

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**October 1, 2014
to be reconvened on October 8, 2014**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman Tracy Kozak; John Wyckoff, George Melchior, City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternates Reagan Ruedig and Vincent Lombardi

MEMBERS EXCUSED: Dan Rawling

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

1. September 3, 2014
2. September 10, 2014
3. September 17, 2014

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

II. PUBLIC HEARING (OLD BUSINESS)

A. (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 (Option A: mock-up for proposed modifications and design changes to the pre-cast banding on the hotel portion of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within CD5, Historic, and Downtown Overlay Districts. (*This item was postponed at the September 3, 2014 meeting to the October 1, 2014 meeting.*)

After due deliberation, the Commission voted that the request be **approved** as presented as follows:

The improvements shown on the plans submitted titled "Infill Details - A.1", Sheets 1, 2, 3 and 4 (updated 9/20/2014) are approved subject to the following stipulations:

- The proposed awnings shall be plain blue and shall be at least 5 feet deep;

- An additional continuous relief/trim detail shall be added to the bottom of the main horizontal band between the second and third floor. This additional relief/trim detail will not be installed at the tower. The profile of this added relief/trim detail shall match the lower portion of the existing (and approved) relief/trim detail at the top of the horizontal band; and
- The main horizontal band and new relief/trim detail shall be painted in a slightly contrasting color.

A revised plan showing the abovementioned stipulations shall be submitted 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

III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Folsom-Salter House, LLC, owner**, for property located at **95 Court Street**, wherein permission was requested to allow exterior renovations to an existing structure (repair front steps and adding granite toppers for treads) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 21 and lies within the CD4-L and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

Findings of Fact: The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

2. Petition of **Whalesback Light, LLC, owner**, for property located at **96 State Street**, wherein permission was requested to allow new construction to an existing structure (install

second story guardrail) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the CD4 and Historic Districts.

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

- 1) That the proposed railing can be removed without HDC approval if permitted by the Inspection Department.

Findings of Fact: The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

3. Petition of **Peter H. Jarvis and Sons, LLC and Simeon P. Jarvis Revocable Trust 1999, owners**, for property located at **1 Congress Street (also known as 20 High Street)**, wherein permission was requested to allow exterior renovations to an existing structure (install vent termination unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 14 and lies within the CD5, 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 purposes and objectives of the Historic District ordinance and the Review Criteria.

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. Petition of **Strawbery Banke, Inc., owner**, for property located at **39 Puddle Lane**, wherein permission was requested to allow new construction to an existing structure (construct 24'x16' addition to east side of blacksmith shop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7-13 and lies within the Mixed Residential Office and Historic Districts.

The Commission voted to **continue** review of the application to the November 5, 2014 meeting.

5. Petition of **Paul T. Marino, owner**, for property located at **287 Marcy Street**, wherein permission was requested to allow demolition of an existing structure (remove stairs) and allow new construction to an existing structure (reconfigure stairs, add railing at basement entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 46 and lies within the General Residence B and Historic Districts.

The Commission voted to **continue** review of the application to the November 5, 2014 meeting pending review from the Legal Department.

6. Petition of **Seekell and Kaniwec Trust, Janet L Seekell and George N. Kaniwec, trustees and owners**, for property located at **478 Marcy Street**, wherein permission was

requested to allow a new free standing structure (install shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 74 and lies within the General Residence B and Historic Districts.

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

- 1) That the shed shall be painted to match the principal structure (house).
- 2) That the roof shall match the principal structure (house).
- 3) That the doors shall be located on the garden side only.
- 4) That the shutters shall be removed.
- 5) That the wood siding shall match the principal structure (house).

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 |

7. Petition of **Bruce A. Erickson and Elizabeth A. Levey-Pruyn, owners**, for property located at **35 Salter Street**, wherein permission was requested to allow amendments to a previously approved design (add window on first floor of south elevation, remove window on west elevation, replace misc. slate roofs with zinc standing seam roofs) 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 Business and Historic Districts.

At the applicant's request, the Commission voted to **postpone** review of the application to the November 5, 2014 meeting.

8. Petition of the **Harbour Place Condominium Association, owner, Bruce Ocko applicant**, for property located at **135 Bow Street, Unit 11**, 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 105 as Lot 2-1 and lies within the CD4, 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

9. Petition of **Hanover Apartments, LLC, owner**, for property located at **5 Portwalk Place (previously known as 195 Hanover Street)**, wherein permission was requested to allow exterior renovations to an existing structure (modifications to storefront window system) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD5, 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

10. Petition of **Theodore M. Stiles and Joan H. Boyd, owners**, for property located at **425 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (construct dormer addition, add new window and door locations, remove chimney and rebuild with thin brick) and allow exterior renovations to an existing structure (replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 70 and lies within the General Residence B and Historic Districts.

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

- 1) That if required by the Inspection Department, the casement windows may be used 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
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- Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

11. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street**, wherein permission is requested to allow amendments to a previously approved design (minor revisions to base height and **Request To Postpone** as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within the CD5 and Historic Districts. *(This applicant has asked to postpone to the October 8, 2014 meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the October 8, 2014 meeting.

12. Petition of **Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein permission was requested to allow an amendment to a previously approved design (modify roof pitch, raise curb height, construct roof top deck with railings, add additional scupper, increase size of scuppers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 61 and lies within the General Residence B and Historic Districts.

The Commission voted to **continue** review of the application to the November 5, 2014 meeting pending a site visit and inspection from the Planning staff.

V. ADJOURNMENT

At 10:17 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary