

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

December 5, 2018

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Reagan Ruedig, Martin Ryan, Dan Rawling; and Alternate Cyrus Beer

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi stated that Work Session A was requested to be postponed until the January 2, 2019 meeting.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** Work Session A.*

I. APPROVAL OF MINUTES

A. November 7, 2018

Ms. Ruedig and City Council Representative Roberts recused themselves from the vote.

*It was moved, seconded, and **passed** by unanimous vote (5-0) to **approve** the November 7, 2018 minutes as amended.*

II. ADMINISTRATIVE APPROVALS

Mr. Cracknell noted that the 77 Daniel Street petition was withdrawn by the applicant and would be heard at the January 2, 2019 meeting.

1. 236 Union Street

Mr. Cracknell stated that the applicant submitted an annotated plan to clarify previous requests for changes but that the changes weren't verified, so he recommended that the petition be continued to the January 2, 2019 meeting.

Mr. Cracknell then addressed Item #5 for discussion, noting that the remainder of the Administrative Approval items were straightforward.

2. 124 State Street

Mr. Cracknell stated that the new owner wanted to change the windows in the attic to Pella Architectural Series windows. The Commission discussed whether they should stipulate that the windows be divided lights, but then agreed that the applicant could go either way.

3. 179 Pleasant Street

The request was to replace the garage door with an overhead door that would retain the same style, color, and details.

4. 220 South Street

Mr. Cracknell said the item pertained to stairs, railing, and a screen wall that were stipulated as part of the previous approval. He noted that everything was field-painted wood.

5. 403 Deer Street #7-13 (409 The Hill)

Mr. Cracknell said the applicant re-evaluated the dormer design for the roof that resulted in a different arrangement of the dormer. He said the applicant also submitted more detail on Option One for the rear-facing elevation with three gables and was willing to remove two windows on the connecting wall. The options were discussed, with Option One being favored.

The project architect Brandon Holben and the owner Doug Palardy were present. Mr. Palardy explained why he preferred Option Two. Mr. Rawling said the façade was a prominent view as well as a strong front to the building. Ms. Ruedig said the simplicity of Option Two might work better. Vice-Chair Wyckoff agreed and didn't think the façade was very visible.

*Ms. Ruedig moved to **approve** the new dormer design and the rear elevation change with Option Two, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

6. 206 Court Street

Mr. Cracknell said the applicant submitted a detail sheet for the parapet wall, as stipulated by the prior approval, and also requested that two skylights be allowed on top of the rear addition.

7. 5 Junkins Avenue

Mr. Cracknell said the applicant wanted to replace the entryway columns with composite ones. Mr. Rawling noted that the new columns didn't have the entasis feature of the original ones. *It was stipulated the new columns shall match the existing columns by having entasis and they shall be field-painted.*

8. 229 Pleasant Street

Mr. Cracknell said the applicant wanted to install a condenser unit near the portico-covered entry and was willing to screen it with additional landscaping.

9. 420 Islington Street

Mr. Cracknell said the building had a chimney that didn't appear to be restorable and that the applicant would do a veneer chimney above the roofline to match the existing profile.

*Ms. Ruedig moved to **approve** Items 2 3, 4, 6, 7, 8, and 9, with stipulations as noted. Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

(The Commission then addressed Item #5).

III. REQUEST FOR ONE YEAR EXTENSION

1. Request for one year extension of the Certificate of Approval for **73 Prospect Street**, granted on November 01, 2017 – submitted by Lenny Cushing, 73 Prospect Street LLC.

Vice-Chair Wyckoff noted that a driving reason behind the Board's approval to demolish the building had been the cost factor, and he cautioned the Commission about using that criteria in the future because the owner sold the building a few months later. He said he had voted against the demolition at the rehearing and would vote against it again. Ms. Ruedig said it would have taken too much effort to save the building and that she would grant the extension because it was a complicated project. Mr. Rawling said the Commission had approved the demolition because of the rot they witnessed during a tour of the building, plus the fact that its historic fabric was held together by newer pieces. He said he supported the demolition and the extension.

Public Comment

Architect Jeremiah Johnson said there wasn't sufficient water supply on the street for the sprinkler that was required for the building.

DECISION OF THE COMMISSION

*City Council Representative Williams moved to **grant** the Request for Extension, and Ms. Ruedig seconded.*

*The motion **passed** by a vote of 6-1, with Vice-Chair Wyckoff voting in opposition.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) **Petition of Frank G. Heitker Revocable Trust Agreement, Frank G. Heitker Trustee, owner**, for property located at **37 Sheafe Street**, wherein permission was requested to allow new construction to an existing structure (construct

second story addition over the existing kitchen at the rear of the structure and enlarge the existing mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 19 and lies within the Character District 4 (CD 4) and Historic Districts.

WORK SESSION

The architect Jeremiah Johnson was present on behalf of the applicant. He reviewed the changes, which included adding a story, removing the entry deck and stair and instead re-using the front entry door and retaining the granite step. He said the door was brought back to the first-floor level, the roof on the small porch was removed, and the new second-story window on the north elevation would not be added because of the close lot line.

Mr. Rawling recommended having only one window or no windows on the new addition. Mr. Johnson said he was fine with not having the two upper windows. Mr. Rawling suggested that the windows with the clad sash have a wood jamb to get rid of the extra frame detail. It was stipulated that the windows have clad sashes with wood frame jambs and field-applied historic trim and historic sill.

Vice-Chair Wyckoff suggested that the door without a traditional cap over it to prevent water dripping from the roof. Ms. Ruedig said the new bay window was more of an oriel window and that she couldn't support it on the simple Federal's façade. Mr. Rawling agreed and suggested a box bay instead. Mr. Ryan suggested a center door with a centered window above it. In response to Mr. Beer's questions, Mr. Johnson said the decking would be composite and that he hadn't yet addressed the issue of rainwater dripping from the decking.

There was no public comment. There was no public hearing.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session/public hearing to the January 2, 2019 meeting.*

2. Petition of **Kimi Iguchi and Paul Gormley, owners**, for property located at **56 Salter Street**, wherein permission was requested to allow exterior renovations to an existing structure (replacement of two doors on the rear and left elevations, the replacement of one window with three new double hung windows on the left elevation and the addition of one new window on the rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 33 and lies within the Waterfront Business (WB) and Historic Districts.

SPEAKING TO THE PETITION

The architect Kristi Kenney was present on behalf of the applicant. She reviewed the petition, noting that the house was a mixture of different window sizes, and said the owner wanted to install Pella Architectural Series windows and match the existing trim.

Ms. Ruedig said it was a simple project and that she hadn't been able to see the elevations from a public way. Mr. Rawling referred to his window comments on the previous petition about windows having a wood frame and clad sash. Ms. Kenney said that most of the windows would be close to the garage and would hardly be seen. It was further discussed.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

Margot Thompson of 57 Salter Street said she lived across the street and supported the changes.

No one else 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, and Vice-Chair Wyckoff seconded.*

Ms. Ruedig said the project would preserve the integrity of the District, would complement and enhance the architectural and historic character of the District, and would be compatible with the design of surrounding properties.

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

3. Petition of **Worth Development Condominium Association and Unit One-Four, LLC, owners, and The Friendly Toast, applicant**, for property located at **113 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (replacement of existing entryway doors, windows and exterior signs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 6 and lies within the Character District 5 (CD 5), Downtown Overlay and Historic Districts.

Mr. Ryan recused himself from the petition.

SPEAKING TO THE PETITION

Don Driver was present on behalf of the applicant and reviewed the petition. He noted that the new sign would match those of nearby businesses and that any exposed conduit would be painted to match the building.

Ms. Ruedig said she was concerned that there wasn't much signage above the door and also concerned about covering up the spandrel panel. Vice-Chair Wyckoff said he favored covering up the spandrel panel. City Council Representative Roberts asked whether the awning would be kept. Mr. Driver agreed, noting that it was a costly fixed awning that didn't retract and that other businesses had signs above their awnings. Mr. Rawling said that the signage above the awning improved the building and helped bring its height up, as well as the storefront heights. He asked where the power would come from. Mr. Driver said they would have to drill through the building and that any additional conduit feed would not be visible. Ms. Ruedig asked why there were two lights on the left side of the pilaster, and Mr. Driver said they would light up the awning at night.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Mr. Rawling moved to **grant** the Certificate of Compliance for the application as presented, and Ms. Ruedig seconded.*

Mr. Rawling said the project would be in character with the building and the District, would conserve and enhance surrounding property values, and would be consistent with the special and defining character of surrounding properties.

*The motion **passed** by unanimous vote, 6-0*

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to an existing structure (construct rear additions to both structures) and allow a new free-standing structure (construct single family dwelling at rear of #137) and allow exterior renovations to an existing structure (misc. renovations to both structures) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 118 as Lots 20 and 21 and lie within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts. *(This item was postponed at the November 7, 2018 meeting.)*

DECISION OF THE COMMISSION

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

VI. WORK SESSIONS (NEW BUSINESS)

Mr. Ryan resumed his voting seat.

1. Work Session requested by **Margot L. Thompson, owner**, for property located at **57 Salter Street**, wherein permission was requested to allow new construction and exterior renovations to an existing structure on the property (the replacement of windows and doors, the addition of a new dormer to match the existing dormer and relocation of exterior stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 32 and lies within the Waterfront Business (WB) and Historic Districts.

The applicants Edward Thompson and Margot Thompson were present. Mr. Thompson reviewed the petition and said they wanted to convert the existing office space into living space, noting

that it had everything but a kitchen. He reviewed the elevations and the proposed changes, which included moving the west elevation stairway to the north elevation side for fire egress; moving two windows to the right of the door to be over the kitchen sink; replacing the single door on the east side with a door with all lights instead of half-lights; adding a large window on the first floor; moving the south elevation 1st-floor window to the right; and removing the chimney.

Mr. Rawling suggested that the paired windows have space between them and copy the existing windows. He suggested using a spray foam insulation that might not require venting. He asked whether the first-floor window on the north elevation could be shifted, noting that it didn't have to line up with the door, and it was discussed. He said he didn't support the new dormer because it didn't match the neighborhood's character and made the building look overextended. Mr. Thompson explained why the dormer was necessary. Vice-Chair Wyckoff said he was supportive of the project and had no problem with the dormer. Mr. Beer said the project would add a lot of character to the neighborhood. He suggested that the brackets for the wood awning sit on a wider casing and that a transom light be placed above the door. Mr. Thompson said the ceilings were too low, and Mr. Beer then suggested buying brackets that were more decorative.

Mr. Ryan noted that the first step of the stairway was beyond the corner of the house, and he suggested shifting the staircase toward the front. Vice-Chair Wyckoff agreed. Ms. Ruedig said she agreed with all the comments and thought the dormer was fine. Chairman Lombardi said the dormer would help preserve the building. Mr. Thompson asked whether the window on the north elevation should go. Ms. Ruedig agreed, saying that she didn't see the purpose for it.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session to the January 2, 2019 meeting.*

2. Work Session requested by **Henderson Living Trust, Norman and Eliz Henderson Trustees, owners**, for property located at **325 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (the replacement of twenty-one existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

The owner Norman Henderson was present and stated that the request was to replace 22 windows, not 21. He said he wanted to remove the 1960s-style triple-track storm windows. He said the existing windows were not original and that some had different liners or missing springs while others had nothing left.

Vice-Chair Wyckoff said the house would look better without the storm windows. Ms. Ruedig noted that the existing windows were wood and said she preferred not to see a clad window as a replacement because it had a metallic look. Mr. Henderson said that Home Depot recommended the windows. The Commission discussed it and said there were other manufacturers that made

better and less costly windows. Mr. Rawling recommended that a sash replacement window be considered instead of an insert window, and it was further discussed.

It was suggested that the applicant meet with Mr. Cracknell to review window recommendations that he could present to the Commission at the January meeting.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session to the January 2, 2019 meeting.*

The Commission then discussed other business. Chairman Lombardi said he had applicant names for the two Commissioner openings that he would discuss with the Commission at a later date.

Mr. Rawling said the Commission should protect the former St. Pat's school slated for demolition, even though the building wasn't in the District, and declare the school as historically significant. Chairman Lombardi asked whether the Commission could do so. Mr. Cracknell said the school was on the National Historic Register and could be repurposed. It was further discussed, and the Commissioners agreed that they should pursue preserving the building. Chairman Lombardi suggested that Mr. Cracknell compose a statement that also supported the City Council's view that the school not be demolished.

*It was moved, seconded, and **passed** by a vote of 6-1, with Vice-Chair Wyckoff abstaining from the vote, that Mr. Cracknell would draft a letter in support of retaining the building that would be reviewed by the Commission and approved by Chairman Lombardi.*

Mr. Beer noted that the Commission spent a lot of time hearing window applications, and he suggested that applicants review the HDC window guidelines or meet with Mr. Cracknell before presenting their petitions before the Commission so that they were better informed about window criteria. The Commission further discussed it. Mr. Beer and Mr. Rawling agreed to work with Mr. Cracknell to develop a window checklist.

VII. ADJOURNMENT

*It was moved, seconded, and passed by unanimous vote (7-0) to **adjourn** the meeting at 9:30 p.m.*

Respectfully submitted,

Joann Breault
HDC Recording Secretary