

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**June 11, 2014
reconvened from June 4, 2014
to be reconvened on June 18, 2014**

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

MEMBERS EXCUSED: Dan Rawling, George Melchior

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES (CONTINUED)

- 4. May 7, 2014
- 5. May 14, 2014

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

II. OLD BUSINESS (PUBLIC HEARINGS)

1. Petition of **Joseph and Zulmira Almeida Revocable Trust, owner**, for property located at **27 Rogers Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition) and Department. Said property is shown on Assessor Plan 110 at Lot 41 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the June 4, 2014 meeting to the June 11, 2014 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the June 18, 2014 meeting.

2. (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 continued at the May 21, 2014 meeting to the June 11, 2014 meeting.)*

After due deliberation, the Commission voted to grant **partial approval** of the apartment portion of the application with the following items approved (as enumerated in the principal planner's memo to the HDC dated June 11, 2014 (see attached memo) in reference to the submitted plans prepared by Pro Con Incorporated, dated 5/27/14 and date-stamped June 4, 2014 by the Planning Department). *

Facades 1 & 2 – Portwalk Place

- #1 – The column color shall be changed to gray;
- #2 – The FRP trim at the bottom shall be changed to fiber cement to match the rest of the bay;
- #3 – Additional trim shall be added and the height of the granite base shall be increased;
- #4 – The retail doors at the corner shall be retained as originally approved;
- #5 – Pulls shall be added to the residential doors and the residential doors shall be upgraded to be solid wood;

* Other modifications to the apartment portion of the building are pending Commission approval.

Façade 5 – Hanover Street

- #1 – The spandrel glass along the floor level shall be removed and the window openings shall be lowered to the floor height;
- #2 – A bronze historical marker shall be added along the blank portion of the wall below the trash room on Hanover Street. The applicant shall come back to the HDC for final approval of the plaque design for this location;
- #3 – The trim detail shall be refined and corbels shall be added at the arch location as previously approved;
- #4 – The trim detail around the windows in the second façade segment shall match the color of the windows;
- #5 – The panels below the windows in the narrow green section of the façade shall be removed and trim details shall match the windows;

Façade 5,6 & 7 – Maplewood Avenue

- #5 – The window and door heights on the fifth floor section next to the parking deck shall be decreased and the windows sizes shall be increased on the abutting façade;
- #6 – The spandrel glass along the floor level of the entire elevation shall be removed and the window openings shall be lowered to the floor height;
- #7 – Polished granite panels shall replace the previously approved metal grills;

Façade 5B & 7 – Parking Deck along Maplewood Avenue

- #1 – The storefront windows shall be modified as presented;

#2 – The window columns on fifth floor shall be modified 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

III. WORK SESSIONS

A. Work Session requested by **Kevin M. Semprini, owner**, for property located at **300 New Castle Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish house) and allow a new free standing structure (construct 2,200 sq. ft. home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 36 and lies within the Single Residence B and Historic Districts.

The Commission recommended another work session.

B. Work Session requested by **402 State Street, LLC, owner**, for property located at **402 State Street**, wherein permission was requested to allow demolition of an existing structure (demolish rear additions) and allow new construction to an existing structure (construct staircase addition) and allow exterior renovations to an existing structure (replace siding windows, add skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 12 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

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

C. Work Session requested by **Joan S. Davis and Charles P. Allard II, owners**, and **Elizabeth Levey-Pruyn and Bruce Erickson, applicants**, for property located at **35 Salter**

Street, wherein permission was requested to allow demolition of an existing structure (demolish exterior stairs, chimneys, and shed) and allow new construction to an existing structure (construct addition, dormer, roof extension, decks, stairs) and 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 102 as Lot 29 and lies within the Waterfront District and Historic Districts.

The Commission recommended a work session/public hearing.

D. Work Session requested by **393 New Castle Avenue, LLC, owner**, for property located at **393 New Castle Avenue**, wherein permission was requested to allow new construction to an existing structure (rebuild back addition (Unit 389) with added entry, rear porch, and dormers, at Unit 391 move entry door to rear and add dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 5 and lies within Single Residence B and Historic Districts.

The Commission recommended another work session.

E. Work Session requested by **Peter N. Floros, Jr., owner**, for property located at **282 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace siding, trim, and molding, replace exterior stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 8 and lies within the Mixed Residential Office and Historic Districts.

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

F. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (upgrade foundations, exterior modifications 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 recommended another work session.

IV. ADJOURNMENT

At 12:20 a.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk