

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**December 6, 2017
to be reconvened on December 13, 2017**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; City Council Representative Nancy Pearson; Members Dan Rawling, Reagan Ruedig, Richard Shea, Martin Ryan; Alternates Molly Bolster and Cyrus Beer

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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Chairman Lombardi welcomed new commissioner, Cyrus Beer.

I. APPROVAL OF MINUTES

- A. November 1, 2017
- B. November 8, 2017

*It was moved, seconded, and passed unanimously to **approve** both sets of minutes.*

II. ADMINISTRATIVE APPROVAL

Mr. Cracknell addressed the first four items as a group, while the fifth item was discussed separately.

1. 235 Islington Street (*postponed from the November 8, 2017 meeting*)

Mr. Cracknell stated that the applicant's plan previously stated that seven large trees would be planted; however, six Japanese maples were planted instead.

E. J. Cheney of the Islington Street Condominium Association stated that the Board's previous approval indicated shade trees and that several arborists recommended the Japanese maples because they grew slowly. Mr. Rawling noted that the design approval was for stronger, vertical elements to pull the edge of the street in. He said the Japanese maples were exotic and unrelated to the area, would be four feet tall in 20 years, and were contrary to the species form that the Board approved. It was further discussed. Chairman Lombardi noted that there were several types of Japanese maples and that he wouldn't have a problem if the trees were that larger type.

Mr. Cheney said the maples were supposed to grow to eight feet. The Commission discussed the verticality of the trees and whether there would be a gap in the adjacent properties. Councilor Pearson said the trees would provide shade and privacy for the condo's patios, but Mr. Rawling said 4-ft trees wouldn't do so. He noted that the previous trees were planted adjacent to the building, but the Japanese maples were moved out quite a way from the street edge. He said the Commission should enforce their previous approval, and it was further discussed.

*Mr. Rawling moved to **deny** the application and ensure that the trees go back to the ones that were previously approved. There was no second motion.*

*Vice-Chair Wyckoff moved to **approve** the application and accept the Japanese maples, and Mr. Shea seconded.*

Vice-Chair Wyckoff noted that the previous stipulation stated that shade trees would be included on the location shown on the plan, and any modification would require an Administrative Approval, which was what the Board was doing. He said there was merit to Mr. Rawling's motion, but the Board didn't know whether the trees would grow or die and they had no jurisdiction over trees, so he supported the application as presented. Ms. Ruedig said that the original proposal indicated shade trees, and she wasn't comfortable making design demands on trees because she wasn't an arborist.

*The motion **passed** by a vote of 6-1, with Mr. Rawling voting in opposition.*

2. 40 Bridge Street

Mr. Cracknell said the vent on the second floor would be in public view but would be painted to match the siding. Mr. Shea asked whether it came out of the siding or the frieze board. Mr. Cracknell said he believed it came out of the siding. Mr. Shea said either way was fine.

3. 437 Marcy Street

Mr. Cracknell said the applicant wanted to use a wood step instead of a granite one and put an asphalt roof on the tower element instead of a metal one. He said the applicant already replaced the basement windows with vinyl. Mr. Shea said he was glad the tower's size was reduced. Vice-Chair Wyckoff said it was unfortunate that the applicant decided at the last minute to make the basement windows vinyl, thereby cheapening the look on a high-style Victorian.

4. 138 Maplewood Avenue

Mr. Cracknell said the applicant decided not to install shutters due to the affordability issue. Mr. Shea said shutters were not original to the home and could be added any time, but he noted that there were full screens. Mr. Cracknell said the applicant could do half screens on the three elevations but not the rear. He said the approval was only for the shutters.

*Ms. Ruedig moved to **approve** Items 2, 3, and 4. Councilor Pearson seconded. The motion **passed** by unanimous vote, 7-0.*

5. 287 Maplewood Avenue

Mr. Cracknell said the design had not changed and that the applicant was simply seeking re-approval. Vice-Chair Wyckoff said that a historic sill would be required under the windows and the trim would have to be 1"x4" or 1"x5" around the windows. The contractor Jason Pearson said the windows would match the existing ones and that the roof material was asphalt shingles.

*Vice-Chair Wyckoff moved to **re-approve** the project, with the following stipulations:*

- 1) That historic sills and trim shall match the existing window.*
- 2) The siding shall be wood and match the existing exposure and profile.*

*Ms. Ruedig seconded the motion. The motion **passed** by unanimous vote, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Kristina Logan, owner**, for property located at **220 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove asbestos siding, add two windows on east elevation, move one window on north elevation, remove storm windows and install double hung windows on south side porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 1 and lies within the Single Residence B and Historic Districts. *(This item was postponed at the November 1, 2017 meeting to the December 6, 2017 meeting.)*

SPEAKING TO THE PETITION

The owner Kristina Logan was present to speak to the petition, along with her contractor Michael Graf. Ms. Logan noted that they had previously discussed restoring what was beneath the asbestos. She said she wanted to tackle one side of the house at a time and restore the siding and trim around the windows, plus add two windows to the rear elevation and some windows to the porch. Mr. Graf said they would use Marvin 5/8" double hung windows.

Mr. Rawling noted that the applicant switched from 2/2 windows to 2/1 and felt that the 2/2 windows should be continued because they were the original ones. Mr. Graf said the house had a mix of windows, the majority of which were 2/1 windows. In response to Mr. Shea's questions, Mr. Graf said he would relocate the door on the side porch and add four windows and eliminate the window that faced the street. He said the new stairs would be cedar and that he would do a vertical boarding under the steps, using a better material. Mr. Shea said the Board would need to see a detail on how it would be constructed and also a design for the front stair. Mr. Graf asked if he could use a restoration red brick under the stairs instead of the boarding. Ms. Ruedig suggested that it blend in with the painted foundation. It was discussed whether shingles or clapboards would be used. Vice-Chair Wyckoff said the Marvin window was a good choice and that restoring the siding and trim once the asbestos came off would be the best thing for the house instead of stripping it. He said the wood shingles would have been inappropriate and that he had no problem with adding the two windows on the back. He felt that the stairs would be properly constructed and have a proper railing, and he asked that a drawing with details be

submitted as an Administrative Approval. Mr. Rawling suggested continuing the 2/1 windows on the front parts of the house and the 2/2 windows on the rear to reflect historic tradition of having the most expensive windows with larger pane glass on the front of the house.

Chairman Lombardi noted that asbestos siding was good for protecting surfaces underneath and said that it might be discovered that the clapboards were in good shape. Ms. Ruedig said she supported the porch design. Mr. Shea clarified that wood clapboards with the same exposure as the rear of the house would be put on the porch, and that the porch roof would have asphalt shingles. He asked what the material under the porch was. Mr. Graf said it was piers and plywood and that he wanted to put a crosswall in and brick it. Mr. Shea said the Commission would need to see a detail of it and also recommended access panels.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1. A detail sheet shall be submitted for administrative approval for the stairs, railing and screen wall under the porch.*
- 2. Wood clapboards will be used on the porch.*
- 3. The porch roof shall be asphalt to match the roof on the existing house.*

Vice-Chair Wyckoff seconded the motion.

The Board further discussed the windows. Mr. Rawling said he didn't want 2/1 windows in the rear. Vice-Chair Wyckoff said he felt that there were 2/1 windows originally in certain locations and that the Board should go with that because the applicant was willing to do a good restoration of a 1900s-style home.

Ms. Ruedig said the project would preserve the integrity of the District and was consistent with the surrounding styles.

*The motion **passed** by a vote of 6-1, with Mr. Rawling voting in opposition.*

B. Petition of **299 Vaughan Street, LLC, owner**, for property located at **299 Vaughan Street**, wherein permission was requested to allow an amendment to a previously approved design (add a roof deck/terrace and minor façade adjustments) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 123 as Lot 10 and Assessor Plan 124 as Lots 10 & 11 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 1, 2017 meeting to the December 6, 2017 meeting.)*

SPEAKING TO THE PETITION

Jeff Johnston of Cathartes Private Investments and Carla Goodnight of CJ Architects were present on behalf of the applicant to speak to the petition. Mr. Johnston said they had new view renderings. He said they tucked the mass back eight feet off Vaughan Street and dropped the height, and that they wanted to upgrade the second-floor parking deck with windows and drop the screen for the cooling tower six feet. Ms. Goodnight said the stairway was moved to accommodate egress requirements and that the outdoor terrace area was reduced. She reviewed the building envelope measurements, renderings, and elevations. She noted the following changes: the HVAC moved up a level, the cooling tower was relocated, there were four condensers instead of two, the elevator was raised, a second door was added to the glass area, and the glass rail was relocated.

Mr. Rawling said he was generally supportive of the changes because they responded to the Board's prior comments regarding materials and massing modulations, thereby reducing the bulk of the addition. He said the screening helped modulate some of the massing as well. Mr. Shea said the massing was better but found it difficult to relate the contemporary building to the District. He said it was still a big 'box' that he didn't find interesting but appreciated the efforts that went into the different materials. He said he was more supportive of the rooftop lounge because it added interest and would be a nice place for people to appreciate the views.

Ms. Ruedig said her opinions had not changed much regarding the new design to the existing one. She thought it still wasn't enough of a simple step-down as the original design, which she thought was simple and fit very well without the rooftop addition and spoke better to the 3S Arts Building. She noted that adding massing, gadgets and bits to a big building didn't always make it better and added to much 'busy-ness'. She said she liked the idea of a rooftop bar but didn't think it worked for that particular location. Mr. Ryan said he agreed with Mr. Shea's and Mr. Rawling's comments, noting that there was nothing more alien than a flat roof. He said some life was added to the building, which would make it much better than it was. Vice-Chair Wyckoff also agreed, noting that the appurtenances added a lot of interest to the building. He appreciated that a few of the openings in the parking area were now windows and thought the views of North Mill Pond were a positive. Ms. Bolster said she felt unqualified to comment on contemporary architecture. Councilor Pearson said she loved the building's previous minimalism but would support the project because it would be a great addition to the north end.

Chairman Lombardi said he was torn between the two versions of the project. He said he had sympathy for the step-down to the 3S Arts Building and thought that was a good thing to do. He said he thought the public space on top of the building would be an asset that would draw people. He also agreed that it gave the roofline more interest. He said the usefulness of the roof deck outweighed the fact that the original building design had simple lines and a step-down.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the application as presented, and Mr. Rawling seconded.*

Vice-Chair Wyckoff said the project would conserve and enhance the surrounding property values of context buildings and preserve the integrity of the District, and would also promote the education, pleasure, and welfare of the District's residents and visitors.

*The motion **passed** by a vote of 6-1, with Ms. Ruedig voting in opposition.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Robert J. Fabbriatore Irrevocable Trust of 2012, owner**, for property located at **177 State Street**, wherein permission was requested to allow an amendment to a previously approved design (remove garage and replace with small storage enclosure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 44 and lies within the CD 4, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Attorney Jim Noucas was present to speak to the petition on behalf of the applicant. He introduced the project architect Jeremiah Johnson and project engineer Alex Ross.

Attorney Noucas said they met with the Technical Advisory Committee (TAC) and were made aware that the 12'x17' parking space for the garage was smaller than required by the Ordinance. He said they thought of moving the garage back a bit toward the street but couldn't do so without obstructing a window, so they were left with one parking space. He said they would have an outdoor parking space as a result. He submitted a new plan to the Commission.

Mr. Johnson reviewed the packet. He said the entry remained the same but was a trash enclosure instead of a garage. He said that some of the storefront's proportions were worked per Mr. Rawling's previous suggestions and would be submitted at a later date.

Vice-Chair Wyckoff asked about the garage door. Mr. Johnson said it would be a custom wood sliding door system and would match the storefront material. In response to further questions from Vice-Chair Wyckoff, Mr. Johnson said the condensers were still on the roof and that the railing was an extension of the wall. He said the visible window on the side of the storefront wasn't new but that the one on the second floor was, and it would match existing as well as align with the storefront below. Mr. Shea noted the pervious pavers and said he thought it would be an asphalt sidewalk. Mr. Ross said they wanted a brick sidewalk but the Department of Public Works (DPW) wanted pavement. He said the pervious pavers would infiltrate storm water.

Mr. Rawling said the windows and the brick repointing was stunning, that the trash enclosure was stylish, and that he appreciated the refinements to the storefront system. Ms. Ruedig said she supported the project, even though she preferred to see a garage door. Mr. Cracknell noted that the applicant removed the garage because TAC said it didn't meet the City's requirements. He

said that the owner would have the Commission's support if he sought a variance from the Board of Adjustment to include the garage. Mr. Johnson said he would let the owner know.

Mr. Johnson said the owner had asked whether 16 inches could be pulled out from the entry to bring it forward, but still retain the recess. Mr. Shea said he thought it was better to have the whole addition set back. Ms. Ruedig said it was a subtle but important refinement because it was much bigger than what was there before.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulations:*

- 1) The pervious pavers shall be placed up to the property line.*
- 2) The applicant has the support of the Historic District Commission for the previously approved garage design and is encouraged to seek a dimensional variance for the smaller garage.*

Vice-Chair Wyckoff seconded the motion.

Ms. Ruedig said the trash enclosure was a technically important change that had to be made and was a good compromise for the previous design, which was better. She said the project would be compatible with surrounding properties and would maintain the special character of the District. She noted that the applicant had the full support of the Commission for the prior garage design.

*The motion was **passed** by unanimous vote, 7-0.*

2. Petition of **Angelina E. Smith, owner**, for property located at **73 Northwest Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove existing clapboard siding, replace with composite siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 28 and lies within the General Residence A and Historic Districts.

SPEAKING TO THE PETITION

The applicant Angelina Smith and her daughter Julie Lehne were present to speak to the petition. Ms. Lehne said they wanted to replace the clapboard siding with cement fireboard so that the structure looked uniform.

Ms. Ruedig asked whether the original clapboards were still under the asbestos siding. Ms. Lehne said the asbestos siding was on most of the house but the clapboards were only on one-quarter of the house, which was why they wanted to remove the clapboards and put the cement

board up. She said it would match the asbestos siding. Chairman Lombardi asked whether there were clapboards under the asbestos siding. Ms. Lehne said it was tar paper. It was further discussed. Ms. Ruedig said the house was old and originally would have had clapboards but said she could understand the applicant's request for a different sheeting to make it look uniform. Vice-Chair Wyckoff said that every house he removed asbestos siding from had clapboards underneath, and that taking the siding off created more problems. He suggested that the contractor go over the clapboard siding, which would satisfy the Board's desire not to go backwards by replacing wooden clapboards with cement board. Mr. Rawling agreed.

Chairman Lombardi said he wanted confirmation that there were no clapboards underneath the asbestos siding. Mr. Shea said that covering up the existing clapboards wouldn't take anything away from the house, given its location on the outskirts of the District. He said if the applicant agreed to cover over the trim and the clapboards and not take anything apart, it would be less costly. He said the siding could be replaced by clapboards in the future. Mr. Rawling said it was probably 10% of the exterior, so going over it with a consistent material wasn't a problem. Chairman Lombardi asked for a stipulation that the clapboards not be removed.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the application as presented, with the following stipulation:*

- 1) The existing clapboards shall remain on the house and the proposed cementitious siding shall be applied over the clapboards.*

Mr. Shea seconded the motion.

Vice-Chair Wyckoff said the project would maintain the special and defining character of the District and would preserve the house and that it could be supported in that location.

*The motion **passed** by unanimous vote, 7-0.*

- 3. Petition of Lori A. Sarsfield, owner,** for property located at **28 Dennett Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan140 as Lot 9 and lies within the General Residence A and Historic Districts.

SPEAKING TO THE PETITION

The owner Lori Sarsfield was present to speak to the petition, along with her window contractor Don Ferrera. Mr. Ferrera stated the major change was to replace the existing 7/8" muntin profile with a 5/8" one. He said he also changed the exterior trim with a more efficient flat 1"x4" or

1”x5” one. He said he wanted to install all wooden new construction Pella windows. He submitted a revised proposal and some photos.

Vice-Chair Wyckoff noted that all the photos seemed to be one window. Mr. Ferrera said there were two windows that were the same. Vice-Chair Wyckoff said he was in the building six months before and thought the windows were original. It was further discussed. Vice-Chair Wyckoff said the sashes seemed to be original and that he saw nothing in the packet that convinced him that the windows weren't original. Ms. Ruedig noted that the windows, even if they weren't original, were historic ones and had higher value than new windows. Mr. Ferrera said he was concerned about their efficiency.

Storm windows were discussed. Mr. Ferrera said the windows had frost in the winter. Ms. Ruedig said a proper storm on the outside would help and that historic windows could be weather-stripped. Mr. Rawling said he would have to rely on an inspection of the windows to see if they were original or how old they were. He noted that the photos on one window seemed to show it as a reproduction window. Mr. Shea said the window simulated what was originally there but that new windows would not be indicative of the original look. He said the home was an 18th century one right on the street and that restoring the window wouldn't be that expensive compared to the cost of the new windows. Mr. Ferrera showed a mockup of the new window, but the Commission said it looked nothing like a historic window. Ms. Sarsfield noted that the first-floor windows had been replaced in the last 30 years and were not good quality ones.

Vice-Chair Wyckoff said the applicant wouldn't have to come before the Commission if she replaced the storm windows with the same type of window. A site walk was suggested.

SPEAKING TO, FOR, OR AGAINST THE PETITION

George Dempsey of 42 Denning Street said he knew of houses on the street that had windows dictated by the City and were awful, and that he was aware of other discrepancies by homeowners on Dennett Street. He said he supported the application.

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

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **continue** the petition to the January 3, 2018 meeting and to have a site walk before the meeting. Ms. Ruedig seconded.*

Ms. Ruedig said she appreciated that the applicant brought a mock-up of a good replacement window and also appreciated the offer of a site walk so that the Commission could be thorough in making a decision

*The motion was **passed** by unanimous vote, 7-0.*

4. Petition of **Simchik-McGovern III, owner**, for property located at **8 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (modify storefront door location, repair and restore lower paneling and sign band, remove and replace windows, enlarge side entry door, add new second floor window on side elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 22 and lies within CD 5, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

The project architect Jeremiah Johnson of McHenry Architecture representing the applicant was present to speak to the petition. He introduced the owners Michael Simchik and Maureen McGovern, and Mark Gianniny of McHenry Architecture.

Mr. Johnson reviewed the packet, particularly the storefront modification. He said they would replace the windows with Pella 6/6 ones.

Ms. Ruedig asked whether they would keep as much glass as possible on the renovated entryway. Mr. Johnson said they intended to retain some of the older glass and that the entryway would get some new glass in certain locations that would match the old glass as much as possible. Ms. Ruedig asked whether some existing glass or side panels could be re-used, and it was discussed. She asked that the applicant preserve as much historic glass as possible and use some of it in the new entry. Vice-Chair Wyckoff asked what would be used for the new front door and whether there were specifications. Mr. Johnson said there were no specifications yet but that he could submit it as an administrative approval. Vice-Chair Wyckoff asked whether there were any historic windows on the building, and Mr. Johnson said there were not. He said the windows were Brosco wood and vinyl replacement ones and that the windows on the angled wall would be all 6/6. Mr. Shea asked how much of the window would be replaced and whether some of the windows had wood sills and lintels. Mr. Johnson said the window would be a little bigger and that all the windows had thick wood sills that would be repaired in kind. Mr. Shea asked what part of the window would be aluminum clad and whether it would be painted PVC have casing around the windows, or clad material up to the brick work. Mr. Gianniny explained how the brick mold was a clad material and an aluminum extrusion, like an accessory clip.

Mr. Shea said he agreed with Ms. Ruedig about the first floor and would be against any of the storefront changes if the project didn't respect as much of it as possible. He said he hoped all the angled pieces of the glass that went into the entry could be salvaged, as well as well as the pieces of glass to the right of the door. He said every building should be made accessible but not at the expense of the original fabric. He said he had to question whether there was a better solution than altering a historic storefront and thought it would help if the applicant could maintain all the original glass and frame. He said he would look for other alternatives rather than taking the whole thing apart, but if it was salvaged and re-used, it would help him feel better about the decision to let that come apart. He said he would also like to see wood windows at the top. He asked whether the applicant would clean the paint up all the way once the new window was cut into it. Mr. Johnson said the goal was to retain it.

Mr. Rawling said he supported the new window on the second floor. He asked whether the door opening could be shifted to where it used to be. Mr. Johnson said it was possible and that he would check into it. Mr. Rawling asked about the metal sign band note. Mr. Gianniny said the intent was to remove the metal and restore as much of the original sign band as they could.

Mr. Ryan asked whether the small window on the side door could be kept to retain the quirkiness of the entrance. Mr. Johnson said there was a utility in that corner but thought it was possible. Chairman Lombardi said his main concern was the storefront alterations and asked whether the applicant consulted with the City about sidewalk alterations. Mr. Johnson said the City didn't negotiate much about sidewalks. It was further discussed.

Vice-Chair Wyckoff said it was important that the space be accessible and that the Commission's wishes about preserving the glass wouldn't work. He noted that there was evidence of a previous storefront and that most storefronts on Market Street had been changed over the years, so he would support the change to the storefront. He said he could see the panel over the double glass door being double glass as well. He said he hated to see the storefront change, but felt that if the glass were to be broken, he would support the angled pieces being insulated quality just at that location. Chairman Lombardi asked about the aluminum on the brick mold. Vice-Chair Wyckoff said it would have originally been wood, and Chairman Lombardi asked whether it could be duplicated. Mr. Johnson said they could do a quarter round profile but didn't think a wood molding was necessary if they were doing aluminum clad windows. Chairman Lombardi questioned the use of aluminum clad windows. Vice-Chair Wyckoff said it made sense to use that type of windows, noting that there could be a problem with the snap-on brick mold because it couldn't be adjusted. He said if an Azek molding was used, a half-inch wouldn't mean that much on the trim and it would be more elongated. Mr. Johnson said he would have no problem making that changed. He said he would also do half-screens instead of full screens.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Rick Becksted of 1395 Islington Street said the Azek was a PVC material mostly made of natural gas and made into a solid and recommended that it be painted because it would be at street level.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1) The detail for the front door shall be submitted for administrative approval.*
- 2) Half screen shall be used.*
- 3) The window casings shall be made of wood/composite with moldings to match the existing moldings.*
- 4) The existing storefront system shall be re-used.*

Ms. Ruedig seconded the motion.

Vice-Chair Wyckoff said the project would preserve the integrity of the District and maintain its special character and would complement the existing architecture and historic character. He said

it was consistent with the special and defining characteristics of surrounding properties, which were all commercial buildings.

*The motion **passed** by unanimous vote, 7-0.*

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Simchik-McGovern III, LLC, owners**, for property located at **8 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (modify the storefront for ADA accessibility, remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 22 and lies within the CD5, Historic, and Downtown Overlay Districts. *(This item was continued at the November 8, 2017 meeting to the December 6, 2017 meeting.)*

The project architect Jeremiah Johnson of McHenry Architecture, applicants Mike Simchik and Maureen McGovern, and Mark Gianniny of McHenry Architecture were present to discuss the petition. Mr. Johnson said they wanted a new window on the angled wall at the intersection and were proposing five skylights above the second-floor windows as a way to get more light into the third-floor units. They discussed the skylights. Ms. Ruedig said she favored the skylights more than the dormers. Mr. Shea agreed and said he had no problem with the added window. Mr. Rawling asked that the skylights blend into the roof's material color. He said he was against the window in the angled piece on the third floor because it was contrary to historic preservation principles, noting that a long-established view of the building shouldn't be modified just so that it looked better. He said a trade-off was made by adding another window to the other elevations and that he could not support the window in the angled piece.

The roof and the window on the angled wall were further discussed, as well as the type of paint on the sills and lintels. Mr. Rawling said there was a big difference between the historic photo and the rendering as to the appearance of the building with the lintels. He asked that the lintels be distinguished so that they were a stand-out feature and not be the same color. Vice-Chair Wyckoff said the new window could be awkward and asked how it would be painted.

DECISION OF THE COMMISSION

*The applicant indicated that they would return for a **work session/public hearing** at a future meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Lucky Thirteen Properties, LLC, owner**, for property located **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct a 90 s.f. addition, modify existing canopy with patio enclosure structure) and allow exterior renovations to an existing structure (new siding, and glazed garage

doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 23 and lies within the CD4-L2 and Historic Districts.

Business owners K.C. Cargill and Alexis Wile were present to speak to the application, along with their architect Brendan Holben. Mr. Holben said the proposal was to repurpose the old Getty gas station as a Lexie's restaurant.

Mr. Shea said it was a creative re-use of the building and that he has always been intrigued by the big canopy. He said it still had the feel of an old gas station and that he was happy with the exposed block instead of having it covered. He said the applicant could be more industrial with the block material and the paint and thought the greenspace helped the corner substantially. He asked whether the Victorian home behind it would lose its driveway. Mr. Holben said the new wall went up to the edge of the driveway and wouldn't change the driveway function.

Ms. Ruedig said it was an exciting project and thought it was exactly what the building needed to be, and she was glad to see that corner activated. She said it would help link the west end to downtown. Mr. Rawling said he was supportive but was concerned about condensers and venting and hoped they wouldn't show up on the roof. It was further discussed.

Councilor Pearson said it was a beautiful example of a transparent building. She asked whether it would have a drive-through, and the applicant said it would not. Mr. Ryan said the project was very tasteful like a Dutch modern architecture but that the amount of asphalt bothered him, and he asked whether the outer edges could have landscaping. Ms. Bolster asked whether pervious surface was considered. Mr. Holben said there were issues with removing too much asphalt. Mr. Rawling noted that the parking on the side would have an impact on the neighboring structure. Vice-Chair Wyckoff said he'd like to see a landscape plan.

Public comment:

Dan Hale said he owned the 4-unit property across the street and was in support of the project but was concerned about the 15 residential units that bordered it and issues like night lighting, noise, smoke, and hours of operation. He also said it could use more residential softening.

Rick Becksted of 1395 Islington Street said it was a great replacement and would liven things up, but he asked whether it would maintain the character of the neighborhood on one of Portsmouth's main thoroughfares. He noted all the historical buildings around the project and felt that the building would stand out.

Scott Lombardo of 295 Cabot Street said he would see the business outside his living room window and all the cars going in and out and that it wasn't what he had hoped would go in that location because of all the historic buildings around it. He said he was concerned about exhaust fumes, the non-stop odor of meat going through his home, and the exit.

Vice-Chair Wyckoff said it had too playful of a look in that location. He noted that all the buildings in that area would eventually be restored, so it wouldn't always be a dead zone. He said he was against the way the project looked and thought it had the look of a kindergarten. He

said he hoped it didn't turn into a drive-in. Mr. Rawling said the playfulness probably came from the colored panels and felt that a similar effect could be achieved by having things suspended from the interior as part of the décor scheme.

DECISION OF THE COMMISSION

*The applicant indicated that he would go into a **work/session public hearing** in January.*

VII. PRESENTATION

1. Design Review Toolkit – 3D Massing Model

Mr. Cracknell reviewed the Design Review Tool Kit and the 3D Massing Model. He said the City Council allowed \$150,000 for the 3D model, the design guidelines, and a survey of properties as well as a redo of existing surveys done by the Portsmouth Advocates. He discussed web portals and areas that hadn't been textured by a 3D model yet. He said he hoped to have a meeting on January 17 with the Advisory Committee and asked the Commission to host the meeting. He said the Advisory Committee was looking at the effects of sea level rise and storm water surge upon the District and were developing an adaptation plan and a simulation model for Strawberry Banke and Prescott Park. He suggested that the Commission request from the City Manager that the web portal and 3D massing model for new buildings like Portwalk be updated. He also said he wanted to have Islington Street textured to show how it related to surrounding architecture using the skin of the buildings. He said that he and Chairman Lombardi met with the City Manager and that he was supportive of their request. The Commission members said they were supportive of the project, and also discussed what would happen if the technology changed.

*Ms. Ruedig moved to **support** the proposed scope to update the web portal and the 3D massing model. Mr. Shea seconded. The motion **passed** by unanimous vote, 7-0.*

VIII. ADJOURNMENT

*At 11:05 p.m., it was moved, seconded, and **passed** unanimously to adjourn the meeting.*

Respectfully submitted,

Joann Breault
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on January 3, 2018.