

**Minutes of the Reconvened Historic District Meeting on March 10, 2004**

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

**7:00 p.m.**

**March 3, 2004  
RECONVENED ON  
MARCH 10, 2004**

**MEMBERS PRESENT:** Chairman, John Rice; Vice-Chairman, David Adams, Joanne Grasso; Paige Roberts; John Golomb; and, alternates, Richard Katz and Sandra Dika

**MEMBERS EXCUSED:** Rick Becksted and Ellen Fineberg

**ALSO PRESENT:** Roger Clum, Assistant Building Inspector

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Chairman Rice introduced Peter Argue from Winnicunnet High School who is achieving his senior project on the Historic District Commission. Chairman Rice stated he invited him to the meeting and to sit in for as long as he wanted to. The Commission members welcomed him to the meeting.

Chairman Rice stated that Work Session D has been withdrawn.

**I. WORK SESSIONS**

**A) Work Session requested by Scott Osgood for property owned by Captain Andrew Hussey, LLC** 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. (Removal of carriage house.)

- Chairman Rice stated they have correspondence from the City Attorney regarding the carriage house.
- Mr. Scott Osgood stated that after discussing the project with the structural engineers and the memo from the City Attorney, he feels his position is clarified from the start.
- He hoped the existing carriage house would become a larger carriage house.
- The most enhanced facade of the carriage house faces Islington Street.
- One half of the building walls have been demolished and to try and put a foundation underneath is not a feasible solution.
- To rebuild the carriage house would have to follow code requirements and standards and the carriage house would not look the same.
- There is not enough information on how the carriage house looked like previously to duplicate it.
- We have come before the Commission and request to build something that was never there .

- Chairman Rice asked “where do you go from there”?
- Mr. Brian Redonits, the architect for the project stated the demolition has been watched by the code officers.
- The building is a hazard and the permits are in hand to tear down the structure that would create more light for the area for the tenants of the building.
- The design is to carry on repeat façade window is the exactly like what is there.
- The rubble needs to be removed to create a small area for the tenants.
- Mr. Redonits stated he did not see how you can leave two walls up with arches in the windows that are a safety hazard. He added he would feel terrible if anyone was hurt.
- Chairman Rice stated that three to four years, we could approve this and save the carriage house in the rear.
- Mr. Redonits replied that he was disappointed that there is not much left of the carriage house.
- Chairman John Rice stated we can accept the recommendation of the code officer or the City Attorney and move on.
- Vice-Chairman Adams stated he was all for it.
- Ms. Dika stated she feels anger that this occurred.
- Mr. Redonits stated there wasn't much left of the carriage house and it is what it is. The owner can talk to you about the efforts trying to save it since he has worked on many projects trying to restore them. This is a tough one.
- Ms. Dika stated the carriage house is not safe now and there wasn't any chance for us to make a decision and now it just kind of eroded.
- Mr. Osgood stated a wall and half was demolished in the 40's.
- Ms. Roberts stated she has mixed feelings because many of the Commission members want to preserve the carriage house. At the site walk, we weren't able to see everything that was going on. She feels sad but it is inevitable.
- Mr. Golomb stated it is a fine line right now; however, he ran into Mr. Osgood who had informed him that the site is very dangerous site and he spoke to him about the situation. Mr. Golomb suggested that he contact Roger Clum and Assistant Building Inspector. Mr. Osgood, in good faith visited Mr. Clum who recommended that the carriage house be deemed dangerous and unsafe and be demolished.
- Mr. Redonits stated that the siding and windows will replicate what is on the house.
- Vice Chairman Adams stated it will create symmetry to the building and all for it.
- Chairman Rice suggested that the applicant return to the Commission in April for approval of the windows.

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**B) Work Session requested by Anne Whitney, Architect for property owned by Edmund and Nancy Price** located at 111 Newcastle Avenue (new lot with access on Marcy Street). Said property is shown on Assessor Plan 101 as Lot 053 and lies within the General Residence B and Historic A districts. (A new residence on vacant lot.)

- Ms. Whitney, the Architect for the project, presented a preliminary plan of the proposed home that will be located on the corner of Newcastle Avenue and Marcy Street; however, a 50' setback will be required from the DES for the buffer zone. The home will have a 10-12 or a 12-12 pitch with 2,000 s.f.. The size of the home will be 20' x 34' and an 18' x 18' addition with a porch around the home. True

divided light windows will be used using Anderson simulated two over two windows. The siding will be clapboard .

- Chairman Rice asked if there any comments on the elevations?
- Vice-Chairman David Adams was wondering about the side wall on the West elevation of the gable.
- Ms. Whitney stated this was the first work session and will return next month for another work session.
- Both Chairman Rice and Vice-Chairman Adams complimented Ms. Whitney for a job well done and the design was well thought-out.

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**C) Work Session requested by DeStefano Architects for property owned by 449 Court Street, LLC** and located at 58 State Street. Said property is shown on Assessor Plan 105 as Lots 006 and 012 and lies within the Central Business B and Historic A districts. (Demolition of existing 1-story area at rear of building for construction of a 3-story addition. Creation of a new 3-story building on Court Street.)

- The Architect from DeStefano Architects went through the elevation drawings of the proposed building that showed how the building exists and how it will look;
- The elevation drawings showed the Court Street façade as well as the State Street façade;
- The proposal includes the removal of two one-story buildings on the State Street façade;
- There is a proposed three-story frame addition to the back on the Court Street façade with available parking on the first floor;
- The plan could be flipped to save the great tree;
- We have asked someone to look at the tree and make recommendations to us because do not want to destroy a tree of this nature;
- At the State Street elevation, we are planning to add some molding so that the door does not swing onto the side walk;
- We have simplified the roof line as well as the entry;
- They presented a new drawing of the East elevation that will be built to the property line and we are showing wood shutters to break up the building;
- The Court Street elevation showed that a fence and gate would be erected and this would also simplify the entry;
- Chairman Rice observed that the windows will now face all the abutters and feels this will create tension;
- Mr. Katz stated he liked the plan; however the property owner's rights should have first concern and would be confronted with a three-story building and that large tree would give them privacy.
- Ms. McDonald then addressed 58 State elevation and asked the Commission members if there was any concern;
- Vice-Chairman Adams stated he was concerned about the roof pitch since it is a Federal building and the roof pitch does not to be as high as indicated on the plans and this would cut down on the overall height;
- Chairman Rice stated the window issues were discussed previously; however, he feels they could be recessed a couple of inches.
- Chairman Rice asked the Commission members if they wanted to spend more time on the tree issues;

- Vice-Chairman Adams stated he agreed with Mr. Katz on flipping the addition;
- Ms. McDonald stated she would like to address the option of using Eagle brand glass doors with simulated divided lights;
- Attorney Noucas representing the Karabelis who are direct abutters, stated their preference is for the privacy and protection of their court yard and would like to see both trees preserved;
- Attorney Griffin, representing abutter \_\_\_\_\_ stated they were not having any problem with the State Street proposal; however, they were having a problem with the Court Street façade because the abutter feels this addition will be an invasion on her property since her deck on the second floor;
- Chairman Rice stated the Commission would take this under advisement;
- Vice-Chairman Adams stated he would like to see a report back in writing from the City Arborist regarding these trees;
- Ms. Roberts stated this issue will come up at a Planning Board meeting;
- Ms. McDonald stated they application will apply for a public hearing at the next Historic District Meeting on April 7, 2004.

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**D) Work Session requested by Kyle Engle, owner**, for property located at 24 Hunking Street. Said property is shown on Assessor Plan 102 as Lot 010 and lies within the General Residence B and Historic A districts. (Architect to shed addition on rear of structure.)

withdrawn

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**E) 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 stated the goal for this presentation was to look at a more traditional residential building.
- On the Hanover Street elevation we discussed the building seemed to be floating on the round columns. We are requesting brick bays or a heavier base be used.
- The rhythm and patterns of windows have a variety of window patterns. Additionally, the top piece is a different window pattern and we are lightening them up with glass and will be smaller as they get to the top. The columns are matching the color scheme to stand out. Starting to apply signage because it is part of the HDC purview and none of the signs will be internally illuminated.
- On High Street façade, the building is lower in scale, the floor plan shows the variation in the façade. We have decided to use the different color brick to break the residential area away from the Hotel area. We opted to look for another color rendering to lighten up the top band. Accent trims will be projected.
- The purpose of the cap is to perceive a lower scale building and two bays break up the rhythm around it.
- Ms. Roberts stated she was definitely more comfortable with this plan than what she had seen previously and liked the window fenestration as well as being a big

- improvement; however, she felt that a second entrance or a main entrance on the bay area at the corner section with metal making the door a small part of the corner.
- Ms. DeStefano explained what goes on behind the walls with a bar/restaurant and for security reasons, it is best to have only one entrance to the Hotel with retail underneath the residential area.
  - Ms. DeStefano presented renderings of the proposed building to the Commission members. Vice-Chairman Adams felt that "they were just too sexy".
  - Ms. DeStefano stated they have made good progress with materials
  - Ms. DeStefano stated presented the Commission members with an invitation to visit the Portland Hotel that will be very much like the Portsmouth Hotel.
  - Mr. Golomb found the new plans a step in the right direction; however, he feels there are too many windows and is troubling, but he did like the brick colors because they separate the hotel from the residential area and finds the metal interesting.
  - Ms. DeStefano then presented samples of metal with titanium that were used in the Portland project. The material is projected to last for over 100 years. The metal reflects the sky colors and it becomes very beautiful.
  - Mr. Katz does not like the roof line.
  - Ms. Dika likes the non flat roof.
  - Vice-Chairman Adams stated he was done looking at the plans. He apologized to Ms. DeStefano if he conveyed the wrong message that a small change would win him over. He is satisfied that this plan will not get a yea vote from him. The balconies on the street façade on the residential section are totally out of proportion to everything else in town. Does not like any building that jogs in and out or a straight roof line and is out of character for any other buildings in town. The metal siding will be a first and does not contribute to the historical character of the City. The rounded corner element with a notch looks like the Merchants National Bank in Dover. It does not significantly separate one area from another and is not appropriate. The scale of the drive-thru does not contribute to anything. I would rather take a bullet than approve a multi colored brick building then try to tell someone it is appropriate. He Feels we are barking up the wrong tree.
  - Mr. Katz stated there are carbon copies of numerous buildings and they are not compatible. He is not against it and would like to see the project move forward because it is important to the City. He feels we should encourage the project.
  - Mr. Golomb stated he is troubled by the flat roof; however, there have been many improvements to the project. The roof is too cookie cutter. Too much glass.
  - Ms. Grasso likes the metal used on the project and added she feels there is too much glass;
  - Ms. DeStefano presented a sample of the metal used at the Portland site for the Commission members to review;
  - Ms. Dika stated the parking garage is at the end of the street and feels that the project look is fake;
  - Chairman Rice stated the Commission is excited about the project, but we don't want to hire a body guard. A flat roof is institutional looking and is not happy with the fenestration having a varied window pattern with borders. He would see new materials but does feel the building is inappropriate or sympathetic to the chosen area.
  - The Commission and Ms. DeStefano discussed a site walk prior to the next meeting to be held on Saturday April 3, 2004 at 9:30 a.m. at the site.

- Mr. Jim Lucy, an abutter at 137-127 High Streets emphasized the work that is put into a proposal of this size. He added he is not opposed to a building located in this spot but we don't want an industrial looking building because it will not fit and goes against the architectural development and drowns out what Portsmouth is all about. This is an important decision of how this building is designed. If the criteria has not been met someone else will come in and build on the property. He did like the comments made by Vice-Chairman Adams. He also agreed that there was too much metal and would rather see it on the upper floor. He very excited about the project.
- Ms. DeStefano and the Commission members agreed that a site walk before the next meeting would benefit the Commission and will apply for another work session held on April 7, 2004.

## II. ADJOURNMENT

At 9:15 p.m., the motion was made and seconded to adjourn and meet at the next scheduled meeting on April 7, 2004 in the City Council Chambers at 7:00 p.m.

Respectfully submitted,

Joan M. Long  
Secretary

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