

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:30 p.m.**

**November 12, 2014  
reconvened from November 5, 2014  
to be reconvened again on November 19, 2014**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman Tracy Kozak; John Wyckoff, Dan Rawling; Planning Board Representative William Gladhill; Alternates Reagan Ruedig and Vincent Lombardi

**MEMBERS EXCUSED:** George Melchior, City Council Representative Esther Kennedy

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

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

A. 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. *(This item was postponed at the November 5, 2014 meeting to the November 12, 2014 meeting.)*

After due deliberation, the Commission voted to **postpone** review of the application to the December 3, 2014 meeting for the following reason:

- 1) The Commission would like the application to return to the Commission and provide an update on the construction process and specifically, the status of the chimney that has been removed and/or altered. Such chimney was identified in the previous approval as to remain in place.

B. 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. *(This item was postponed at the November 5, 2014 meeting to the November 12, 2014 meeting.)*

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

- 1) That the downspout will be wood sided with an open back and be reduced
- 2) That the drain pipes on the northeast side of the structure will be removed.
- 3) That the scupper will be shrouded by roof material.
- 4) That the second front door light may be installed as presented if preferred by the applicant.
- 5) That the third light over the French door is permitted as presented provided the fixture is dark sky compliant.
- 6) That the rear chimney alterations were approved as part of the original approval.
- 7) That the window relocations were approved as presented in the November 12, 2014 letter.

**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

**C. (Work Session/Public Hearing) Petition of Solano Group, LLC, owner, and Stephen Meade, applicant,** for property located at **456 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace vinyl siding with wood clapboards, replace windows and doors, replace lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 43 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the November 5, 2014 meeting to the November 12, 2014 meeting.)*

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

- 1) That the second floor windows on the rear elevation will be 2/2 (Andersen 400 Series Woodwright double-hung windows as presented)

- 2) That the proposed roof mantle will be reconstructed as shown in the historic structure and the final design shall be submitted for review to the Planning Department prior to installation.
- 3) That a historic sill shall be installed at all window openings.
- 4) That the front doors shall be solid wood and have two square windows where the fan light was previously proposed.
- 5) That half screens shall be used for all windows.

**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

D. Petition of **Haven School Condominium Association, owner**, and **Jamie A. Baquero, applicant**, for property located at **50 South School Street, Unit 5**, wherein permission was requested to allow new construction to an existing structure (construct roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 60-5 and lies within the General Residence B and Historic Districts. *(This item was postponed at the November 5, 2014 meeting to the November 12, 2014 meeting.)*

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

- 1) That the metal railing system shown on the submitted plans dated 10-9-14 shall be used.

**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

**II. PUBLIC HEARINGS (REGULAR AGENDA ITEMS, CONTINUED)**

1. Petition of **Richard M. and Susan H. Shea, owners**, for property located at **19 Howard Street**, wherein permission was requested to allow a new free standing structure (construct shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 82 and lies within the General Residence B and Historic 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

2. **(Work Session/Public Hearing) Petition of Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission was requested to allow (new construction to an existing structure (convert existing carriage house to single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within the Mixed Residential Office and Historic 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

3. Petition of **Kevin M. Semprini, owner**, for property located at **300 New Castle Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct new structure on same footprint with two additions) 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.

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

- 1) That a historic record will be submitted to the Planning Department prior to construction.
- 2) That the hardiplank will have the smooth side exposed.

**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 **303 Islington Street, LLC, owner**, for property located at **303 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct third floor dormers, construct rear addition) 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 applicant has requested to postpone the application to the December 3, 2014 meeting.)*

The Commission voted to postpone review of the application to the December 3, 2014 meeting.

B. Work Session requested by **Timothy and Alexandra Lieto, owners**, for property located at **454 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct second story addition, window relocations on first floor of north, south, and west facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 77 and lies within the General Residence B and Historic Districts. *(This applicant has requested to postpone the application to the November 19, 2014 meeting.)*

The Commission voted to postpone review of the application to the November 19, 2014 meeting.

C. Work Session requested by **Ten State Street, LLC, owner**, for property located at **10 State Street**, wherein permission was requested to allow amendments to a previously approved design (change window manufacturer, changes to coordinate MEP/FP systems design, vent screening) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the CD4 and Historic Districts.

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

#### **IV. ADJOURNMENT**

At 11:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Administrative Clerk