

MINUTES OF THE MARCH 3, 2004 HISTORIC DISTRICT COMMISSION MEETING

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

7:00 p.m.

March 3, 2004

PLEASE NOTE: Public Hearings #1 through #10 and Work Session #A) will be heard at the March 3, 2004 meeting and **Work Sessions B) through E) will be heard the following Wednesday March 10, 2004 in the City Council Chambers at 7:00 p.m.**

MEMBERS PRESENT: Chairman John Rice, Vice-Chairman David Adams, Members, John Golumb, Joanne Grasso; Ellen Fineberg; Paige Roberts; and, alternates, Richard Katz and

MEMBERS EXCUSED: Rick Becksted

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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I. PUBLIC HEARINGS

1) Petition for Mary and Erik Maurer, owners, for property located at 65 Rogers Street wherein permission is requested to allow exterior renovations to an existing structure; new construction to an existing structure; demolish existing shed and replace with shed on same footprint and connect to existing structure; raise roof at rear façade and renovate existing three-season porch as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 002 and lies within the Mixed Residential Office and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Frank Hyer, the Architect for the project, stated the owners were attending this meeting to seek approval for their renovation and addition to the building. He presented a six page plan that elaborated on the proposed changes and he addressed all the pages of the plan with the Commission member. The dormer in the barn has been eliminated at the suggestion of the Commission; however, since the last work session we have added a window in the barn as shown on page 5 east elevation; the existing skylight will stay where it is.

Ms. Fineberg asked why the window on the third floor did not line up with the windows below it. Mr. Hyer replied that this part of the house is not being touched or renovated and that is the way the windows are existing. Nothing is being replaced or added on this elevation.

Vice-Chairman Adams stated he was not bothered by this.

Chairman Rice stated you would expect that the basement window would be a smaller window.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as presented; Mr. Golomb seconded and all approved unanimously with a 7 – 0 vote.



Let the record reflect that Ms. Dika stepped down from the following Public Hearing and Mr. Katz sat in.

2) Petition for John and Sandra Dika, owners, for property located at 333 Marcy Street wherein permission is requested to allow exterior renovations to existing structure (add a fireplace chimney; replace 13 windows with Marvin double hung nine over six windows with simulated divided lights; replace clapboards on West and South facades; and, add cedar shingle roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 013 and lies within the General Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. John Dika, an owner of the property, stated that he felt he had a very successful work session last month with the Commission members and reviewed his plans to add a fireplace to the home and replace 13 windows with Marvin double hung nine over six windows with simulated divided lights; replace the clapboards; and, add a cedar shingle roof.

Chairman Rice stated he felt this project was adding up to be a great project.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as presented; Ms. Grasso seconded and all approved with a 7 – 0 vote.



Let the record reflect that Chairman John Rice stepped down from the following application and Mr. Katz sat in.

3) Petition for Kathleen Beauchamp, owner, and Anne Whitney, applicant, for property located at 21 Blossom Street wherein permission is requested to allow exterior renovations to an existing structure and to allow new construction to an existing structure (demolish existing garage; build new 1-1/2 story garage and a one-story connector with porch). Said property is shown on Assessor Plan 110 as Lot 003 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Ms. Anne Whitney, the Architect for the project, presented a model showing the proposed changes to the property that would allow the Commission members to see the changes more clearly. We have reduced the number of windows and lowered the connector roof between the house and the garage. We want to install two double hung windows in the barn where we were proposing four windows Ms. Whitney added that there was a successful site walk with the

Commission members as well as successful work sessions. We have taken the Commission's suggestions and implemented them into our final design. The property will become handicap accessible for Ms. Beauchamp's fiancée who has multiple sclerosis.

At this time, Vice-Chairman Adams took a few minutes to review the plans.

Ms. Whitney stated the siding material will be clapboards and windows will be wood with true divided lights.

Vice-Chairman Adams asked if in the process, the asbestos on the roof will be removed? Ms. Whitney replied that was correct.

Ms. Grasso asked if the large tree will remain? Ms. Whitney replied that it would remain; however, it has been pruned back.

SPEAKING IN OPPOSITION TO THE PETITION

Ms. Joyce Zabarsky, a direct abutter on 161 South Street, stated there have been no major changes in the area for 150 years and we have worked very hard during the time we have lived here to save our area. She feels that by allowing this addition will set a precedent and asked that the integrity of the area be preserved.

Mr. Joseph Almeida, a direct abutter located at 33 Blossom Street, stated he feels that Ms. Whitney has responded to many concerns of the abutters. The window fenestration and skylights have been changed and the square footage of the project has been reduced. He added that he supports the project.

Ms. Santosa, an abutter on South School Street, stated she supports the application and feels the changes being proposed are for the better.

Ms. Whitney stated the existing structure will not be demolished, but it will be encapsulated.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Ms. Roberts made a motion to approve the application as presented; Ms. Grasso seconded. Ms. Grasso stated the charge of the Commission is to be a Design Review Board and to make a determination on how the design will look in the neighborhood.

Ms. Fineberg stated she was sympathetic to the Zabarsky's issues; and added that Ms. Whitney has been very sympathetic to the abutter's concern.

Vice-Chairman Adams stated the applicant has addressed a number of issues concerning the abutter's concerns such as the scale of the project and how the massiveness of the project will impact the area and added he was unsure of the massing on the front of the small cape; however, he feels he will not support the motion.

The motion to grant passed with a 5 – 2 vote with Vice-Chairman Adams and Mr. Golomb voting in the negative.



4) Petition for Paul and Gordon Sorli, owners, and DeStefano Architects, applicant, for property located at 60 Market Street wherein permission is requested to allow exterior renovations (modify existing fire escape at the rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 034 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Ms. Lisa DeStefano, representing the owners, stated this application is a revision to a fire escape landing and presented a plan showing the existing rear elevation. The landing will also be attached to a portion of 64 Market Street. The fire escape landing will be brought out to the face of the building. The new fire escape will be powder coated that will be fused on to a piece of metal. Brackets will be used to attach the fire escape.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve as presented; Mr. Golomb seconded. Vice-Chairman Adams stated it is difficult to see what kind of change this would make on the area; however, he does not feel it affect the surrounding properties.

The motion passed with a 7 – 0 vote.

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5) Work Session/Public Hearing for Paul and Gordon Sorli, owners, and DeStefano Architects, applicant, for property located at 64 Market Street to allow an amendment for minor revisions to a previously approved renovation/addition; for the placement and location of rooftop mechanical equipment; and, addition of rear dormer as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 035 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Ms. DeStefano, the Architect for the project, stated that as the project developed, revisions are made; therefore, we needed to come back for further approval. Three changes are being proposed; additional windows; mechanicals on the roof; amended size of windows are shown on the attached plan; new roof shingles and two window bays on the front façade. The down spouts will be removed and gutters installed that will help relieve water from getting into the building. A new dormer addition is being proposed on the rear of building.

Chairman Rice asked the Commission members how they felt about the dormer addition.

Ms. Fineberg stated the only part that she found bothersome was the proposed french doors being added.

Mr. Golomb questioned whether a smooth Certainteed clapboard could be used rather than the grain type clapboard? Ms. DeStefano replied that the smooth looking clapboards resemble vinyl.

Vice-Chairman Adams stated he was afraid of using Certainteed clapboards and cannot vote for the application for that reason.

There was then discussion on the window bays that members found needed to be further discussed.

Chairman Rice asked that this part of the application (the two window bays) be withdrawn from the application. Ms. Stefano stated that they would do this.

At this time Chairman Rice closed the work session. Vice-Chairman Adams made a motion to open the public hearing; Mr. Golumb seconded and was approved with a 7 – 0 vote

SPEAKING IN FAVOR OF THE PETITION

Ms. DeStefano reviewed the plans with the Commission members and amended the application to reflect that the section of the application pertaining to the two window bays on the front façade be removed.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as amended; Ms. Grasso seconded and was approved with a 7 – 0 vote.



6) Petition for Norman Nardello, owner, and John Meehan d/b/a Flatbread Company for property located at 148 Congress Street to allow exterior renovations to an existing structure (replace front door with a wood door; add a door and transom window on rear façade and two Anderson awning windows on right façade with associated signage and lighting as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 010 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Ms. Wendy Welton, the Architect for the project, stated the existing front door does not meet accessibility requirements. At the rear façade, there is transom light in the door. The rear door is needed in the alleyway for people dropping off family members at the restaurant since this section of Congress Street does not have the ability to drop family members off. The front door we are proposing is very similar to the wood door that Allie’s Jewelers has and presented a photograph of that door to the Commission members as well as hardware that they were proposing to use on the door.

