



# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

**PLANNING DEPARTMENT**  
**HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROVAL**

**Date:** August 7, 2017

**To:** 46-64 Maplewood Avenue, LLC  
36 Maplewood Avenue  
Portsmouth, NH 03801

**Re:** 46-64 Maplewood Avenue

The Historic District Commission considered your proposal at its meeting of August 2, 2017 wherein permission was requested to allow a new free standing structure (construct 4 story/ 45 foot mixed-use building) as per plans on file in the Planning Department.

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

- 1) Option 2 for the railings shall be used as shown on the Plan Set.
- 2) All exterior lighting shall be subsequently submitted for Administrative Approval.

**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

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The proposed application also meets the following review criteria of the Historic District Ordinance (as applicable):

**B. Review Criteria:**

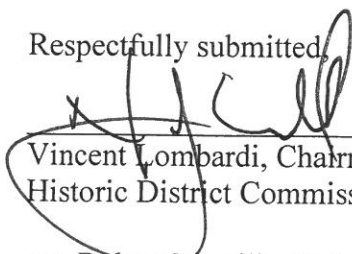
- ✓ Yes  No - Consistent with special and defining character of surrounding properties
- Yes  No - Relation to historic and architectural value of existing structures
- Yes  No - Compatibility of design with surrounding properties
- Yes  No - Compatibility of innovative technologies with surrounding properties

**PLEASE NOTE THE FOLLOWING:**

- **Other Approvals** - Approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.
- **Construction Drawings** - Prior to the issuance of a Building Permit the Building Inspector will review and approve construction drawings/sketches so work shall not commence until the review process is complete and a Building Permit issued.
- **Design Modifications and Fees** - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1<sup>st</sup>, 2016, a \$100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a \$500 fee will be assigned for any work completed prior to approval.
- **Site Inspections and Compliance Review** - The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction and will be available to assist you in making any other requests or inquires on this matter. If you have any questions please feel free to contact the Principal Planner, Nick Cracknell at [njcracknell@cityofportsmouth.com](mailto:njcracknell@cityofportsmouth.com) or Mr. Hayes at [vjhayes@cityofportsmouth.com](mailto:vjhayes@cityofportsmouth.com).

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

  
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Vincent Lombardi, Chairman  
Historic District Commission

cc: Robert Marsilia, Chief Building Inspector  
Rosann Maurice-Lentz, Assessor  
Jennifer Ramsey, Somma Studios