

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**February 17, 2016
reconvened from February 3, 2016**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; Dan Rawling, Vincent Lombardi; City Council Representative Nancy Pearson; Alternate Richard Shea

MEMBERS EXCUSED: John Wyckoff, Reagan Ruedig; Alternate John Mayer

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

1. 687 Middle Street

The Commission voted to postpone review of this item to the March 2, 2016 meeting.

II. PUBLIC HEARING (OLD BUSINESS)

A. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission was requested to allow a new free standing structure (install fencing with gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan105 as Lot 2-1 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was postponed at the February 3, 2016 meeting to the February 17, 2016 meeting.)*

After due deliberation, the Commission **denied** approval of the application voted by a vote of 3-3 for the following reasons:

- 1) It was felt by some of the commissioners that the fence design did not relate to its location. Additionally, although the fence was in a private space, it was in full public view.
- 2) Some commissioners thought a more substantial material, such as iron, should be used which was more reflective of Portsmouth.
- 3) Some commissioners felt the design was overly elaborate and should be simplified. It was suggested that the gates be as tall as the fence line behind it and that the arch should be eliminated.

- 4) The fence plan lacked many details and the submitted drawings were too conceptual to fully assess the proposed fence design and location.

Findings of Fact: The proposed application does not meet 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 does not meet 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. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

1. Petition of **Hayscales Real Estate Trust, Robert Krieger, owner and trustee**, for property locate at **236 Union Street**, wherein permission is 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 postponed at the February 3, 2016 meeting to the February 17, 2016 meeting.)*

After due deliberation, the Commission voted to **continue** review of the application to the March 9, 2016 meeting.

2. Petition of **Thirty Maplewood, LLC, owner**, for property located at **36 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (install free standing sign) 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.

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

IV. WORK SESSIONS

A. Petition of **City of Portsmouth, owner, and Prescott Park Arts Festival, applicant**, for property located at **0 Marcy Street (Prescott Park)**, wherein 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. *(This applicant has asked to postpone review of the application to the March 2016 meeting.)*

The Commission voted to postpone review of the application to the March 9, 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 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 item was postponed at the January 13, 2016 meeting to the February 17, 2016 meeting.)*

After due deliberation, the Commission voted to **continue** review of the application to the March 9, 2016 meeting.

C. 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.

After due deliberation, the Commission voted to **continue** review of the application to the March 9, 2016 meeting.

D. Petition of **Harbor Hill Condominium Association, owner**, for property located at **77 Hanover Street**, wherein permission is 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.

After due deliberation, the Commission voted to **continue** review of the application to the March 9, 2016 meeting.

V. OTHER BUSINESS

Due to the late hour, the Commission postponed items #1 & #2 to the March 2, 2016 meeting.

1. Review of Design Guidelines
2. Discussion of 2016 Work Plan

VI. 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