

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

September 7, 2016

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

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

- A. August 3, 2016
- B. August 10, 2016

It was moved, seconded, and passed unanimously (7-0) to approve the August 3, 2016 minutes as presented.

It was moved, seconded, and passed unanimously (6-0) to approve the August 10, 2016 minutes as presented.

II. PRESENTATION – City Hall Façade Replacement – north wall

Director of Public Works Peter Rice, Project Principal Rob Robicsek, Project Designer Alice Carey, and Facilities Project Manager Dan Hartley presented options and plans for the restoration of the north wall of City Hall.

III. ADMINISTRATIVE APPROVALS

- 1. 2 Bow Street (*This item was postponed at the August 10, 2016 meeting.*)
- 2. 77 State Street
- 3. 303 Islington Street
- 4. 280 South Street
- 5. 404 Middle Street
- 6. 28 Dennett Street
- 7. 172 Gates Street

8. 241 Islington Street
9. 65 Washington Street
10. 143 Pleasant Street
11. 133 Islington Street

All of the administrative approvals were approved with the exception of Item #8, of which a public hearing at the next HDC meeting was recommended.

IV. PUBLIC HEARINGS

1. Petition of **Darryl E. Mojdehi, owner**, for property located at **137 New Castle Avenue**, wherein permission was requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 55 and lies within the General Residence B and Historic Districts.

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

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Jason Lander and Justus C. Bergweger, Jr., owners**, for property located at **34-36 Highland Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the

Planning Department. Said property is shown on Assessor Plan 135 as Lot 10 and lies within the General Residence A and Historic Districts. *(This item was postponed at the August 10, 2016 meeting to the September 7, 2016 meeting.)*

Because no one was present to speak to the application, the Commission voted to **continue** review of the application at the October 5, 2016 meeting.

B. Work Session requested by **Thunderbolt Realty Trust of 2011, owner**, for property located at **17 Gardner Street**, wherein permission is requested to allow demolition of an existing structure (demolition of two rear additions, removal of rear deck) and allow new construction to an existing structure (construct a five-story rear addition, relocate front gate and fence) 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 continued at the July 13, 2016 meeting to the August 10, 2016 meeting.)*

At this time, the applicant has withdrawn the application from consideration.

C. Work Session requested by **Brian J. Bednarek, owner**, for property located at **10 Humphreys Court**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage and mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 43 and lies within the General Residence and Historic Districts. *(This item was postponed to the September 7, 2016 meeting.)*

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

D. Work Session requested by **Nicole R. Gregg Revocable Trust, Nicole R. Gregg, trustee and owner**, for property located at **13 Salter Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear and side additions and deck) and allow new construction to an existing structure (construct new rear and side additions and deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 28 and lies within the Waterfront Business and Historic Districts. *(This applicant has asked to postpone to the October 2016 meeting.)*

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

E. 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 is 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 applicant has asked to postpone to the October 2016 meeting.)*

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

F. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is 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 applicant has asked to postpone to the October 2016 meeting.)*

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

G. Work Session requested by **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow new construction to an existing structure (rebuild historic parapets, add series of flat roof overhangs, 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. *(This applicant has asked to postpone to the October 2016 meeting.)*

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

VI. WORK SESSIONS (NEW BUSINESS)

H. Work Session requested by **DeWarren, LLC, owner**, for property located at **69-71 Dennett Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 8 and lies within the General Residence A and Historic Districts.

The applicant indicated that they would move forward with a public hearing in the near future.

I. Work Session requested by **Charles and Patricia Corlin, owners**, for property located at **736 Middle Street**, wherein permission is requested to allow demolition, new construction, and

exterior renovations to an existing structure (complete restoration of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 24 and lies within the General Residence A and Historic Districts.

The Commission voted to continue the work session at the October 2016 meeting.

VII. OTHER BUSINESS

1. Discussion: Demolition Review – Draft Ordinance

A brief discussion was had and Mr. Cracknell informed the Commission that he would be sending them a draft ordinance soon for their review.

VIII. ADJOURNMENT

At 10:05 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk