

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

**SCHOOL BOARD CONFERENCE ROOM**

**6:30 p.m.**

**May 11, 2016  
reconvened from May 4, 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; Alternate John Mayer

**MEMBERS EXCUSED:** Alternate Richard Shea

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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**I. APPROVAL OF MINUTES**

1. April 6, 2016 (*Postponed at the May 4, 2016 meeting to the May 11, 2016 meeting.*)

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

**II. ADMINISTRATIVE APPROVALS**

- A. 28 Dennett Street
- B. 135 Bow Street
- C. 91 Lafayette Road (*Postponed at the May 4, 2016 meeting to the May 11, 2016 meeting.*)
- D. 114 Mechanic Street
- E. 428 Pleasant Street

Items A through E were approved as presented, each with miscellaneous stipulations.

**III. PUBLIC HEARINGS (OLD BUSINESS)**

1. Petition of **Stephen Lichtenstein and Karen Jacoby, owners**, for property located at **35 Wibird Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor's Map 134 as Lot 38 and lies within the GRA and Historic Districts. (*This item was postponed at the May 4, 2016 meeting to the May 11, 2016 meeting.*)

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

2. (Work Session/Public Hearing) Petition of **303 Islington Street, LLC, owner**, for property located at **303 Islington Street**, wherein permission was requested to allow new construction to an existing structure (construct third floor gable dormers, construct second story on rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 11 and lies within the General Residence C and Historic Districts. *(This item was postponed at the May 4, 2016 meeting to the May 11, 2016 meeting.)*

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

- 1) Sheet 11 shows the correct elevation and shall be revised as presented.
- 2) All other plan sheets shall be revised to reflect the revised renderings submitted and presented at the May 11, 2016 meeting. They shall be submitted and approved by the Planning Department prior to construction.

**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 (OLD BUSINESS)**

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 to a time indefinite.)*

At the applicant's request, the Commission voted to postpone review of the application to a time indefinite. The applicant will have to re-apply to the HDC if/when they decide to move forward with the project.

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 April 13, 2016 meeting to the May 11, 2016 meeting.)*

After due deliberation, the Commission voted to continue review of the application to the June 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 postponed at the April 13, 2016 meeting to the May 11, 2016 meeting.)*

After due deliberation, the Commission voted to continue review of the application to the June 2016 meeting.

D. 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 topped 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 Lots 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(Applicant has asked to postpone to the June 2016 meeting.)*

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

E. Work Session requested by **St. John's Church, owner**, for property located at **100 & 101 Chapel Street**, wherein permission was requested to allow demolition of an existing structure (remove and rebuild retaining wall and stairs, remove existing shed) and allow exterior renovations (resurface and re-stripe pavement) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lots 2, 60, 61 & 63 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the April 13, 2016 meeting to the May 11, 2016 meeting.)*

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

F. Work Session requested by **355 Pleasant Street, LLC, owner**, for property located at **355 Pleasant Street**, wherein permission is requested to allow a new free standing structure (construct a two unit dwelling) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 6 and lies within the General Residence B and Historic Districts. (*Applicant has asked to postpone to the June 2016 meeting.*)

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

**V. WORK SESSION (NEW BUSINESS)**

G. Petition of **Shaines and McEachern Co. Portsmouth, LLC, owner**, for property located at **25 Maplewood Avenue**, wherein permission was requested to allow new construction to an existing structure (construct new storefront entry, install ADA lift, machine room, new stair and entry space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

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

**VI. OTHER BUSINESS**

1. Demolition review discussion

Due to the late hour, the demolition discussion was postpone to a future date.

**VII. ADJOURNMENT**

At 10:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk