

ACTION SHEETS
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers

7:00 p.m.

May 1, 2002

MEMBERS PRESENT: Chairman John Rice, Vice-Chairman David Adams, Members Rick Becksted, Ellen Fineberg, John Golumb, City Council Representative Joanne Grasso; Planning Board Representative Paige Roberts; Alternates Maija Hibbard and Richard Katz

MEMBERS ABSENT: None

ALSO PRESENT: Roger Clum, Assistant Building Inspector

<p>SITE WALKS - 500 Market Street April 27, 2002 at 9:30 a.m. 133 Islington Street April 27, 2002 at 10:00 a.m</p>
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I. OLD BUSINESS

A. Work Session/Public Hearing for petition of Nobles Island Condominium Association, owner, and DeStefano Architects, applicant, for property located at 500 Market Street (Nobles Island) wherein permission is requested for exterior renovations to an existing structure (to replace wood clapboard siding with vinyl siding on the rear/side facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 002 and lies within the Central Business A and Historic A districts. This application was tabled from the April 3, 2002, meeting.

It was **voted** to take this application off the table and the Commission continued its consideration. The Commission voted to grant the petition as presented. Although the Commission does not want this application to set a future precedence in the use of vinyl in the Historic District, the Commission felt this was the perfect installation for vinyl application. Section 10-1004 (B-4) of the Zoning Ordinance states "*encourage the innovative use of technologies, materials and practices provided these contribute to the character of properties located in proximity of the site.*" The Commission felt the applicant underwent extensive research to discover an alternative to wood clapboard siding.

B. Public Hearing for petition of Leah Caswell, owner, for property located at 37 South Street wherein permission is requested for demolition of a chimney located on the rear façade of building as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as lot 052 and lies within the General Business B and Historic A districts. This application was tabled from the November 7, 2001, meeting.

It was **voted** to take this application off the table and the Commission continued its consideration. The Commission voted to **re-table** this application until the June 5, 2002, meeting. A French door has been installed on the second floor on the rear of the building without approval from the Historic District Commission. As this constitutes a violation, a Building Permit cannot be issued for the demolition of the chimney.

C. Request for a Rehearing on the petition for 325 State Street LLC, owner, for property located at 325 State Street requested by Thomas Kaufhold. Said property is shown on Assessor Plan 116 as Lots 1, 6 and 7 and lies within the Central Business B and Historic A districts.

After due deliberation, the Commission denied the application for a Request for Rehearing. Listed below are the six items addressed in Mr. Kaufhold's letter, his arguments, and the response from the Commission members:

1. Section 10-1002 (A-1): ". . . where possible the view shall include an architectural rendering of the existing structure." "No such rendering was presented."

The Commission felt it did have representation and photographs of the existing buildings during the Work Sessions and Public Hearing.

2. Section 10-1004 (A-2): "maintain character of area through scale . . ." "Five stories is out of scale for the area."

Over the many Work Sessions the Commission had seen a model, streetscapes, and various ways to determine the scale of the proposed building. The height of the proposed five-story building was comparable to the three-story Customs House, a building located in the same area.

3. Section 10-1004 (A-3): "Assess the historical and/or architectural value . . ." "The Commission did not assess the historical and/or architectural value."

The Commission had discussed the character and design of the building and the lack of contribution of design to that area. Many of the Commission members felt the building was not a contributing building, but an eyesore, and the design an afterthought.

4. Section 10-1004 (A-4): "encourage . . . the reuse of existing buildings . . ." "The applicant did not present any plans that reused the building. The Historic District Commission did not encourage any reuse of the building."

As far as the reuse of existing buildings, the Commission deals with applications that come before them, which was a proposal for new construction. There have been three owners of the building who have not shown any interest in developing the site.

5. Section 10-1004 (A-6): "promote the use of the district for education . . ." "The building has educational value as it represents a specific architecture and time in history."

The job of the Commission is to reconcile the architecture of Portsmouth. The use of minimalist international style glazed-brick architecture is not a significant part of Portsmouth's history. Much thought had been given by the Commission to replacing the building with something more in keeping with Portsmouth.

6. Section 10-1004, (B-3): "the compatibility of exterior...materials". "The composite material used in place of granite is not compatible with the surrounding granite buildings."

The Commission felt that the materials presented during the Work Sessions and Public Hearing were compatible to the character of the area. Precast concrete is to be used as an accent material and the dominant material of the proposed building is brick.

II. PUBLIC HEARINGS

1. The public is notified by this notice of a Work Session between the Commission and Paul A. Reardon d/b/a/ Seacoast Trolley Company to review signage for a trolley service for the upcoming season.

The Commission **recommended** that the request for signage be allowed for the ensuing year.

2. Petition for Calvin Wels and Jane Vacante, owners, for property located at 291 South Street wherein permission is requested to allow demolition of an existing garage as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 024 and lies within the General Residence B and Historic A districts.

The Commission **voted to grant** the application as presented.

3. Petition for Edmund Hibbard, owner, for property located at 19 Whidden Street wherein permission is requested to allow exterior renovations to an existing structure (to replace window on the first floor, north façade with a Brosco 6/6 true divided lite) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 004 and lies within the General Residence B and Historic A districts.

The Commission **voted to grant** the application as presented.

4. Petition for Poco Diablo, Inc., applicant, for property located at Off Ceres Street wherein permission is requested to allow exterior renovations to an existing structure (to replace existing lattice on outside deck structure with wooden clapboards with a 4" reveal) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 046 and lies within the Central Business A and Historic A districts.

The Commission made a motion to **grant** the application as presented and then **tabled** it to a Work Session/Public Hearing for the meeting of June 5, 2002. . The Commission felt the proposed wooden clapboards would be an inappropriate selection for the structure. The motion was **modified to table** the application until the end of the current meeting. The application was amended to change out the existing lattice to a 2" x 2" balustrade with 3" spacing. The application was **granted as amended**.

5. Work Session/Public Hearing for Charles/Mary Hoyt, owners, for property located at 149 Islington Street wherein permission is requested to allow exterior renovations to an existing

structure (to relocate three electrical boxes, two gas meters, and one water meter to the exterior right corner of the front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 014 and lies within the Central Business B and Historic District A districts.

The Commission **voted to table** this application to a Work Session/Public Hearing on June 5, 2002. The Commission felt the utility boxes would be too visible from the front of the building and would like to see other options for placement from the owner.

6. Work Session/Public Hearing for Wendy Klodt, owner, for property located at 51 Ceres Street wherein permission is requested to allow exterior renovations to an existing structure (to replace center louvered vent with a Pella wooden double-hung window and to add a new louvered vent to match existing vent) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 035 and lies within the Central Business B and Historic A districts.

The Commission **voted to grant** as presented the application for "Scheme A" with the following modifications:

- ✍ That new granite lintels and sills will be matched to existing,
 - ✍ That the first floor new window will not have a wooden panel below, but existing brick will remain, and
 - ✍ That the awning will still get larger per design in "Scheme B".
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III. APPROVAL OF MINUTES

The Commission voted to accept and approve the minutes for the meeting of April 3, 2002.

IV. WORK SESSIONS

A. Work Session requested by Thomas Kaufhold, owner, for property located at 53 Rogers Street. Said property is shown on Assessor Plan 115 as Lot 001 and lies within the Mixed Residential Office and Historic A districts. The applicant is proposing to build a two-story addition to the rear of building and to replace an existing one-story porch.

Mr. Kaufhold presented to the Commission diagrams of his proposed two-story addition to the rear of building and an existing one-story porch. The Commission felt that instead of trying to pull the first and second floor together, it would be better to make the two areas look differently. The Commission felt double-hung windows would be too large for the scale and also too expensive. It was recommended to schedule a Site Walk for June 1, 2002.

B. Work Session requested by Anne Whitney, architect, for property located at 35 Mark Street. Said property is shown on Assessor Plan 116 as Lot 050 and lies within the Mixed Residential Office and Historic A districts. The applicant is proposing demolition of an existing one-story ell and to construct an addition to existing building and detached garage.

Anne Whitney, architect, and Lucas Kolm, owner of the property, presented the Commission with the proposed plans for a one-story addition to the existing building and detached garage. The windows will match the 9-over-6 double-hung windows of the existing house. Ms. Whitney is also planning to add two 21" x 38" skylights, which will face Mark Street. The detached garage addition will be a 22' x 26' basic cape shape with the Madison style wooden garage doors by Designer Doors, Inc. The kitchen side currently has two 6-over-6 double-hung windows, which will be changed to a double casement wooden window.

The Commission felt the shape of the garage was more in keeping of what is seen in Portsmouth and felt Ms. Whitney had effectively dealt with a lot of the issues mentioned during the previous Work Session.

C. Work Session requested by Richard/Sarah Fedder, owners, for property located at 466 Marcy Street. Said property is shown on Assessor Plan 101 as Lot 075 and lies within the General Residence B and Historic A districts. The owners are proposing to construct a shed dormer to the third floor of the north façade of building.

Richard, Fedder, owner, presented the Commission with computer-generated plans for his proposed shed dormer. His home is a standard New Englander, and he would like to add a shed dormer to the north side of the house to make it into livable space instead of just an attic. The roof will be redone. On the south side two skylights will be added, and Mr. Fedder stated two out of three homes in the area have skylights. The existing building has a skylight on the north side, but this will be removed for the shed dormer. Brosco two-over-two double-hung divided lite windows will be used. The owner does not like the existing vinyl siding, but plans to leave it as is for the present time.

The Commission recommended that the skylights be aligned with the lower windows and to annotate any changes the computer-generated plans do not accurately portray when presenting designs for the Public Hearing.

D. Work Session requested for Arnet Taylor, applicant, for property located at 133 Islington Street. Said property is shown on Assessor Plan 138 as Lot 015 and lies within the Central Business B and Historic A districts. The applicant is proposing to retain the existing brick structure (Knights of Columbus building), to demolish the function hall and its various appendages, and to construct ten residential units on the rear of the property.

Arnet Taylor introduced Katherine Paine, owner, and Brian Redonets of Coastal Architects to the Commission. The first change from the last Work Session is the scaling down of the building from ten residential units to eight. Secondly, Mr. Taylor addressed the possibility of saving the existing carriage house, which will become one of the larger residential units. Mr. Redonets presented the site plans to the Commission. The beamed floor in the cellar area of the carriage house is 5 1/2-ft. above grade level. The building will have a hip roof and each of the eight residential units will have a roof deck that is cut into the roof. The roof decks will not be visible from the property.

At this time, the Commission is unsure of the roof decks and how it will affect the roofline. The Commission agreed with the use of a hip roof to diminish the mass. The Commission would like to see the Islington Street elevation and how it fits in with the newly renovated building. The Commission recommends another Work Session before the Public Hearing to show the fenestration details, cut sheets for doors and windows, brick samples.

V. OTHER BUSINESS

A. Site Walks

After deliberation, the Commission decided to continue scheduling Site Walks for the Saturday morning prior to the monthly HDC meeting. The Commission feels Site Walks on Saturday morning to be more productive than one-hour prior to the HDC meeting.

VI. ADJOURNMENT

At 10:20 p.m., the Commission voted to adjourn. The next scheduled meeting is June 5, 2002.

Respectfully submitted,

Terry Provencher