

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**June 05, 2019
To be reconvened on
June 12, 2019**

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

MEMBERS ABSENT: Cyrus Beer

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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The alternate Ms. Doering assumed a voting seat in Cyrus Beer's absence.

I. APPROVAL OF MINUTES

A. May 01, 2019

*It was moved, seconded, and passed unanimously to **approve** the May 1, 2019 minutes as amended.*

II. ADMINISTRATIVE APPROVALS

1. 41 Vaughan Mall
2. 284 New Castle Avenue
3. 63 Humphrey's Court
4. 254 South Street
5. Marcy Street (Strawbery Banke)
6. 490 Islington Street, Unit C
7. 69 New Castle Avenue
8. 102 State Street
9. 117 Bow Street, Unit 5A
10. 75 Humphrey's Court
11. 285 Union Street
12. 33 Johnson Court
13. 180 Washington Street
14. 410-430 Islington Street
15. 73 Prospect Street

16. 180 Middle Street

Administrative Approval items 2, 3, 4, 5, 6, 7, 9 and 11 were quickly reviewed as a general consent approval.

*Ms. Ruedig moved to **approve** Items 2, 3, 4, 5, 6, 7, 9, and 11 with the following stipulation on #3:*

1. The height of the fence shall not exceed six (6) feet.

*Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

Administrative Approval items 1, 8, 13 and 16 were then addressed.

Item #1, 41 Vaughan Mall. The request was for an 8"x14" aluminum window.

Item #8, 102 State Street. The request was to replace a window with a door on the rear second floor and add a deck with stairs.

Item # 13, 180 Washington Street. The request was for modifications to a previously-approved project, including a taller door, window sash replacement, and a relocated electric meter.

*It was decided that Item 13 would be **postponed** to the June 12, 2019 meeting because not all the Commissioners received copies of the petition.*

Item #16, 180 Middle Street. Changes included basement windows where needed, field-painted Azek on bottom panels, and wood and landscaping screens for mechanical equipment.

Ms. Doering asked who would replace the vegetative screening when it died and whether it was a good screening choice. The applicant Charlie Seefried was present and said he had thought the vegetative screening would be more of a natural look instead of the fence, which affected the porch's side view. He suggested adding an addendum to the condominium documents.

Mr. Cracknell recommended a stipulation that a maintenance requirement for the landscape screen for the main house be incorporated in perpetuity. The Commission briefly discussed the other requests, including the added handrail and meter bank.

*Vice-Chair Wyckoff moved to **approve** Items 1, 8, and 16, with the following **stipulation** on #16:*

1. An amendment to the Homeowner's Association shall be made to require perpetual maintenance of the utility screen located beside the Rice-Larkin House.

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

Item #10, 75 Humphrey's Court.

Ms. Ruedig recused herself. Mr. Cracknell said the request was to relocate a door and window, replace the entryway and stoop, add two windows, and shift two windows to the right. He said there would be a new recessed landing with a metal railing. The applicant's representative Jennifer Ramsey was present and said the changes resulted from the interior work.

Item #14, 410 Islington Street.

The applicant's representative architect Rob Harbeson was present. He said they wanted to replace the vinyl and asphalt siding with vinyl and do clapboard on the rear side of the building that already had clapboard. He said they would replicate the clapboard and have it mill-crafted. He said they would match the windows with the headers. He noted that a piece of trim was added on when the original vinyl was installed and that they preferred to maintain the original molding. He said there would be one granite step and that the gas meter locations were at the rear of the building, and the condenser was screened. He also asked that the trim be Azek. Mr. Harbeson concluded that they would like approval with Option 1, and an amendment to do clapboards on the rear elevation to match existing.

Administrative Item #12, 33 Johnson Court.

Mr. Cracknell said it was a simple request of adding a third window to a paired set of windows on the side.

*Vice-Chair Wyckoff moved to approve Items 10, 12, and 14, with the following **stipulation** on Item #14:*

1. Option 1 shall be used and clapboard may be used on the rear elevation.

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

*Items #13 and 15 were **postponed** to the June 12 meeting.*

III. PUBLIC HEARINGS (NEW BUSINESS)

Ms. Doering recused herself from the petition.

1. Petition of **Joseph J. & Jennifer Almeida, owners**, for property located at **103 High Street**, wherein permission was requested to allow new construction and exterior renovations to an existing structure (modify front elevation by adding store-front, landing, and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 22 and lies within the Character District 4-L2 (CD4-L2), Downtown Overlay, and Historic Districts.

SPEAKING TO THE PETITION

The applicant Joseph Almeida was present and reviewed the petition, noting that it had been presented to the Commission a few years before. He said the windows would be the Green Mountain Classic Series, that the door would be wood and would match the detail of the existing

doors, and the deck would be mahogany. In response to the Commission's questions, he said the railings and posts would be wood and that there would be returns on the step threads.

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.*

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

Vice-Chair Wyckoff seconded. He said the project would have a relationship to the historic and architectural value of the existing structure.

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

2. Petition of **Wentworth-Gardner & Tobias Lear Houses Association, owner**, for property located at **49 Hunking Street**, wherein permission was requested to allow new construction to an existing structure (demolish and replace rear shed addition with larger new shed addition and foundation) and miscellaneous exterior maintenance to the existing house as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 39 and lies within the General Residence B (GRB) and Historic Districts.

Ms. Doering recused herself from the petition.

SPEAKING TO THE PETITION

The project architect Brendan McNamara was present on behalf of the applicant to speak to the petition. He introduced Stephen Foster. Mr. McNamara said the petition was almost the same that was discussed at the previous work session. He reviewed the petition, noting that it would be a two-bedroom inn and that all existing windows would be restored. He said a future landscaping plan would be coordinated with the Wentworth-Gardner Association.

Mr. Rawling said it was a well-done project and thought it was appropriate that there was some differentiation with the shed windows. He said he appreciated that the windows were shown with the trim and recommended that it be a standard for all window applications. Ms. Ruedig said it was a great solution of keeping the bulk of the house intact by putting all the modern amenities in the shed and that it followed all the Preservation standards.

Vice-Chair Wyckoff asked if the multi-split unit was the heating system for the whole house. Mr. McNamara said there would also be an interior gas unit vented through the chimney. Vice-Chair

Wyckoff asked how the bathrooms would be vented. Mr. McNamara said there would be a small vent that would be painted to match.

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 Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District, conserve and enhance surrounding property values, maintain the character of the District, and would be consistent with the special and defining character of surrounding properties. He said it was a very good project and appreciated that Mr. Foster took care of the situation. Chairman Lombardi also thanked Mr. Foster and said it was a good project that the house really needed.

3. Petition of **Gregory J. & Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission was requested to allow exterior renovations to an existing structure (demolition of existing side porch to be replaced with deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Amanda Morneault was present and introduced her contractor Chuck Bonanno. She said she wanted to remove the porch and replace it with a deck. She reviewed the petition.

Vice-Chair Wyckoff asked if a drawing of the house with the proposed deck was included, and Ms. Morneault said there wasn't. Chairman Lombardi said it was important to have that detail so the Commission could see how the house behind the deck interrelated. Mr. Bonanno said the deck would match the siding, the railing would be a vinyl composite and the deck would be TREX. Ms. Doering said the vinyl posts and railings would stand out, and she recommended a wood railing. Vice-Chair Wyckoff suggested stripping that side of the house of vinyl and then scaping and painting the wooden clapboards underneath. Ms. Ruedig recommended that wood be used for everything because it was more appropriate for the location and would wear better.

Mr. Cracknell said the Commission required a drawing of the building behind the proposed deck, with necessary details. He also asked that the applicant repair and paint the clapboards after removing the vinyl. He suggested that the application be continued to the July 10 meeting.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **continue** the petition to the July 10, 2019 meeting.*

4. Petition of **Denise & Michael Todd, owners**, for property located at **254 South Street**, wherein permission was requested to allow new construction to an existing structure (add new rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Denise Todd reviewed the petition and explained, noting that she wanted to extend the deck out six feet and move the existing stairs three inches out. She showed the Commission samples of the proposed deck color and material.

Ms. Ruedig said she had no problem with the deck and metal railing because it was back-of-the-house. Mr. Rawling said the railing looked lightweight in the photo and thought there should be product information and specifications. Mr. Ryan said he liked the concept of the railing and decking systems and could support them. Ms. Doering noted that the railings were slimmer than the posts and footings. Ms. Todd said the posts were wider but the flooring would cover them, and that the other posts would go on top. It was discussed. City Council Representative Roberts said a wider post would look better aesthetically and match the vertical boards underneath. Mr. Rawling agreed. Vice-Chair Wyckoff said a wider post would be more stable but thought the black railing made sense in that location and wouldn't obstruct one's vision. Mr. Ryan said the Azek system had a clean look.

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. The AZEK decking is approved as proposed or cedar decking shall be used to match the existing cedar decking.*
- 2. The proposed AZEK railing system shall be black aluminum with vertical balusters to match the railing system as presented and the posts shall be wider than presented.*

Vice-Chair Wyckoff seconded.

Ms. Ruedig noted that the deck would be new construction and would be an extension in the back of the house. She said the project would conserve and enhance the property's value and would be compatible with innovative technologies.

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

IV. ADJOURNMENT

*It was moved, seconded, and passed unanimously to **adjourn** the meeting at 8:30 p.m.*

Respectfully submitted,

Joann Breault
HDC Recording Secretary