

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**March 13, 2019  
Reconvened from  
March 06, 2019**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; City Council Representative Doug Roberts; Reagan Ruedig, Martin Ryan, Dan Rawling; Alternates Heinz Sauk-Schubert and Margot Doering

**MEMBERS ABSENT:** Cyrus Beer

**ALSO PRESENT:** Nick Cracknell, Principal Planner, Planning Department

.....  
Chairman Lombardi asked that Work Session 1, Section VI, for 442-444 Middle Street be addressed out of order and heard after the Certificate of Approval Extension request.

*It was moved, seconded, and passed by unanimous vote.*

**I. ADMINISTRATIVE APPROVALS**

**1. 177 State Street**

The request was to add two copper vents. There were no comments.

**2. 27 Rogers Street**

Mr. Cracknell said the request was to remove the existing chimney and restore the siding and trim under the chimney. The applicant Joe Almeida was present and stated that the home was his mother's residence. He submitted additional photos to the Commission. He said he wanted to remove only the chimney on the north side of the house next to the neighbor's driveway, noting that the photos showed that the chimney was poorly rebuilt and was causing several problems with the siding, gutters, and water penetration into the wall. In response to the Commission's questions. Mr. Almeida explained how he would patch the chimney back in and said he would also restore what he could. He said the clapboards and so on would be continued in kind and also noted that the downspout going into the sewer would be corrected.

**3. 48 Market Street**

Mr. Cracknell said the previous stipulation placed on the petition stating that the applicant would use 5/8" mullion instead of the 7/8" mullion wouldn't work because the manufacturer didn't make it, so the applicant wanted the 7/8" mullion instead. He noted that all six windows were at the back of the house. There were no comments.

*Vice-Chair Wyckoff moved to **approve** Administrative Approval Items 1, 2 and 3, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

## **II. CERTIFICATE OF APPROVAL- EXTENSION**

1. Petition of **K.C. Realty Trust, Keith & Kathleen Malinowski Trustees, owners**, for property located at **84 Pleasant Street**, wherein a 1-year extension of a Certificate of Approval granted by the Historic District Commission on April 11, 2018 was requested to allow partial demolition of an existing structure (demolish rear addition), allow new construction to an existing structure (construct new rear addition), and allow exterior renovations to an existing storefront as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

*Vice-Chair Wyckoff moved to **grant** the extension for the Certificate of Approval, and Mr. Rawling seconded. The motion **passed** by unanimous vote, 7-0. The Certificate of Approval will now expire on **April 11, 2019**.*

The Commission then addressed Work Session 1 in Section VI for 442-444 Middle Street.

## **III. PUBLIC HEARINGS (OLD BUSINESS)**

Mr. Rawling resumed his voting seat.

A. (*Work Session/Public Hearing*) requested by **56 Middle Street, LLC, owner**, for property located at **56 Middle Street**, wherein permission was requested to allow new construction to an existing structure (the removal of a 1 story rear addition and the construction of a 1 ½ story addition on the north elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 19 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts. (*This item continued from the March 06, 2019 meeting.*)

## **WORK SESSION**

John Tuttle of T/W Designs was present on behalf of the applicant and reviewed the changes made in response to the Commission's suggestions at the previous work session. He said his client preferred the 6/1 grill pattern. Ms. Ruedig said it would look awkward unless the applicant did a 9-light. Mr. Rawling said the top window should be twelve lights instead of 8/1 because it was a different pane size than the upper windows. Vice-Chair Wyckoff said he was fine with the 6/1 because it was new construction and at the back of the building. The egress windows were further discussed. Mr. Tuttle said the applicant was willing to make those two windows 12 lights

and leave the others 8/1. Mr. Tuttle reviewed the garage door design. He said the trim sizes and said the moldings would be painted to match the trim. The fence profile was discussed. Mr. Tuttle said the pickets were more pointed and had more space between them. Mr. Rawling commented that a Gothic picket fence would be longer and tapered with a rounded edge. He said a dark fence would look better than white and recommended matching it to the trim color.

Mr. Tuttle said the dormer facing Middle Street had a small gable added to the top to resemble a Tudor style dormer. Ms. Doering said she liked it better than the shed dormer. Mr. Rawling said he preferred the shingles because they kept the dormer subordinate. Vice-Chair Wyckoff and Ms. Ruedig said the Tudor look on that particular dormer looked forced. The stucco was discussed. Mr. Tuttle said the brand was a standard Stowe and that the texture would match existing. Mr. Rawling asked that the specification be stipulated as a texture to match existing. He also recommended a dark jamb liner to match the finish.

There was no public comment. Chairman Lombardi closed the work session and opened the public hearing.

### **SPEAKING TO THE PETITION**

Mr. Tuttle summarized what was said during the work session. Mr. Rawling clarified that the shakes should be wood shingles to match existing.

### **SPEAKING IN FAVOR OF THE PETITION**

Sandra Dika of 333 Marcy Street said the home was an architectural gem that had been an unusual fixture in the city for a long time and that she was excited to see it return to a single-family home. She said she strongly supported the project.

No one else 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, with the following stipulations:*

1. The garage doors shall be field painted.
2. The windows shall be 8/1 and the egress windows shall be 12 lite casement windows.
3. The fence top shall be more rounded and shall match the trim color of the house.
4. The shed dormer shall use sawn-shingles and shall be the gable design.
5. The Tudor gable over the garage shall use an EFIS system and match the finish and texture of the existing garage.

*Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District, complement and enhance the architectural and historical character of the building, and be consistent with the special and defining character of surrounding properties.

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

#### **IV. PUBLIC HEARINGS (NEW BUSINESS)**

1. (*Work Session/Public Hearing*) requested by **Stephen G. Bucklin, owner**, for property located at **322 Islington Street**, wherein permission was requested to allow new construction to an existing structure (new foundation for existing carriage house and construction of 1 story addition to existing main house) and exterior renovations (new trim and siding on the east and north elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 3 and lies within the Character District 4-L2 (CD 4-L2) and Historic Districts.

#### **WORK SESSION**

The project designer Brendan McNamara was present on behalf of the applicant. He submitted detailed plans to the Commission, noting that nothing had changed. He said the project was approved by the Board of Adjustment (BOA), who stipulated that the proposal had to have the neighbor's approval throughout construction to ensure that their foundation would be preserved. He reviewed the petition, noting that a window would be added to the left side of the house and that fire issues would be addressed on the east and north facades by installing Hardiplank. He discussed a new dormer that would match the others, and he also discussed the garage doors.

Mr. Rawling asked what material the door in the connector link was. Mr. McNamara said it was a wood Green Mountain door with a gutter over it.

There was no public comment. Chairman Lombardi closed the work session and went into the public hearing.

#### **SPEAKING TO THE PETITION**

Mr. McNamara summarized the work session. Mr. Rawling said it was a high-quality renovation that would be a great enhancement to the neighborhood.

#### **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, and Vice-Chair Wyckoff seconded.*

Ms. Ruedig said the project would preserve the integrity of the District, conserve and enhance property values, and be consistent with the special and defining character of the surrounding

properties. She also noted that the project would preserve that stretch of Cabot Street and would be a beautiful example among the other 19<sup>th</sup>-Century buildings. Vice-Chair Wyckoff concurred.

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

2. (Work Session/Public Hearing) requested by **Henderson Living Trust, Norman Henderson Trustee, owner**, 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.

## **WORK SESSION**

The applicant Norman Henderson was present. He said he was requesting the replacement of 22 windows instead of 21 because he had to add another 9/6 window. He said a crew would install the windows and would replace only the sashes and not the surround and that the windows would be painted white. He pointed out that he was having the house painted and thought it was more logical to have the painters rather than the window installers remove the storm windows.

There was no public comment. Chairman Lombardi closed the work session and went into the public hearing.

## **SPEAKING TO THE PETITION**

Mr. Henderson summarized the work session.

## **SPEAKING IN FAVOR OF THE PETITION**

John Dika said he was an abutter and thought the project would be a great enhancement to the neighborhood. He said that removing the storm windows from Mr. Henderson's home would make it look better as well.

No one else 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. Mr. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and maintain its special character, and that it was a good quality window replacement that he fully supported.

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

3. (*Work Session/Public Hearing*) requested by **State 67, LLC, owner**, for property located at **76 Congress Street**, wherein permission was requested to allow new construction to an existing structure (modifications to first floor storefront including signage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 44 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

### **WORK SESSION**

Co-owner and applicant Harrison Schoenau and Doug Greene of Port City Design were present to speak to the petition. Mr. Harrison apologized to the Commission for installing the signboard without their approval. He distributed photos of signage designs to the Commission, noting that he had done an informal survey and that most people favored the current storefront. He showed three options for their storefront.

Vice-Chair Wyckoff said the storefront was not what the HDC approved and that the pine material was inappropriate for a storefront right on the sidewalk. Mr. Ryan agreed, noting that the pine material was cheap. He said he wasn't comfortable with the proposal to stain it and suggested priming and painting it with a high-gloss paint to hide the tongue-and-groove board. He said he also wasn't crazy about the form but thought there could be a way to salvage it. Ms. Doering said she preferred Option 2 because she didn't feel that the pediment looked right among the other storefronts. Ms. Ruedig agreed, noting that it was a very inappropriate design for the building. She said the Commission had recommended that the door be brought forward, but instead the storefront was completely rebuilt and had much more glass, and she couldn't believe the project had gone that far without the proper approvals. She said she couldn't accept it but otherwise would favor Option 3. Mr. Rawling reminded the applicant that the Commission had discussed preserving the existing building and had also made several concessions, and he thought the changes were a blatant disregard of that. He said that Option 3 was the only option he could consider. Mr. Sauk-Schubert said the design didn't relate historically to the building and found nothing redeeming in it. City Council Representative Roberts said the design looked like it was stuck on the front of the building.

It was further discussed. Mr. Ryan suggested applying more materials but thought Option 3 would be an easier approach. Most of the Commissioners were against the pediment. They discussed a hybrid of Options 2 and 3, or centering the pediment between Options 2 and 3 so that more of the brick beneath the upper windows could be seen. Mr. Ryan suggested using painted gray synthetic materials. Chairman Lombardi told the applicant use the design that was originally approved that resembled Option 3.

There was no public comment. Chairman Lombardi closed the work session and went into the public hearing.

### **SPEAKING TO THE PETITION**

Mr. Schoenau summarized the work session, stating that he wanted approval to do Option 2 with the signboard four bricks down, extended all the way across to the end of the store, if the owner of the tattoo shop next door agreed. If not, he was willing to do a modified Option 2 four boards

down and preserving the gooseneck lighting with either the painted gray or the Douglas fir mahogany stain, and recessed panels below the windows. He said he would bring in a crown molding detail to the Commission. He said he would like three-dimensional carved letters applied to the signboard. The Commission said they would require drawings prior to any construction.

### **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, with the following stipulations:*

1. The gooseneck lighting shall be shown.
2. The molding detail shall match the elevation.
3. The cornice shall be at least 4 bricks from window sills.
4. The sign board may be extended across the entire façade.
5. Douglas Fir, Mahogany, or AZEK siding shall be used and field painted or stained.
6. Recessed wood panels with clear stain or painted shall be located below the storefront windows.
7. Details shall be included for the panel above and below the window.

*Mr. Sauk-Schubert seconded.*

Mr. Rawling said the project would be compatible with the design of surrounding properties and have a relationship to the historic and architectural value of the existing structure.

### **V. WORK SESSIONS (OLD BUSINESS)**

A. Work Session requested by **RJF-Maplewood, LLC, owner**, and **RW Norfolk Holdings, LLC, applicant**, for property located at **111 Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (construct a 4 – 4 ½ story mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item continued from the February 13, 2019 meeting.)*

### **WORK SESSION**

The project architect Lisa DeStefano, Bob Uhlig of Halvorson Design, architect Haril Pandya and associates from CBT Architects, and developer Michael Kane were present to speak to the petition. Mr. Pandya reviewed the Commission's comments from the previous work session that centered on the gateway park, landscaping, scale, and façade material. He discussed various façade details. Ms. DeStefano said the landscaping was important due to the large amount of grade change. Mr. Uhlig discussed the landscaping, grade change, light fixtures, and the building

entry. He said a plaza would extend the entry to the building and that there would be a prominent pedestrian environment. He discussed scaling features.

