

**MINUTES
MEETING OF
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**July 6, 2016
to be reconvened on July 13, 2016**

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

MEMBERS EXCUSED: Vincent Lombardi

ALSO PRESENT: Nick Cracknell, Principal Planner

Chairman Almeida read the Requests to Postpone, Work Sessions D, E, and F, into the record.

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

Chairman Almeida stated that the next HDC meeting had a light agenda and that any applicant in the audience who wanted to postpone their petition to the following week could do so.

Lisa DeStefano requested that her two applications, Work Sessions A and B, be postponed to the following week.

Chairman Almeida then recused himself, and Vice-Chair Gladhill assumed his seat and read the two petitions into the record.

*It was moved, seconded, and **passed** unanimously (7-0) to **postpone** Work Sessions A and B to the July 13, 2016 meeting.*

I. APPROVAL OF MINUTES

- A. June 1, 2016
- B. June 8, 2016

*It was moved, seconded, and **passed** unanimously (7-0) to **approve** the two sets of minutes, with minor edits on the June 8 minutes.*

II. ADMINISTRATIVE APPROVALS

Mr. Cracknell reviewed the Administrative Approval petitions, and the Commission discussed a few of them, as noted after each discussed petition.

1. 303 Islington Street
2. 233 Vaughan Street
3. 173-175 Market Street

Mr. Shea asked whether the brick work would be painted. The architect Carla Goodnight approached the podium and stated that the brick work would be painted.

4. 114 Mechanic Street

Chairman Almeida asked the Commission whether they should view the window mockup in person. Mr. Shea said he had looked at the mockup and was satisfied and thought the casing was an improvement to the existing windows.

5. 77 State Street
6. 134 South Street
7. 21 Dearborn Street

Ms. Ruedig suggested stipulating that the conduit be painted the same color as the house.

8. 39 Dearborn Street

Mr. Cracknell said the project was previously approved by the HDC. Mr. Wyckoff said all the items were benign except for the trim detail of 1"x4", which had been stipulated at 5/4"x 5". He thought the 1"x4" dimension was skimpy. Chairman Almeida suggested that the 5/4" dimension was potentially excessive. It was agreed that the 5/4" would be fine.

9. 11 Market Street
10. 90 Fleet Street

Mr. Cracknell said the owner wanted to replace three windows with Harvey vinyl double hung windows, which had been approved six years earlier, and he asked the Commission whether they would allow the same type of Harvey window to be installed.

Bret Remick of Nickerson Remick said he would replace the vinyl windows in kind and that no one would tell the difference.

11. 60 Marcy Street

12. 816 Middle Street

Mr. Cracknell said the applicant wanted to replace the asphalt roof with a faux slate one to match the roof on the house and also add two aluminum clad windows. Ms. Ruedig said she didn't think the replacement 4/1 window would be appropriate. Mr. Wyckoff said the two 32"x38" windows were already out of proportion, and trying to make them 4/1 would be a mess. Chairman Almeida suggested making them 2/1 and getting rid of the horizontal muntin. Mr. Shea asked whether the porch rail would be replaced in kind and was told that it would. Mr. Mayer asked if the applicant would restore the window trim or match the one on the original windows. Mr. Cracknell said the original ones should be matched and he'd stipulate it.

13. 200 New Castle Avenue

*It was moved, seconded and **passed** by unanimous vote (7-0) to grant all 13 Administrative Approvals, with the following stipulations:*

#6, 134 South Street – the conduit shall be field painted to match the siding.

#12, 816 Middle Street – the casement window shall have a 2/1 muntin pattern and the casing and trim shall match the other existing windows and the porch details shall match the existing design materials.

Mr. Wyckoff also noted that he felt that Administrative Approvals with three or more items were more complicated and should be public hearings. The new fee schedule of \$100 per Administrative Approval and \$500 to correct an improper change was discussed. Mr. Wyckoff said he didn't agree with the \$500 fee, and Chairman Almeida stated for the record that the fee was something the City Council voted on and not the HDC.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Stephen Lichtenstein and Karen Jacoby, owners**, for property located at **35 Wibird Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 134 as Lot 38 and lies within the GRA and Historic Districts. *(This item was postponed at the June 1, 2016 meeting to the July 6, 2016 meeting.)*

SPEAKING TO THE PETITION

The applicant was not present to speak to the petition.

*It was moved, seconded and approved by unanimous vote (7-0) to **postpone** the petition to the end of the meeting.*

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

Chairman Almeida read the three Consent Agenda Items into the record. Mr. Cracknell briefly reviewed each one.

1. Petition of **One Middle Street, LLC, owner**, for property located at **150 Congress Street**, wherein permission was requested to allow a new free standing structure (install condensing unit on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 11 and lies within the CD 5, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Vice-Chair Gladhill noted that the condenser looked very close to the windows.

The contractor Dana Joy stated that the condenser would be 10 feet from the edge of the roofline, and the only visible part of it would be through the windows.

Mr. Wyckoff asked if the condenser was a heat pump type of unit and whether rails were required, and Mr. Joy said it was not a heat pump unit and that no rails were required.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

2. Petition of **Northern Tier Real Estate Acquisition and Development, LLC, owner**, for property located at **172 Hanover Street**, wherein permission was requested to allow an amendment to a previously approved design (modifications to accommodate the second floor egress) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 1A and lies within the CD 5, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Chairman Almeida recused himself and Vice-Chair Gladhill assumed his seat.

Mr. Cracknell said the applicant wanted to move the fire stair tower to minimize the alterations required to the concrete roofing in that section.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Vice-Chair Gladhill closed the public hearing. Vice-Chair Gladhill asked for an immediate vote, seeing that Chairman Almeida had recused himself.

DECISION OF THE COMMISSION

*Mr. Wyckoff made a motion to **grant** a Certificate of Approval for the application as presented. Ms. Ruedig seconded the motion.*

Mr. Wyckoff stated that the change was a cleaner design than what was previously approved.

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

3. Petition of **Seth F. Peters, owner**, and **Michael Lipoma, applicant**, for property located at **112 State Street**, wherein permission was requested to allow new construction to an existing structure (construct shed addition to rear of building) and allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 112 as Lot 54 and lies within the CD 4, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Chairman Almeida resumed his seat.

Mr. Cracknell said the condenser would not be visible from the street. He also said the application indicated that the galvanized steel could be painted any color. Mr. Wyckoff said it wasn't usually successful. Ms. Ruedig said that it wouldn't be visible from anywhere.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

Ms. Ruedig made a motion to grant a Certificate of Approval for Consent Agenda Items 1 and 3. Vice-Chair Gladhill seconded the motion.

Ms. Ruedig stated that both Consent Agenda items would minimally or not at all be visible to the public. They would not affect surrounding property values and would improve the buildings.

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

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. Petition of **Olde Harbour Condominium Association, owner**, and **Kathleen Tutone, applicant**, for property located at **135 Market Street, Unit E (143 Market Street)** wherein permission was requested to allow new free standing structures (install two condensing units) as per plans on file in the Planning Department. Said property is shown Assessor Plan 106 as Lot 34 and lies within the CD 5, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

The applicant Kathleen Tutone was present to speak to the petition. She said she bought the condominium without a heating system, but the lack of heat had become an issue.

Vice-Chair Gladhill noted that it was a very public area in which to have more condenser units, but since there was no feasible alternative, he could support the application.

Mr. Wyckoff stated that, from a sustainability standpoint, the new heat pumps were the way to go and also noted that the model was a very slender unit. Ms. Ruedig said the area was already littered with various mechanical units and that a few more wouldn't impact the views. Chairman Almeida agreed, but wanted to confirm that lines or conduits would not be visible.

The contractor Dana Joy approached the podium and explained that the lines could be run inside so that minimal refrigeration lines would be visible.

Ms. Ruedig asked whether they would be mounted to the exterior wall, and Mr. Joy agreed and said there would be brackets. Chairman Almeida asked whether the units would be a few inches from the roof surface, and Mr. Joy agreed. He also said there would not be any vertical lines and that the brackets were stainless steel. Mr. Mayer noted that one unit was located under a window. Mr. Joy explained that the unit would be located between the vent and the window.

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** a Certificate of Approval for the application as presented with the following stipulations:*

- 1) The conduit shall be located internally and any exposed conduit shall be painted to match the wall.*
- 2) The condenser shall be mounted 2-3" above the roof surface.*

Ms. Ruedig seconded the motion.

Vice-Chair Gladhill stated that the application would comply with innovative technology of surrounding properties because units nowadays were smaller and the condensers would be installed in an area that had other mechanical units. He said the petition would conserve and enhance surrounding property values.

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

5. Petition of **Robert McDowell, owner**, for property located at **379 Newcastle Avenue**, wherein permission was requested to allow demolition to an existing structure (demolish existing metal carport and garage) and allow a new free standing structure (construct new two car garage)

as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 4 and lies within the Single Residence B and Historic Districts.

SPEAKING TO THE PETITION

*It was moved, seconded and **approved** by unanimous vote (7-0) to **postpone** the item to the end of the meeting.*

6. Petition of **Nina Eshoo, owner**, for property located at **37 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace clapboards, replace wood trim with composite material, remove and replace twelve windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 52 and lies within the General Residence B and Historic Districts.

SPEAKING TO THE PETITION

The owner Nina Eshoo and the contractor Nat Ewing were present to speak to the petition. Ms. Eshoo reviewed her petition and said she wanted to replace the windows with Marvin windows.

Vice-Chair Gladhill said that, on the front façade, it looked like the only two previous replacement windows were the two on the bottom right and that the other seven windows looked original. He asked Ms. Eshoo whether she had considered preserving them. She said all the windows had aluminum storms and were deteriorated, and she didn't know when the two windows on the lower right were done and preferred to match the whole front of the house.

Vice-Chair Gladhill said the Commission preferred to have information on older-appearing windows so that they could make a better judgment. Ms. Eshoo said she wasn't sure if the windows were a hundred years old because the glass was a single flat pane and not old.

Mr. Shea said he had walked by the house that day and noticed that the house had been reworked quite a bit. The seven windows on the front were the only ones that hadn't been touched, and two of them had already been removed, so he didn't know if the applicant would be able to match them again. He said he agreed with the proposal to replace all the windows because the new windows would be consistent, with quality Marvin SDL windows having the right sill dimensions and casings. He also noted that the house was five feet off the very busy road and the new windows would be more sound efficient.

Mr. Rawling noted that there would be a clad window in an ebony finish and said the sash should be the dark color and the jamb and window frame should be a light color to match the rest of the house. He also noted that the two-dimensional was portrayed in some of the South Street examples included in the package. Mr. Ewing agreed with Mr. Rawling and further explained how he would install the replacement windows, saying that the resulting sash would be black and the rest would match the house color.

Mr. Shea asked Mr. Ewing to ensure that the window casing would match the existing old windows and would have a 1"x5" band molding around it and have the historic sill profile. He asked Mr. Ewing if he would add the historic window sill, and Mr. Ewing said he would match

what was there. Replying to further questions from Mr. Shea and Chairman Almeida, Mr. Ewing said the PVC would be field painted, the seven façade windows would be reproduced in size and detail, the cornerboards would come off and be replaced in the same dimensions, and that the clapboard exposure would match the neighboring houses.

The Commission further discussed the clapboard exposure and agreed that it should be between 3 and 3-1/4 inches.

Ms. Ruedig suggested that the applicant research historical photos of the house at the Athenaeum to see if the spacing was 4" or narrower. Mr. Shea said that 3-1/2" could be stipulated.

Ms. Ruedig asked the reason for the PVC trim, and Mr. Ewing said it held paint and didn't rot. Ms. Ruedig said PVC products warped and may not be the answer in terms of maintenance.

Mr. Wyckoff asked whether the surround of the front door would be touched, and Ms. Eshoo said she would restore and preserve it. He then asked what would be used for the band molding around the window casings, and Mr. Ewing said he would use AZEK.

Vice-Chair Gladhill said replacement windows on a second floor and original windows on a first floor were not usually noticed by pedestrians but were noticed by drivers.

Mr. Wyckoff asked whether half-screens would be used, and Mr. Ewing said they would.

Mr. Mayer asked Mr. Shea whether the windows looked like they were part of the earlier renovation or from the 19th Century, and Mr. Shea said they were old but that he couldn't tell if they were original. Mr. Mayer said he was surprised the Commission was receptive to removing all those windows. Mr. Ewing said they were just two windows, and it was further discussed.

Mr. Shea referred to the window specifications and said he thought 7/8" was too thick. Mr. Ewing said they were the same as the house across the street. Mr. Shea said he thought they should be 5/8" with a space bar.

The Commission discussed the window specifications. Mr. Shea thought the dimension where the top and bottom sashes met looked tall. Chairman Almeida noted the Marvin window on the specifications was disproportionate and asked where it would be located. Mr. Ewing said it was the very top window. Chairman Almeida asked if it was the original opening, and Mr. Shea said it wasn't. Chairman Almeida suggested a taller window with 4" or more.

Vice-Chair Gladhill asked whether there was a window on the other side of the attic. Ms. Eshoo said there was but that she wasn't going to work on that side of the house.

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** a Certificate of Approval for the application as presented, with the following stipulations:*

- 1) The window sills and casings shall match the historic sill pattern of the existing windows.*
- 2) Half screens shall be used.*
- 3) The composite trim material shall be field-painted to match the color of the siding.*
- 4) The clapboard exposure shall be 3-3 1/2".*
- 5) All windows shall be simulated divided lights with a spacer bar. The muntin width shall match the older windows on the first floor of the facade.*
- 6) If desired, 4" may be added to both attic windows.*
- 7) The frames and jambs shall match the color of the window trim.*

Ms. Ruedig seconded the motion.

Vice-Chair Gladhill said the Commission was approving the removal of historic windows, but there were only two left on the front façade, and they were not in the best condition, so the application warranted their removal. He said the application would preserve the integrity of the District, would conserve and enhance surrounding property values, and would complement and enhance the historic character of the neighborhood since nearby homes had the same look.

VI. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Ann L. and Mark M. Wilbur, owners**, for property located at **199 Middle Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing two story rear addition) and allow new construction to an existing structure (construct new two story rear addition, new deck, re-work existing fence and gate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 6 and lies within the Mixed Residential Office and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded and **passed** unanimously (7-0) to **postpone** the petition to the July 13, 2015 meeting.*

B. Work Session requested by **Thunderbolt Realty Trust of 2011, owner**, for property located at **17 Gardner Street**, wherein permission was requested to allow demolition of an existing structure (demolition of two rear additions, removal of rear deck) and allow new construction to an existing structure (construct a two story rear addition, relocate front gate and fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 14 and lies within the General Residence B and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded and **passed** unanimously (7-0) to **postpone** the petition to the July 13, 2015 meeting.*

In **additional business**, the Commission discussed the progress on the new fee schedule and the proactive communication with realtors, architects, and contractors regarding the HDC's new guidelines and having the State law modified so that property owners would be notified.

VII. ADJOURNMENT

*At 8:20 p.m., it was moved, seconded, and **passed** unanimously (7-0) to adjourn the meeting.*

Respectfully submitted,

Joann Breault
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on August 3, 2016.