requested by **Ronald C.J. Cogswell, owner**, for property located at **180 Islington Street**, wherein permission is requested to allow a discussion concerning the existing 2 story structure and options for site (including demolition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 19 and lies within CBB and the Historic Districts.

The Commission voted to **continue** review of the application to the February 4, 2015 meeting.

G. 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) 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 continued from the November meeting.)*

The Commission voted to **continue** review of the application to the February 4, 2015 meeting.

H. 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 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 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 124 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued from the December meeting.)*

The Commission voted to **continue** review of the application to the January 28, 2015 meeting.

I. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 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 125 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued to the December meeting. The applicant has asked to postpone to the February 2015 meeting.)*

The Commission voted to **continue** review of the application to the February 4, 2015 meeting.

IV. ADJOURNMENT

At 11:15 p.m. it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,
Doris M. Lachance
Temporary Administrative Clerk