Mr. Pandya reviewed the materials, noting that the terra cotta panels would blend in well with the metal. He said the left-side elevation was changed to set back the third floor. He reviewed the elevations and showed 3-dimensional views. He discussed the garage, parking lot, and walkway. An aerial of the building and its context was shown. He showed some samples of materials and discussed textures and colors. Mr. Rawling noted that terra cotta material eventually cracked and crumbled. Mr. Pandya said their terra cotta buildings held up beautifully because they used an eclipsed system and better technology

Mr. Rawling reviewed the Maplewood Avenue elevation, noting that everything on Maplewood Avenue was uncharacteristic of Portsmouth and pushed back or set back. He recommended that the project move the tree line closer to the edge of the street and consider bump-outs. He said the pedestrian experience could be enhanced by adjusting some of the trees so that people could walk among them. He strongly urged that parts of the building be brought forward to add more depth to the pedestrian experience. He questioned the plaza in the corner being closed in and recommended that a giant tree be planted to hold that corner instead of a sculpture. He said some of the Maplewood Avenue façade needed to move out to the street edge more. He requested a view of the Maplewood Avenue façade that showed both sides of the street. He noted that there were no doors on that façade and said there should be a door every 60 feet, according to the HDC guidelines. Vice-Chair Wyckoff said agreed about the doors but disagreed about pushing the building any closer to Maplewood Avenue because he felt that the building should not be up against the sidewalk. He said that Mr. Rawling's comments about the trees made sense. He thought that the second floor on the Maplewood Avenue elevation shouldn't be all glass because it looked like too much glass at that particular location.

Chairman Lombardi said he liked a wider sidewalk and didn't care for bump-outs because they never got plowed. Mr. Ryan said he liked the building and thought it was appropriate for the area and that it referenced the past by its strong historic base. He said he liked the transparency and thought that glazing would solve any problem with night brightness. He recommended more enclosure and definition on the corner and wasn't sure that a big tree or a sculpture was necessary there. He suggested carrying the base to the corner on Maplewood Avenue and recessing the garage from the pedestrian areas to deal with the grading issue. Ms. Ruedig said she had mixed feelings because she felt that the contemporary building had a good design but was hesitant about its size and the metal. She said the fourth floor looked very tall. She asked whether the terra cotta material was a good fit because it didn't seem contextual to the area or the city and suggested doing more to reference Portsmouth. She said the building seemed out of place due to the amount of glass and that the Maplewood Avenue side looked like a corporate office building. She said the veranda parts seemed a bit heavy.

Ms. Doering said she was happy with the direction the building was going but was concerned about the amount of glass on Maplewood Avenue, pointing out that it was the one façade that looked at wood-framed 18<sup>th</sup>- and 19<sup>th</sup>-century buildings where people would be traveling the most. Mr. Sauk-Schubert said he agreed with everyone about the corner but otherwise liked what he saw. City Council Representative Roberts said there was no access to the building from

Raines Avenue and thought there should be some circulation there. He said he liked the building in general but was concerned about the glow of light from the building at night due to all the glass. Chairman Lombardi said the small park on the corner had no entrance or anything else and was concerned that it could be a dead spot. He agreed that there was a need for some access along Maplewood Avenue and thought it might help the park. He also agreed that the steel structure was very heavy and suggested a different material or shape. He said the mechanicals fence would be visible from a lot of places. Ms. Ruedig suggested that the applicant hire an archaeologist to be on site during construction, and it was further discussed.

There was no public comment. Chairman Lombardi closed the work session.

## DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **continue** the work session to the April meeting.*

## VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Potter-Schwartz Family Revocable Trust, Michael Schwartz and Sharyn Potter Trustees, owner**, for property located at **442-444 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all existing windows, siding, both chimneys and rear porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 44 and lies within the Mixed Research Office (MRO) and Historic Districts.

Mr. Rawling recused himself from the work session.

### WORK SESSION

The applicant Michael Schwartz was present to speak to the petition. He said he wanted to replace the windows, re-side the house, replace the deck, and rebuild both chimneys. He said he wanted to use Pella windows and showed a sample, noting that he preferred to have windows with a single divider to allow extra light. Vice-Chair Wyckoff said the Commission preferred 6/6 windows on a house of that age and couldn't really consider 1/1 windows due to the existing grill pattern. Ms. Ruedig agreed. The windows were further discussed. Chairman Lombardi asked if the frames were also in disrepair, noting that the Commission liked to see only the sash replaced and not the whole window if the frame was solid. He said the windows might be older than the applicant thought and that the ideal thing to do would be to restore them. Vice-Chair Wyckoff and Ms. Ruedig said they would both look at the windows in person.

Mr. Schwartz discussed why he wanted to remove the siding. He showed samples of wood composite and said he found wood clapboards under the existing siding. Vice-Chair Wyckoff suggested trying to rescue as many clapboards as possible to fix any in the front that were broken so that the front façade could be left in its original state. The samples and other siding products were discussed. It was agreed that composite would be appropriate on the sides and back of the house. The porch replacement was discussed. Ms. Doering said the railings would have to be

brought up to code with different material. Vice-Chair Wyckoff suggested rebuilding the railings and perhaps adding new decking. The Commission discussed appropriate brick for the chimneys and suggested a Moran restoration brick with a matching mortar. Vice-Chair Wyckoff recommended that the front entry be rebuilt. Mr. Cracknell said Mr. Schwartz could return for a public hearing regarding the canopy.

There was no public comment. Chairman Lombardi closed the work session.

## **DECISION OF THE COMMISSION**

*It was moved, seconded, and passed to **continue** the work session to the April meeting.*

2. Work Session requested by **J & S Investments, LLC, owner**, for property located at **14 Market Square**, wherein permission is requested to allow exterior storefront and façade renovations as per plans on file in the Planning Department. Said property is shown in Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

Ms. Doering left the meeting at this point.

## **WORK SESSION**

Owner/applicant Joe Faro, architect Karen Dubrovsky of PCA Architects, and Attorney John Bosen were present to speak to the project. Ms. Dubrovsky reviewed the amended plans. She said they proposed to paint all the windows to match the storefront along the south elevation, had removed the existing awning, and would add a new awning at a lower angle. She discussed gold lettering on the glass and a neon sign on the corner bracket. Mr. Faro said he wanted to give the 1920 storefront a vintage look. He said they would power wash the building's exterior and consider the brick. He noted that the interior was stripped down to the brick and timbers. He said he wanted the storefront to look like it was painted 80 years ago, but that another alternative was to use Italian Impressionistic art. The sign was discussed. Mr. Faro said they didn't need another logo but wanted something authentic and period-looking as well as artistic and fun. He said they wanted to do a black paint with a gold patina, like an antique. He also noted how beautiful the millwork in front of the building was and how it was hidden by the previous owner. Mr. Cracknell said it was important to get a mortar sample and decide on the color.

Ms. Dubrovsky discussed the west elevation, stating that they wanted to straighten out the recessed entrance. Mr. Cracknell suggested keeping it in a full foot, and it was further discussed. Mr. Faro said he wanted to paint the existing windows instead of replacing them. The louver was discussed. Mr. Rawling recommended painting the infill a different shade to contrast with the rest of the building somewhat and change the building's proportions to emphasize the height and framing. He said the infill could be a little accent and an enhancing feature.

There was no public comment. Chairman Lombardi closed the work session.

## **DECISION**

*The applicant indicated that he would return for a public hearing.*

**VII. ADJOURNMENT**

*It was moved, seconded, and passed by unanimous vote to **adjourn** the meeting at 11:00 p.m.*

Respectfully submitted,

Joann Breault  
HDC Recording Secretary