Ms. Welton stated the existing garage door at the rear will be removed and a single door with two awning windows will be used.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Ms. Fineberg made a motion to accept the application as submitted; Ms. Roberts seconded. All agreed with a 7 – 0 vote.



7) Petition for Kyle Engle, owner, for property located at 24 Hunking Street wherein permission is requested to allow exterior renovations to an existing structure (replace siding on front façade with cedar clapboards (4” reveal); re-construct door surround on front façade and install rake boards on gable end of house) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 010 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Engle, the owner of the property, stated he had just recently purchased the property and is trying to pick up the renovations that the previous owner had started to work on but had not completed. He added that at this time he wanted to re-construct the door surrounding on the front façade and install rake boards on the gable end of the house.

Chairman Rice asked about the reveal of the clapboards on the front of the structure? Mr. Engle replied that the clapboards were being put on correctly with the reveal being larger on top and smaller as you go down.

FURTHER SPEAKING IN FAVOR OF THE PETITION

Mr. John Grossman asked the Commission to please approve this application since he has been looking at this building for many years going through renovations and it should be approved.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as submitted; Ms. Grasso seconded and was approved with a 7 – 0 vote.



8) Petition for Friends of the Music Hall, owner and Portsmouth Community Radio, applicant, for property located at 28 Chestnut Street to allow for the erection of a 20’ tall FM radio antenna on rooftop consisting of a single 3” diameter pole with two antenna elements as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Attorney Bernie Pelech, representing the applicant, stated there have been some concerns regarding this application from the Rockingham Condo Association. Being proposed is a 20’ tall FM antenna consisting of a single 3” diameter pole with two antenna elements on it. There will be no guy wires attached to it.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application; Mr. Golumb seconded.

Vice-Chairman Adams stated the only issue that was raised in the worksession was from the Rockingham Condo Association and the applicant must have addressed those issues because there is no one present to speak in opposition to the application. It does seem that we should approve the antenna. The guy wires were a concern and the applicant has addressed those issues.

The motion passed with a 7 – 0 vote.



9) Petition for Captain Andrew Hussey, LLC, owner and Scott Osgood, applicant, for property located at 133 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (replacement of front door with a Simpson wood front door; and, replacement of windows with Brosco True Divided Light windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 015 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Scott Osgood, the owner of the property, stated that they had a work session previously to replace the front door surround with true divided lights on the side lights; remove the vinyl siding and add windows on the side of the building. This application is just for the window replacements and the door. We have a work session scheduled later on for the carriage house.

Ms. Roberts asked if the front door opening would be changed in any way? Mr. Osgood replied that the opening will remain the same.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as presented; Ms. Grasso seconded and was approved with a 7 – 0 vote.



10) Petition for Worth Development Corporation, owner and Joachim Sandbichler, d/b/a Pesce Blue, applicant, for property located at 103 Congress Street to allow continued use of application approved on August 7, 2002 for tiled wood panels and planters used on a seasonal basis as requested by the Historic District Commission. Said property is shown on Assessor Plan 126 as Lot 006 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Attorney Bernard Pelech, representing the applicant, stated that back in 2002, the applicant was approved to have tiled wood panels and planters on his property to be used on a seasonal basis. However, the Commission requested that the applicant return in 2004 for additional approval since they were not sure how the application would work out.

Attorney Pelech stated the applicant has worked very hard on the outdoor dining and it has been very appropriate and successful. He asked if the application could be approved on a more permanent basis that the tiled wood panels and planters be allowed on a seasonal basis placed on the property for April 15th and removed by October 15th yearly. There are no changes being planning and, if there are, the applicant will return for further approval.

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

Mr. Golumb made a motion to approve the application as presented with the following amendments:

- That the tiled wood panels and planters be allowed on a seasonal basis placed on the property for April 15th and removed by October 15th yearly;
- If there are any changes to the tiled wood panels or planters that the application be revisited by the Historic District Commission;
- The Commission members thanked the applicant for returning to the Commission to receive further approval on the application; and,
- The Commission members agreed that they had not heard of any negative comments, only positive comments regarding the property.

Ms. Grasso seconded and was approved with a 7 – 0 vote.



II. WORK SESSIONS

A) Work Session requested by DeStefano Architects for property owned by Parade Mall and located at 195 Hanover Street (corner of High Street and Hanover Street). Said property is shown on Assessor Plan 125 as Lot 001 and lies within the Central Business B and Historic A districts. (Construct a 116,000 s.f. mixed use building for hotel, residential and retail uses.)

- Ms. DeStefano presented two options for the proposed building that were drawn to what the Commission had made their comments on in the previous work session;
- Option #1 has residential with retail on the first floor;
- Cooling towers will be in the basement;
- Different color brick will be used to separate the residential from he retail areas;
- The corners of the building are proposed to be metal and titanium;
- Chairman Rice asked why metal material would be used;

- Ms. DeStefano stated that the hotel in Portland that has been completed and owned by the same owners of this lot, used metal in that project and was very successful. If painted a color, it will reflect light differently.
- Option #2, the massing would be the same;
- Ms. Dika asked what was used for design reinforcing – will there be a walkway down Hanover Street;
- Ms. DeStefano illustrated on the rendering where the open space would be as well as parking areas and that there will be trees, shrubbery walkways, etc.;
- Ms. Dika stated this is Portsmouth and we are reaching for the heavens and added that she did not like the flat roof;
- Chairman Rice stated he felt the flat roof was coming across as monolithic and added he felt that if the top stairs were removed, it would bring the building down to be level with the buildings across the street ; however, as far as the rest of the project is concerned he did not have a problem;
- The equipment on the left side looks 1950ish;
- Mr. Katz stated this is residential, but it does not look residential and questioned whether a farmer's porch would make it look more homey;
- Ms. DeStefano stated this hotel is a Hilton Gardner and will not be a full service hotel like the Sheraton;
- Ms. Fineberg would like to see the area more pedestrian friendly and more inviting especially on the street façade;
- Ms. Dika stated she would like to see a building that would relate to the historic district area and this would not be achieved with metal or titanium;
- Chairman Rice would like to see the proposed building relate to The Hill a little bit more;
- Ms. Grasso stated that she feels it is the roof line massing in relationship to The Hill that is not there and the residential section of the hotel does not relate to the Hilton;
- Mr. Katz would like to see something more compatible to The Hill;
- Ms. Roberts liked the rhythm for the hotel section; not sure how you can have a residential area on the same level.
- Ms. DeStefano stated she liked the Commission members comments and would like to return to another Work Session on the reconvened meeting on March 10, 2004;
- The Commission members all agreed this would be a good idea;
- Chairman Rice stated this is a signature building and something new for the Northern Tier;
- Mr. Golomb concerned about the roof plane and feels it could be softened and would not be as overpowering for the area.
- Vice-Chairman Adams feels that it would be a mistake using the floor to ceiling glazed glass and is not a big fan of recessed entryways; however, he does understand the continuous roof. The lot is a tough road because of the slope of the land.
- Ms. Grasso asked Lisa DeStefano Architects if they had considered swapping the retail area with the residential area on High Street because this would make it more compatible.
- Mr. Golomb stated that when looking at the High Street elevation, it will never be sympathetic towards The Hill nor will the white columns underneath the building be sympathetic.
- Mr. Fred Lowell, an abutter at 62 Deer Streets stated he liked the roof line because it breaks the mass down; however, he agreed with Commission members that he did not like the columns underneath the building.

- Mr. Almeida, a direct abutter, stated he disagreed because he liked the recess in the glass and added it is a decent proposal. It is not too early to talk about proposed signage because it will break up the façade. These renderings are a great improvement over what was presented previously.
- Ms. DeStefano stated when you look at this building, you will not see the flat roof line and as far as the white columns under the building, it will appear as if it is floating.

III. ADJOURNMENT`

At 10:30 p.m. the motion was made and seconded to adjourn to the reconvened meeting on March 10, 2004 to complete the Agenda.

Respectfully submitted,

Joan M. Long
Secretary

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