

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**February 11, 2015  
reconvened from February 4, 2015**

**MEMBERS PRESENT:** Vice Chairman/Planning Board Representative William Gladhill;  
Members George Melchior, Dan Rawling, Reagan Ruedig; City  
Council Representative Esther Kennedy Alternates Vincent  
Lombardi, Richard Shea

**MEMBERS EXCUSED:** Chairman Joseph Almeida; John Wyckoff

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

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**I. NEW BUSINESS**

A. Request for Re-hearing – 500 Market Street application – submitted by Nobles Island  
Condominium Association

The Commission voted to grant the Request for Re-hearing for the above referenced  
property. The Re-hearing will be at the next regularly scheduled meeting which is March 4,  
2015 at 6:30 p.m.

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

1. (Work Session/Public Hearing) Petition of **Katie C. and Jason R. Jenkins, owners**, for  
property located at **35 Mark Street**, wherein permission was requested to allow new  
construction to an existing structure (construct one story addition to main house, add dormers to  
garage) as per plans on file in the Planning Department. Said property is shown on Assessor  
Plan 116 as Lot 50 and lies within the CD 4-L and Historic Districts. *(This item was continued  
to the February 11, 2015 meeting.)*

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

1. The dormers on the garage will be designed as shown on Sheets 9B and 9C except that the  
dormer on the front of the garage shall be extended to match the dimensions shown on 9C  
(the rear elevation).
2. The eave line of the proposed addition shall be lowered on the north elevation to match  
the slope (pitch) proposed for the south elevation as shown on Sheet 7.

3. A stone foundation will be installed to match the existing foundation.
4. The easterly window on the 2<sup>nd</sup> floor of the Playyard Elevation shall be restored or replaced with a true-divided light window to match the existing window.
5. The window assembly on the porch shall have panels infilled below the windows with painted ¾ inch flat stock casing and the proposed sill shall match the existing sill dimensions.
6. The apron on the proposed porch shall be a vertical painted board made of Azek with ¾ inch spacing.
7. A photographic inventory of the demolished addition shall be provided to the Historic District Commission via the Planning Department.

**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 (CONTINUED)**

F. Work Session requested by **44-46 Market Street, LLC, owner**, for property located at **44-46 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (change exterior cladding, replace doors, windows) and allow new construction to an existing structure (construct one story rear addition, construct small additions on second floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 31 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted to postpone the application to the March HDC meeting.

G. 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 118 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. *(This item was continued from the January meeting.)*

The Commission voted to postpone the application to the March HDC meeting.

H. 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 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the December meeting. The applicant has asked to postpone to the February 2015 meeting.)*

The Commission voted to postpone the application to the March HDC meeting.

#### IV. ADJOURNMENT

At 8:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Administrative Clerk