

**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH
Remote Meeting via Zoom Conference Call**

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Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-10, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

July 1, 2020

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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*It was moved, seconded, and **passed** by unanimous vote to **postpone** Public Hearings Old Business Petition A, 35 Howard Street.*

I. APPROVAL OF MINUTES

1. June 03, 2020
2. June 10, 2020

*It was moved, seconded, and **passed** unanimously (7-0) to **approve** both sets of minutes as presented.*

II. ADMINISTRATIVE APPROVALS

Note: The Commission addressed Items 2, 5, 6, and 7 and voted on them as a bundle. They then addressed Items 1, 3, 4, and 8.

1. 55 Congress Street (LUHD-151)

The request was to add three antennas and six remote radio units to the building's roof. The AT&T representative said the equipment would be between 55 and 96 inches tall.

*Mr. Ryan moved to **approve** the item as presented, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

2. 30 Maplewood Avenue (LUHD-152)

The request was to place a control gate on the condominium's parking lot.

3. 17 South Street, Unit 5 (LUHD-153)

The request was for approval for a new heat condenser that was already installed. The HVAC installer Jay Sullivan was present on behalf of the applicant and said he wanted to screen the condenser with a mahogany and cedar lattice structure that would match the shingles. He explained that he had applied for a permit three days before the project but mistakenly worked on it before getting permission. He said the condenser would be covered on all sides by the lattice work so that it wouldn't be noticeable and that the air flow would be parallel to the house.

*Mr. Rawling moved to **approve** the item, with the following two stipulations:*

- 1. The exposed conduit shall be field painted to match the siding.*
- 2. The lattice surround shall be the same design as shown on page 71 of the July 01, 2020 HDC Meeting Packet.*

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

4. 56 Middle Street (LUHD-155)

Mr. Cracknell said the applicant wanted to do the following on the Tudor-style building: 1) use shingles on the cheek walls of the two dormers; 2) replace the aluminum downspouts and gutter with copper; 3) carry the building's trim board around the addition; 4) step down the height of the wall on the balcony facing Haymarket Square for privacy and maximum view exposure; and 5) place a baluster and handrail on a section of the balcony.

*Ms. Ruedig moved to **approve** the item as presented, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

5. 58 State Street (LUHD-156)

The request was to replace a mahogany deck with AZEK material.

6. 28 Chestnut Street (LUHD-157)

The request was to replace a wooden louver on the Music Hall with aluminum and make the window larger. Mr. Cracknell said it would fit inside the masonry opening.

7. 135 Congress Street, Unit 145 (LUHD-158)

The request was to put a balustrade and railing system on top of the YMCA building.

*Mr. Ryan moved to **approve** Items 2, 5, 6 and 7. Mr. Rawling seconded. The motion **passed** by unanimous vote, 7-0.*

8. 25 Maplewood Avenue (LUHD-115)

Mr. Cracknell said the field changes from the previous work session were all approved except for the six doors, which included a few retail entrances, the bank entrance, and the ATM entryway. Vice-Chair Wyckoff verified that the mahogany panels and the trim matched the doors and said he preferred having the signage painted on the back of the glass. Mr. Rawling said the new wood was barely better than the painted wood. He said he would accept the wood around the residential entrance but preferred spandrel panels on the bank door to get some reflectiveness.

The project manager Shayne Forsley and contractor Steve Wilson were present. Mr. Forsley said the glass was real and that he could add sidelights to the bank door to address Mr. Rawling's concern. Mr. Wilson said he hadn't anticipated the amount of steel supports needed and thought the mahogany entrances would look a lot better. He also noted that the bank's chandelier would be seen behind the glass transom.

Mr. Ryan said he was glad to hear an authentic explanation for the infill and thought the sidelights might add more glazing to the door. Ms. Ruedig said the better quality materials set the doors apart and made them stand out more. Mr. Rawling asked if the contractor had considered spandrel panels. Mr. Wilson said there were various reasons for eliminating glass between Doors 1 and 6, including steel bands, but that he could order sidelights for Door 3. Mr. Rawling suggested exchanging the wood panels for the spandrel glass. Mr. Wilson thought spandrel glass would look fake. Ms. Ruedig agreed and thought the spandrel glass might make it look too busy. Chairman Lombardi said the thinner vertical framework was better and thought it would look strange with spandrel glass. Ms. Doering suggested using the variations found in mahogany to give the panels more life and dimension and make the doors more interesting.

*Vice-Chair Wyckoff moved to **approve** the item as presented, with the following stipulations:*

- 1. The top panel of the ATM door shall be consistent with the door surround.*
- 2. The mahogany panels shall match the doors.*

*Ms. Ruedig seconded. The motion **passed** by a vote of 4-3, with Mr. Ryan, Mr. Rawling, and City Council Representative Trace voting in opposition.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103-1-1 Lot 83-2 and lies within the General Residence B

Request to Postpone

(GRB) and Historic Districts. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote to **postpone** the petition.*

B. Petition of **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission was requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

SPEAKING TO THE PETITION

Project architect Anne Whitney was present on behalf of the applicant. She reviewed the petition, noting that the significant changes included extending the sunroom to the full width of the wall and changing the stair location, adding a wall on the driveway elevation, and placing the heat pumps under the stairwell on the driveway side. She discussed the window changes in detail.

Vice-Chair Wyckoff said the changes improved the plan. He asked if the tubing for the heat pumps would be within the building, and Ms. Whitney agreed. Mr. Beer said the design was a nice improvement, and City Council Representative Trace said the design was more consistent with the rhythm of the house and very appropriate to the neighborhood.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak to the petition, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

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

Vice-Chair Wyckoff said the project would preserve the integrity of the District and maintain its special character as well as the special and defining characteristics of surrounding properties.

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

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Todd & Jan Peters, owners**, for property located at **379 New Castle avenue**, wherein permission was requested to allow new construction to an existing structure (construct 2nd story additions) and exterior renovations (rebuild existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Anne Whitney was present on behalf of the applicant to review the petition. She discussed the roof plan, the windows, and the porch. Ms. Ruedig asked if the extrusion on one side of a gable would come down. Ms. Whitney said there would be a fascia board at the end of the rake and that the ridge would stay the same. She said she would extend the eave detail out of it to create a separation. Ms. Whitney discussed the windows on the north elevation and said the second-floor deck would have an Ipe railing system. Mr. Ryan asked if the gutter would be on the addition portion. Ms. Whitney said the gutter would be on the house only and that the porch roof would have a gutter and the fascia board would be higher. Vice-Chair Wyckoff asked whether the trim on the old building would be maintained around the windows and doorways. Ms. Whitney agreed and explained how it would be done. Vice-Chair Wyckoff said he had trouble with the small frieze board that went up against the soffit and the lack of molding in the intersection and that he preferred to see a bed molding in that area. Ms. Whitney said she planned to add a small soffit.

Ms. Whitney said she would restore the original openings for the windows and would also restore all the fireplaces. Ms. Ruedig said there wasn't much to save on the home's exterior and thought the proposed design was handsome and appropriate for the area. Mr. Beer agreed with Vice-Chair Wyckoff that molding would go a long way and that he preferred to see a more traditional eave return, but he thought the design improved the house enormously.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak to the petition, 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, and Mr. Ryan seconded.*

Ms. Ruedig said the project would conserve and enhance surrounding property values and would be compatible with the design of surrounding properties.

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

2. Petition of **Donna P. Pantelakos Revocable Trust, G.T. & D.P. Pantelakos Trustees, owners**, for property located at **138 Maplewood Avenue**, wherein permission was requested to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Anne Whitney was present on behalf of the applicant and reviewed the petition. She pointed out that three of the arched openings would be maintained and might be slightly lower. She discussed the columns, windows, and gutter, and said the cupola would be rebuilt.

She presented new photos showing the building's proportions. She noted that there was a 5-ft easement from the adjacent property for windows on that elevation.

Mr. Ryan said he liked that the arched openings would be kept and suggested that the apex of one arch be 12 inches higher. Ms. Whitney said it was the existing arch and that there would be a step up into the living area. Mr. Ryan said he had no problem with the height and mass and thought it was a good design. Vice-Chair Wyckoff agreed. Mr. Rawling said the site was improved by having a larger scale building. Chairman Lombardi thought the design was good.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak to the petition, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Beer moved to **grant** the Certificate of Approval for the petition as presented, with the following **stipulation**:*

- 1. A bed molding shall be used on the soffit.*

City Council Representative Trace seconded.

Mr. Beer said the project would enhance surrounding property values and would be in keeping with the characteristics of the neighborhood.

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

3. Petition of **One Middle Street, LLC, owner**, for property located at **150 Congress Street**, wherein permission was requested to allow the partial demolition of an existing structure (20 feet on the Porter Street elevation) and new construction of an on-site trash enclosure as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 11 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic Districts.

SPEAKING TO THE PETITION

Project architect Brendan McNamara was present on behalf of the applicant. He reviewed the petition, noting that the restaurants would now have access to the dumpsters. He said the dumpster enclosure would be black metal and mahogany. He said the building's renovation would give more exposure to the end of the historic wood portion of the Salvation Army church and would add a new shed dormer. He said he might return for approval for transformers.

Vice-Chair Wyckoff asked whether the restaurant personnel would be able to go within the building. Mr. McNamara agreed, noting that the south side had a hallway running the length of the building and that the existing masonry chimney would be removed to allow direct access to the hallway. Ms. Doering said the dumpster screening looked like a cargo container. Mr. McNamara said it would be 1'x6' vertical mahogany planks, similar to other nearby dumpster enclosures. Vice-Chair Wyckoff said the screening would be an improvement to the Porter Street

side. Mr. Ryan noted that the mahogany fencing would probably be sprayed with graffiti. Mr. Rawling said the graffiti would likely get painted over, which would make it tie into the building more. Mr. Ryan suggested a mural.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

No one was present to speak to the petition, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and would be in keeping with the defining character of surrounding properties.

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

4. (Work Session/Public Hearing) requested by **15 Middle Street Real Estate Holding Co, LLC, owner**, for property located at **15 Middle Street**, wherein permission was requested to allow new construction an existing structure (add several roof dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Character District 4 (CD4), Downtown Overlay, and the Historic Districts.

WORK SESSION

Project architect Brendan McNamara was present on behalf of the applicant and reviewed the petition. He said they wanted to make the former soup kitchen a restaurant and the second floor of the brick building an inn. He said the dormers were necessary for the future development of the attic space. He said the windows would have AZEK trim and the shed dormers would be set back 2-4 feet. He explained how the brick building's roof would be continued to eliminate an existing pocket. He said the chimney would be demolished and rebuilt as a faux chimney.

Mr. Rawling said he supported everything except the doghouse dormers because the pediments were too heavy. He asked whether the trim elements could be scaled back. Mr. McNamara said they were smaller than they appeared on the drawing and were half the size of the ones on the main building. Mr. Rawling asked if the bracketing was necessary. Mr. McNamara said they were staying within the form of the building. Mr. Rawling said the dormers were new and secondary and thought that removing the bracketing would make the building stronger.

Ms. Ruedig said she was glad the two buildings were finally getting attention. She said the dormers would be fine because they were so high, and she liked the slate shingles. She said she was very supportive of the design. Mr. Ryan said it was a terrific design and thought all the detailing over the arches and doors was bold and expressive. City Council Representative Trace agreed and said she had no problem with the dormers being as bold as the front because it all worked. Vice-Chair Wyckoff said the dormers were out of scale and thought they could be shrunk down. He said the proposed trim on the wooden building was elaborate and eclectic. Mr.

McNamara said it would look similar to existing. Vice-Chair Wyckoff asked if the medallions around the building would be replaced with AZEK. Mr. McNamara said they would not, but that the medallions on the dormers would be AZEK. Vice-Chair Wyckoff said the slates on the sides of the dormers was a quality touch. Mr. Rawling said he still thought the pediments looked too big. Mr. Sauk-Schubert said the problem was that the drawing wasn't an autographic representation of reality and thought the dormers would work quite well. Ms. Ruedig asked if all the other windows would be restored. Mr. McNamara said they would but that the majority of them were replacement windows.

There was no public comment. Chairman Lombardi closed the work session and went into the public hearing. There was no one from the public speaking to, for, or against the petition, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chairman moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and maintain its special character by fostering Portsmouth's heritage.

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

V. ADJOURNMENT

It was moved, seconded, and passed by unanimous vote to adjourn the meeting at 9:33 p.m.

Respectfully submitted,

Joann Breault
HDC Secretary