

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**March 9, 2016
reconvened from March 2, 2016**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; City Council Representative Nancy Pearson; Alternates Richard Shea, John Mayer

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

1. February 2, 2016
2. February 17, 2016

It was moved, seconded, and passed unanimously to approve the minutes as presented.

II. ADMINISTRATIVE APPROVALS

- A. 687 Middle Street (*Request to postpone to the April 6, 2016 meeting.*)
- B. 33 Hunking Street
- C. 1B Jackson Hill Street
- D. 300 New Castle Avenue
- E. 404 Middle Street

Item A was postponed to the April 6, 2016 meeting. Items B, C, and D were approved as presented. The window changes with regards to Item E were approved but the remaining changes were postponed to the April 6, 2016 meeting.

III. PUBLIC HEARING (OLD BUSINESS)

1. (Work Session/Public Hearing) Petition of **Hayscales Real Estate Trust, Robert Krieger, owner and trustee**, for property locate at **236 Union Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a new two story, two unit building) 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 at the February 17, 2016 to the March 9, 2016 meeting.)*

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

- 1) That the plans date stamped March 2, 2016 by the Planning Department are the approved plans.
- 2) The alternative options shown on pages A-2.1a, A-2.2a, A-2.3a, A-2.4a are the approved elevations.

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

A. Petition of **City of Portsmouth, owner,** and **Prescott Park Arts Festival, applicant,** for property located at **0 Marcy Street (Prescott Park),** where permission is requested to allow demolition of an existing structure (demolish existing stage, relocate and construct new stage, construct new control booth) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 1 and lies within the Municipal and Historic Districts. *(The applicant has requested to postpone to the April 2016 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the April 2016 meeting.

B. Work Session requested by **Kimberley A. Lucy Revocable Living Trust, owner, Kimberley A. and James C. Lucy, trustees and James C. Lucy Revocable Living Trust, owner, James C. and Kimberley A. Lucy, trustees**, for property located at **127 & 137 High Street**, wherein permission was requested to allow new construction to existing structures (construct new building at rear of 137 High Street, construct roof deck at rear of 127 High Street, both with associated parking and landscaping) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4, Historic and Downtown Overlay Districts. *(This item was continued at the February 17, 2016 meeting to the March 9, 2016 meeting.)*

The Commission voted to continue review of the application to the April 2016 meeting.

C. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (construct new mixed use, 4 to 5 ½ story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the February 17, 2016 meeting to the March 9, 2016 meeting.)*

The Commission voted to continue review of the application at the April 2016 meeting.

D. Petition of **Harbor Hill Condominium Association, owner**, for property located at **77 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace composite siding, trim, and panels, re-flash masonry veneer walls, window and door openings) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 29 and lies within the C 5, Historic, and Downtown Overlay Districts. *(This item was continued at the February 17, 2016 meeting to the March 9, 2016 meeting.)*

The applicant indicated that they would move forward with a public hearing.

E. Work Session requested by **Petra A. Huda and Kimberly A. Schroeder, owners**, for property located at **280 South Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing shed, construct garage, construct rear addition) and allow exterior renovations to an existing structure (relocate front door from side of house to front of house) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 8 and lies within the Single Residence B and Historic Districts.

The applicant indicated that they would move forward with a public hearing.

F. Work Session requested by **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission was requested to allow new construction to an existing structure (rebuild historic parapets, add series of flat roofed dormers, add series of roof walkways and decks, add series of windows) as per plans on file in the Planning Department. Said property

is shown on Assessor Plan 117 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted to continue review of the application at the April 2016 meeting.

G. Work Session requested by **Northern Tier Real Estate Acquisition and Development, LLC, owner**, for property located at **172 Hanover Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing solarium and entry) and allow exterior renovations to an existing structure (relocate entry, infill misc. windows, and add fire stair tower) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 1A and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted to continue review of the application at the April 2016 meeting.

IV. ADJOURNMENT

At 11:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk