

**MINUTES
MEETING OF
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**February 3, 2016
to be reconvened on February 17, 2016**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; Members Reagan Ruedig, Dan Rawling, Vincent Lombardi; City Council Representative Nancy Pearson; Alternates Richard Shea and John Mayer

MEMBERS EXCUSED: John Wyckoff

ALSO PRESENT: Nick Cracknell, Principal Planner

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Chairman Almeida stated that Petition #1 of Public Hearings Old Business and Petition #3 of Public Hearings Regular Agenda Items were requested to be postponed.

*It was moved, seconded, and **passed** unanimously (7-0) to postpone the petitions to the February 17, 2016 meeting.*

I. APPROVAL OF MINUTES

A. January 6, 2016

*It was moved, seconded, and **passed** unanimously (7-0) to approve the January 6, 2016 minutes with minor corrections.*

B. January 13, 2016

*It was moved, seconded, and **passed** unanimously (7-0) to approve the January 13, 2016 minutes.*

II. ADMINISTRATIVE APPROVALS

1. 687 Middle Street

Mr. Cracknell stated that the applicant requested that the petition be continued to the February 17, 2016 meeting.

2. 135 Market Street
3. 765 Middle Street
4. 177 Mechanic Street

*Mr. Rawling made a motion to **grant** Administrative Approvals Items #2, #3, and #4. Mr. Lombardi seconded the motion. The motion **passed** unanimously (7-0).*

III. PUBLIC HEARING (OLD BUSINESS)

1. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission is requested to allow a new free standing structure (install fencing with gates) 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 CD 4, Historic, and Downtown Overlay Districts. *(The applicant has requested to postpone the application to the February 17, 2016 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** unanimously (7-0) to postpone the petition to the February 17, 2016 meeting.*

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

1. Petition of **David A. and Joyce C. Marr, owners**, for property located at **1B Jackson Hill Street**, wherein permission was requested to allow new construction to an existing structure (remove rear window and construct dormer on existing shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 30-2 and lies within the General Residence A and Historic Districts.

SPEAKING TO THE PETITION

The owner David Marr stated that the shed was located on the property line. He requested permission for the removal of the shed's window and cover the spot with clapboards. He also wanted to build a small dormer on the shed to let in light.

Mr. Lombardi noted that the drawings showed a 9-inch setback from the edge of the roof to the side of the dormer and suggested that there be more space. The project contractor Josh Perry approached the podium and stated that the width of the dormer should be 11 feet, leaving 12" on each side. Ms. Ruedig asked whether the cedar shingles would be continued on the roof and was told that they would be. Chairman Almeida stated that the windows looked narrow in height and noted that the sketch showed that they would be split up into a 6-light window, making for tiny panes. Mr. Perry said they should be 2/2. Chairman Almeida suggested it be specified.

Vice-Chair Gladhill noted that there were no window manufacturer cut sheets. Mr. Perry replied that the windows were already replaced with Marvin 2/2 windows. Vice-Chair Gladhill asked whether the Marvin window would also be used on the dormer and was told that it would. Chairman Almeida discussed using a 2-light window to better match the other window. He suggested that the window design be resubmitted for an Administrative Approval. He also asked about gutters and was told that there were none.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Almeida closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Gladhill made a motion to **grant** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1) The shed dormer shall be 11' in width.*
- 2) Cedar shingles shall be used on the roof.*
- 3) The dormer windows shall be vertically proportioned and the final window design for the dormer shall be submitted to the Planning Department for Administrative Approval prior to installation.*

Ms. Ruedig seconded the motion.

Vice-Chair Gladhill stated that the petition was consistent with the purpose and intent of the Ordinance. It would preserve the integrity of the District as well as maintain its special character. The abutters agreed with the changes. He noted that the use of cedar shingles would complement and enhance the architectural and historic character of the District.

*The motion **passed** by a unanimous (7-0) vote.*

2. Petition of **Pier II, LLC, owner, and 10 State Street, LLC, applicant**, for property located at **10 State Street**, wherein permission was requested to allow amendments to a previously approved design (change approved sun sails to retractable awnings, change green roof concept to concrete pedestal pavers, add two gates to existing fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the CD 4 and Historic Districts.

SPEAKING TO THE PETITION

Landscape architect Robbie Woodburn representing the owners was present to speak to the petition. She introduced Dana Adams of DeNiro Construction and Jim Labrie, one of the condominium owners. Ms. Woodburn reviewed the petition, which included requests for adding retractable awnings, replacing the sun sails on the roof with retractable awnings and changing the green roof to 24x24" concrete pavers, and relocating an existing gate. She explained the reasons for the requested changes. She also distributed additional drawings to the Commission.

Chairman Almeida confirmed that a shiny aluminum structure would not be seen. Mr. Shea said the awnings on the sides of the building made it look more residential.

Vice-Chair Gladhill noted a sailboat piece on the tower part on the south elevation. Mr. Adams said it would be mounted on the side of the building facing toward State Street. They further discussed it. Vice-Chair Gladhill asked whether the sailboat structure could be exempted from the petition, and Mr. Adams said they would remove it.

Councilor Pearson asked whether the green roof system had been a factor for previous approval. Ms. Woodburn replied that there had been no real discussion about the green roof. Chairman Almeida agreed that it had not been a major component. Mr. Lombardi recalled that the sails had seemed important. Mr. Mayer said he liked the creativity of the green roof, but Ms. Woodburn noted that green roofs were hard to maintain and were used more in commercial projects. They further discussed the planting structure as an integral part of the building design. Chairman Almeida said that seeing plant life protrude above the parapet would be a benefit and thought it was one of the nicest rooftop designs in Portsmouth.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Jim Labrie stated that he was a unit owner and thought the changes were practical and aesthetic and that the retractable awnings would be good in windy conditions. He asked the Commission to approve the petition, noting that nothing on the roof would be seen from the ground.

No one else rose to speak, and Chairman Almeida closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Lombardi made a motion to **grant** the Certificate of Approval for the application as presented, with the following stipulation:*

- 1) *The sailboat icon on the south elevation shall be removed.*

Mr. Shea seconded the motion.

Mr. Lombardi stated that the changes would enhance the ability to maintain the building and would be consistent with the character of nearby properties. He also thought that the project could be an example for other buildings. The design would enhance property values and would maintain the characteristics within its immediate district.

*The motion **passed** by a unanimous (7-0) vote.*

3. Petition of **Hayscales Real Estate Trust, Robert Krieger, owner and trustee**, for property locate at **236 Union Street**, wherein **postpone** is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a new two story, two unit building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and

Historic Districts. *(The applicant has asked to postpone review of the application to the February 17, 2016 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** unanimously (7-0) to postpone the petition to the February 17, 2016 meeting.*

4. Petition of **Middle Street Baptist Church, owner, and Richard Cyr and Lisa DeStefano, applicants**, for property located at **640 Middle Street**, wherein permission was requested to allow amendments to a previously approved design (add rear window, replace existing window on side façade, expand rear deck, rebuild rear stairs, replace fencing, install two condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 20 and lies within the General Residence A and Historic Districts.

SPEAKING TO THE PETITION

The owner Lisa DeStefano was present to speak to the petition and said she was requesting amendments to a previous approval. She reviewed her reasons for the request, which included removing a large window, adding a window, redesigning the back stairway, extending the rear deck, removing the stockade and chain link fences, and installing two mechanical units.

Mr. Shea asked whether storms would be placed on the new windows. Ms. DeStefano said they would not because all the windows were insulated except for the upstairs window. In answer to Mr. Shea's other questions, Ms. DeStefano stated that the deck expansion materials would be tongue-and-groove mahogany, the deck level would remain the same, and the stair treads would be replaced with the same mahogany material. She further discussed the condensing units.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Carol Thur stated that she was an abutter and was very happy with the new porch design.

No one else rose to speak, and Chairman Almeida closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Gladhill made a motion to **grant** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1) The treads for the proposed rear stairs shall be mahogany as presented.*
- 2) The decking material shall match the existing decking or be mahogany and installed at the same dimensions with a tongue and groove design.*

City Council Representative Pearson seconded the motion.

Vice-Chair Gladhill stated that the changes would preserve the integrity of the District and enhance its architectural and historic character. He said he liked the new staircase style. *The motion passed by a unanimous (7-0) vote.*

5. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (install new window and trimmed panel next to main entry) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic Districts.

SPEAKING TO THE PETITION

The architect Tracy Kozak on behalf of the applicant stated that the property was a senior living facility and that they wanted to place a new window on the addition behind the historic mansion to provide daylight. She reviewed her packet and described the material and design of the window, clarifying that it was a new window and not a retrofit as shown on the drawing.

Mr. Mayer asked how the window would be finished, and Ms. Kozak said it would be painted. They discussed the panel above the window, including the symmetrical elevation and whether something could be put on the panel, like a sign or a design. Ms. Ruedig confirmed that the new window was a single-hung because the top sash was fixed.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Almeida closed the public hearing.

DECISION OF THE COMMISSION

Vice-Chair Gladhill made a motion to grant the Certificate of Approval for the application as presented. Ms. Ruedig seconded the motion.

Vice-Chair Gladhill stated that adding the window and panel would conserve property values and would not be detrimental. It would maintain the special character of the District and preserve its integrity because the location was not prominent. He was in favor of the panel because it presented an option for artwork or a future sign, which would be an enhancement.

The motion passed by a unanimous (7-0) vote.

V. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on March 9, 2016.