

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**July 16, 2014
reconvened from July 9, 2014**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman Tracy Kozak; John Wyckoff, George Melchior, Dan Rawling; City Council Representative Esther Kennedy Planning Board Representative William Gladhill; Alternate Reagan Ruedig

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. PRESENTATION

1. Honoring Richard Katz for 16 years of service to the Historic District Commission

The Commission presented Richard Katz with gifts of appreciation and thanked him for his service to the Historic District Commission.

II. NEW BUSINESS

- A. Request for a one year extension of the Conditional Use Permit granted on August 7, 2013 for 173-175 Market Street and 65 Ceres Street - submitted by Eport Properties 1, LLC

This item is for informational purposes only this evening. The Commission will take action on this at the August 6, 2014 meeting.

III. OLD BUSINESS

1. Petition of **Tess Casey and Michael J. Dipleco, owners**, for property located at **1 Jackson Hill Street, #2**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 30-2 and lies within the General Residence A and Historic Districts. (*This item was postponed at the July 9, 2014 meeting to the July 16, 2014 meeting.*)

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

- 1) That the vinyl windows on the south and west sides and on the 2nd floor of the north side of the historic structure will be removed and replaced with Andersen 400 Series Woodwright double hung replacement sash windows with a 2/2 grill pattern, half screens, and will have the same profile as the existing windows.
- 2) The existing windows shall be retained or replaced with the same Andersen Woodwright 400 Series windows. If used, wooden storm windows shall be used.
- 3) The remaining vinyl windows shall be painted to match the historic windows.
- 4) Barn sashes shall be installed for attic windows.

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

IV. WORK SESSIONS (CONTINUED)

A. Work Session requested by **Christopher D. Clement, Wendy L. Courteau-Clement, Andrew R. Courteau, Jr., and Elaine M. Perry, owners**, for property located at **41-43 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (upgrade the lower front portion of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 29 and lies within the CD5, Historic, and Downtown Overlay Districts. *(This item was postponed at the July 9, 2014 meeting to the July 16, 2014 meeting.)*

The Commission recommended a work session/public hearing.

B. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Ivy Street**, wherein permission was

Request To Postpone

requested to allow demolition of existing structures (demolish existing buildings, construct two multi-family structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts.

The Commission voted to postpone the application to the August 6, 2014 meeting.

C. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade foundations, new windows and additions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within Mixed Residential Office and Historic Districts.

The Commission postponed the application to the August meeting.

V. WORK SESSION/PUBLIC HEARING (CONTINUED)

D. (Work Session/Public Hearing) Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission was requested to allow new construction to an existing structure (construct side and rear additions) and allow exterior renovations to an existing structure (renovations to existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was continued at the June 18, 2014 meeting to July 9, 2014 meeting.)*

The Commission recommended a work session/public hearing.

VI. WORK SESSIONS (CONTINUED)

E. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission was 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 postponed at the June 18, 2014 meeting to the July 16, 2014 meeting.)*

The Commission recommended another work session.

F. 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 including a hotel, conference center, condominiums, supermarket, etc.) 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 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the June 18, 2014 meeting to the July 16, 2014 meeting.)*

This item was postponed to the August 6, 2014 meeting. The Commission stated that the application would be re-advertised.

G. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission was 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.

The Commission recommended another work session.

VII. ADJOURNMENT

At 10:50 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk