

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**April 16, 2014
reconvened from April 2 & 9, 2014**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES (CONTINUED)

- A. November 13, 2013
- B. December 4, 2013
- C. December 11, 2013

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

II. OLD BUSINESS (PUBLIC HEARING)

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

- 1. (Work Session/Public Hearing) Petition of **Portwalk HI, LLC, owner**, for property located at **195 Hanover Street**, wherein permission was requested to allow amendments to a previously approved design (changes to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the April 9, 2014 meeting to the April 16, 2014 meeting.)*

After due deliberation, the Commission voted to grant **partial approval** of the application with the following items approved (as enumerated and listed on James McNeely's report, dated April 8, 2014):

Material Change Items:

- #4 – Gas regulator enclosure on the Deer Street sidewalk.
- #5 – Add spandrel glass in the egress stair facing Maplewood Avenue as revised and shown on Exhibit 1 submitted on April 16, 2014.

Consent Agenda Items: (as shown on Plan Set dated March 14, 2014 and date stamped April 9, 2014 by the Planning Department)

- # 3 – Enlarge precast pilaster capitals
- # 5 – Add precast pier facing Portwalk Place
- # 6 – Change metal windows to vinyl
- # 7 – Widen piers on the corner tower
- # 8 – Change metal panels to fiber cement panels
- #11 – Change granite bases to precast concrete in parking lot
- #12 – Increase width of window casings in fiber cement siding
- #13 – Change façade details under Porte Cochere

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

The Commission voted to **postpone** the remaining items requested for approval under the application to a work session/public hearing at the May 7, 2014 meeting.

III. WORK SESSIONS (CONTINUED)

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

After due deliberation, the Commission voted to **continue** the application to another work session at the May 7, 2014 meeting.

B. 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, conference center, condominiums, superstore) 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.

At the applicant's request, the Commission voted to **postpone** the application to another work session at the May 7, 2014 meeting.

IV. ADJOURNMENT

At 11:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary