

**MINUTES OF THE
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 2020-16, 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.

September 02, 2020

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

MEMBERS EXCUSED: Dan Rawling

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi noted that Dan Rawling had said at the prior meeting that he would be leaving the Commission but had decided to remain until a replacement could be found because it was required that at least one Commissioner live in the Historic District.

I. APPROVAL OF MINUTES

1. August 05, 2020
2. August 19, 2020

*The August 5 and August 19 minutes were **approved** as presented, 7-0.*

*It was moved, seconded, and passed unanimously (7-0) to **grant** the Request for Postponement for Petition A, 35 Howard Street.*

II. ADMINISTRATIVE APPROVALS

1. 284 New Castle Avenue

The request was to replace the previously-approved clapboard siding on a garage addition with Hardiplank for cost reasons. After some discussion, it was stipulated that the Hardiplank would have the same detail and exposure as the previously-approved clapboard

2. 65 Rogers Street

The request was to place an AC condenser in the side yard that would be screened by the fence.

*Vice-Chair Wyckoff moved to **approve** Administrative Approval Items #1 and #2, with the following stipulation on Item #1: The Hardie siding shall have the smooth side out and be the same detail and exposure as the previously-approved clapboard.*

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

III. CERTIFICATE OF APPROVAL - EXTENSION REQUEST

1. 15 Mt. Vernon Street

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the request for an extension, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff stated that the Commission normally approved extensions in the first year.

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

IV. 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 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the August 19, 2020 meeting to the September 02, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **grant** the Request for Postponement.*

B. Petition of **Sarah J. Minor Revocable Trust 2011, Sarah J. Minor Trustee, owner**, for property located at **458 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the August 19, 2020 meeting to the September 02, 2020 meeting.)*

SPEAKING TO THE PETITION

The applicant Sarah Minor was present and reviewed the petition. She said that, after much research, she decided to replace the previously-presented Andersen windows with Marvin Elevate ones that were double-hung wood interior inserts with single divided light, 7/8 muntins, black half-screens, and jamb liners that would match the black sash. She said she also spoke to the Building Inspector about egress standards and would install casement windows on the second and third floors at the rear of the house and on the driveway side.

Ms. Ruedig said the windows were a good solution that satisfied the jamb liner issues. Mr. Ryan asked if the fiberglass exterior would be factory painted, and the applicant said it would.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present 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 petition as presented, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the building and maintain the special character of the District, would maintain the significant historical and architectural value of the historic structure, and would have innovative use of technologies. He said the fact that the jamb liners would be a matching color instead of white or beige was a positive thing.

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

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Christopher D. Clement and Wendy L. Courteau-Clement, owners**, for property located at **41 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (upgrade façade limestone, install new windows, add two new windows on the south elevation (attic level), repair copper gutters, and install new lighting) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 29 and lies within the Character District 5 (CD5) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Shannon Alther was present on behalf of the applicant. He reviewed the windows and said he wanted to replace the existing 1/1 windows with 2/2 ones. He said the original request for lighting at the dentil moulding was removed from the petition because it would be difficult to get the right kind of light in the tight space. He said the 2/2 window replacements and two new 2/2 windows would better replicate Market Street and that half-screens would be used in the double-hung windows. He said the proposed recessed deck would be tucked back 10 feet from the front edge and would be difficult to see from the street.

Vice-Chair Wyckoff asked what the shed roof-looking structure going up the incline was. Mr. Alther said it was a lead-coated copper wall surround in the deck that he would treat like the roof material. In response to further questions from Vice-Chair Wyckoff, Mr. Alther said there would be 4-1/2 foot windows instead of standard French or patio doors going out to the deck because there wasn't the necessary height for a full door. He said the egress windows were primarily to get more light into the space and that people would be able to open them to access the deck. Vice-Chair Wyckoff said it was a benign solution and was basically just a cut in the roof that no one would see. Mr. Sauk-Schubert said he was concerned about snow removal as well as what measures would be taken to prevent the drain from freezing. Mr. Alther said they would install two new gutters and would create a roof drain with a movable piece that could be used to access the drain. He said there were a few drain pipes in the building and a pipe chase, so he could do heat treatments at the top of the drain. Vice-Chair Wyckoff cautioned against removing any bricks and having a projecting pipe draining water onto Market Street, and it was further discussed. Mr. Alther said he would get a new gutter for 41-43 Market Street and fix the one at 45 Market Street, and that any added or replaced gutters would be copper.

Ms. Doering noted that the roofs in that section of Market Street, except for some skylights, were practically the way they had always been, and she was concerned about losing that to the proposed roof deck, which she thought was more of a big skylight. She said the deck would take away from the wonderful old intact roofline. Mr. Alther said the skylights along Market Street were more like putting something on top of the roof, and he felt that recessing the deck would be a better option. Ms. Doering said the skylights weren't a break in the roof like the deck was.

Mr. Ryan said the orthographic elevations confirmed that the 2/2 windows were a good solution but felt that the new window was awkward, given that the other windows were beautifully slender. As far as carving out a section of the roof, he said one couldn't really tell what was up there and he had no objection to it. He said change was a part of the Commission's purview. He said he liked that the attic would be made use of and thought the architect had been sensitive by just removing parts of the volume to create the window. He said it was a subtraction of the roof that brought vitality to the roofline and that he completely approved it. Ms. Ruedig said she thought all the improvements were great. She agreed that the added window was a bit awkward but didn't have a problem with it because it would be high. She said she didn't have a problem with the roof for the same reasons because no one would see the rooflines on top of the roof.

Chairman Lombardi asked what would be done when the deck filled up with snow. Mr. Alther said there was a heat trace that would melt the snow. Chairman Lombardi said he was sympathetic with Ms. Doering's issue with the deck but thought it would be better than a

skylight or adding something else to the roof. He said it would be visible from the tops of other buildings but would be minimal, so he was in favor of it.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present 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, and Vice-Chair Wyckoff seconded.*

Ms. Ruedig said the restoration of the building on the exterior would preserve the integrity of the District and maintain its special character by restoring the 2/2 windows, would be consistent with the special and defining character of surrounding properties, and would relate to the historic and architectural value of the existing structure. Vice-Chair Wyckoff said he was excited to see the building cleaned up, noting that it was one of the more interesting and beautiful buildings downtown and that it would shine when the project was finished.

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

VI. WORK SESSIONS (OLD BUSINESS)

B. Work Session requested by **COLACO, LLC, owner**, for property located at **45 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade wood materials, install new windows, repair the ground level entry, repair copper gutters and sign board) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 28 and lies within the Character District 5 (CD5) and Historic Districts. *(This item was continued from the August 05, 2020 meeting to the September 02, 2020 meeting.)*

WORK SESSION

Project architect Shannon Alther was present on behalf of the applicant. He said the entrance component would change but that the upper levels would remain the same. He noted that at the previous work session, they discussed changing the storefront from a metal one to a wood one. He said the storefront's footprint was changed to mimic its earlier version so that it had an indent into the commercial window, and that they added a second door to get into the residential component, resulting in everything shifting over about a foot and a half. He said the vinyl siding would be replaced with cedar, the exposure and casing around the windows would be replaced in kind, and the 1/1 dormer window would be replaced with a 6/1 window. He said the added wood component at the ground level would be a nice nod to the historic component. He said they decided to put railings on the rear side of the building instead of raising the wall plane to hide the back deck so that the eave lines would be consistent with the backs of the other buildings.

Mr. Ryan said it was a wonderful design and that he liked the revised storefront and thought the back stairs would bring new life to the building. He said the roof pattern wasn't something that needed to be preserved due to the mishmash of different roofs and skylines. He asked for more detail on the sideboard running across the storefront's top and on how the deck and eave would be handled. Mr. Alther showed a diagram of the rear of the building and explained how the baluster and railing component would maintain the existing overhang profile and build on top of it. Mr. Ryan said he needed more details before he could support it. He said code regulations would not allow pressure-treated stairways, nor would the Commission approve them.

Ms. Doering said she was thrilled with the front of the building but concerned about the stairway system because it looked clunky. Although she was pleased with the change made to the baluster on the deck so that the eave line remained, she said it didn't mean that she supported the deck. Vice-Chair Wyckoff asked if the back stairs would be an iron platform and railing system painted black. Mr. Alther said it would be as light-looking as possible and that he had considered cedar. Vice-Chair Wyckoff said metal would be a better choice. He said he approved of the changes on the rear of the building but thought a painted storefront would be better. Chairman Lombardi agreed. Ms. Ruedig said the façade was great but thought the dormer's gable was very small to put more clapboards on top of it. She said she agreed with the comments about the rear of the building and needed to see more details.

City Council Representative Trace said she had difficulty seeing double side-by-side windows on the back of a historic structure and said she also agreed with Ms. Doering's comments about the rear of the building and how it would look in the District. Vice-Chair Wyckoff agreed that the windows would look odd and suggested replacing the windows on the left with single ones and having them on top of each other in a proper symmetry, which would also clean up the back. He noted that there were no AC units or compressors shown and wondered if they would take up part of the deck. Mr. Alther said a few locations were allocated at the bottom of the stair run and there was a gap at the top of the chimney to put condensers. Chairman Lombardi asked if the ladder was for egress and whether it would clutter up the small space. Mr. Alther said the property lines were tight anyway, so the ladder wouldn't clutter up the ground area. He said the location of the compressors under the stairs would provide a clear egress for the Fire Department. Mr. Sauk-Schubert asked for orthographic drawings for the rear elevation and thought the stairs looked like a weekend project.

Chairman Lombardi said he thought the windows looked better in their original configuration instead of double ones, and he asked if there were two doors or windows under the deck. Mr. Alther said he had considered two doors but wasn't sure. Chairman Lombardi said the existing entrance was unique and thought that having the residential entry in the new entryway was a plus. He summarized the details needed for the next work session.

There was no public comment.

DECISION

The applicant said he would return for a work session/public hearing at the October 7, 2020 meeting.

VII. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary