

**ACTION SHEET FROM THE COMMISSION MEETING OF AUGUST 4, 2004 RECONVENED
ON AUGUST 11, 2004**

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

MEMBERS PRESENT: Chairman, John Rice; Vice-Chairman, David Adams; Members, Ellen Fineberg; John Golumb; Paige Roberts; Rick Becksted, and Alternates, Richard Katz and Sandra Dika

MEMBERS EXCUSED: Joanne Grasso

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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Let the record reflect that Mr. Becksted had not yet arrived.

Chairman Rice stated that the Commission had a memo indicating that the Pier II petition #5 be moved from the last item on the Agenda to the first item since it has been recommended that the petition be tabled until conditions of the 106 process have been met.

5) Petition for 10 State Street, LLC, owner and Paul Gosselin, applicant, for property located at 10 State Street wherein permission is requested to allow the removal of all structures and replace with new one, two, and three story brick buildings as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 004 and lies within the Central Business A and Historic A districts. After the public hearing was closed a motion was made to table the application to the reconvened meeting on August 11, 2004 to await information from Legal Counsel.

Vice Chairman Adams made the motion to table the application to a time uncertain; Mr. Golumb seconded and was approved with a 7 – 0 vote.

I. PUBLIC HEARINGS

1) Petition for Clyde Logue and Mary Kastal, owners, for property located at 10 Newcastle Avenue wherein permission is requested to allow construction to an existing structure (two dormers on east façade of roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 035 as lot and lies within the General Residence B and Historic A districts.

A motion was made to approve the application as presented and was seconded and approved with a 6 – 0 vote.

2) Petition for Hal Henry, owner, for property located at 235 – 245 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (replace front and rear doors; place screening around the HVAC units and electric service at rear façade; and re-work the front stoops) as per plans on file in the Planning Department. Said property is shown on assessor Plan 138 as Lot 045 and lies within the Central Business B and the Historic A districts.

The Commission voted to **approve** the application as amended as follows:

- That the request for new back doors is a change in material only; and
- That bluestone be used for the front stoops with a 1" overhang;
- That the proposed fence be of wood and NOT vinyl; and,
- The screening around the HVAC units and electric service was withdrawn until more research has been done.

The motion passed with a 6 – 0 vote.

Let the record reflect that Mr. Becksted arrived.

II. WORK SESSIONS

A) Work Session requested by William S. Dogan, Architect, for property owned by Greenway Financial, LLC located at 79 Daniel Street. Said property is shown on Assessor Plan 107 as Lot 10 and lies within the Central Business B and Historic A districts. (expansion to rear of building; restore street front; add two windows on left elevation; and, raise roof line)

- Mr. Dogan, the Architect for the project, stated that this was their second work session with the Commission and we had a successful site walk on August 4, 2004;
- He presented front and rear elevation drawings;
- The purpose of the height in the rear is to create a viable master bedroom suite on the top floor;
- Ms. Fineberg stated that at the site walk and a mock-up was presented, she noticed that the scale of the roof was a lot larger than the surrounding properties. The roof could be seen from the corner of Chapel and Daniel Streets.
- The scale of the room is way to high and it dwarfs the other buildings around it;
- Mr. Dogan stated that as an alternative for the roof line was to take the existing ridge line and come down as a flat shape.
- Ms. Dika agreed that this was address some of the members concerns;
- Vice-Chairman Adams stated he had three issues with the plan:
 - The ridge line from Daniel Street is too high;
 - He would like another mock-up of the roof line showing that it has been made smaller and would be flat.
 - The view of the roof from the Old Police Station on Penhallow Street is a sore thumb;
- More renderings of the streetscapes from all directions;
- A direct abutter located at 61 Penhallow Street, stated they have a small kitchen window that has a view of the Piscataqua River and the roof addition would block their views; therefore, she objecting very strongly to this petition.;
- The abutter presented photographs of the mock-up from her property and how it would affect her property closing off air and light;
- A direct abutter located at 72 Daniel Street stated she was very concerned that to grant this application would set a precedent with more buildings in the down town area requesting higher additions to be constructed onto their properties;
- Chairman Rice stated the Commission cannot deny an application because a project may block views of abutters.
- Mr. Dogan stated the photographs presented are inaccurate;
- Vice-Chairman Adams would like another mock-up showing a different roof line for the neighborhood as well as for the Commission;
- Mr. Dogan stated he would erect an updated mockup and would like to schedule a sitewalk before that meeting. He would like a work session/public hearing for the September 1, 2004 meeting.

B) Work Session requested by Anne Whitney, Architect, for property owned by Joseph and Judy Capobianco, located at 199 Gates Street. Said property is shown on Assessor Plan 103 as Lot 007 and lies within the General Residence B and Historic A districts. (construct an 18' x 20' basement garage and a one-story addition above and a 7' x 14' porch and stairs to grade. Window changes to existing residence)

- Ms. Whitney stated that our original proposal has changed because the application was denied by the Board of Adjustment;
- We have now designed the proposal so that Board of Adjustment approval is not required;
- The new clapboards on the addition will match the existing clapboards;
- A site plan was presented of the site;
- The new windows will match the existing double hung windows that the Commission has approved previously;
- A 9' x 7' garage door will replace what is existing and has a single row of lights;
- Vice-Chairman Adams feels there is too much pavement;
- He was also concerned about the shingle foundation and would rather see clapboards or a rough stucco material.
- Ms. Whitney stated she would address the Commission members concerns and be ready for a public hearing at the September 1, 2004 meeting.

C) Work Session requested by John Pallazola for property owned by David and Judith Cotum, owners, for property located at 206 Northwest Street. Said property is shown on Assessor Plan 122 as Lot 006 and lies within the General Residence A and Historic A districts. (construct a two-car garage and additional living space)

- Since there was no one present to address the application, a motion was made and seconded to move to the end of the Agenda. At the end of the Agenda, there was no one present to speak to the application, a motion was made to table to the September 1, 2004 meet, was seconded and approved with a 7 – 0 vote.

D) Work Session requested by Hal Henry, owner, for property located at 235-245 Islington Street. Said property is shown on Assessor Plan 138 as Lot 045 and lies within the Central Business B and Historic A districts. (construct a two-story building with garage underneath on the "panhandle" section of the lot for residential use)

- Mr. Hal Henry, the owner of the property, stated this project is on the panhandle section of his lot;
- He is proposing a 20' x 38' building with a brick pavement for the walking area;
- A porch will be added to rear façade;
- We need something to break up the mass;
- Vinyl clapboard and trim is being proposed;
- There are many juts in the plan and he explained why they were needed;
- Mr. Henry would like some feedback from the Commission;
- Chairman Rice stated that if his application was a public hearing, the Commission would not approve the vinyl siding; the placement of the windows are also something that the Commission would not approve and feels the house should be more balanced;
- The Commission felt that a site walk to the neighborhood should be scheduled and that a better job on the plans could be done;
- Mr. Paolini, the contractor, stated that several designs were drawn and we feel the one presented is flattering and seemed to make everybody happy.

E) Work Session for property located at 93 State Street. Said property and lies within The Central Business B and Historic A districts. Currently have snap-in grills with Dutch doors)

III. OLD BUSINESS

1) Work Session/Public Hearing for Charles and Meaghan Cullinane, owners, for property located at 496 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing masonite siding and replace with Certainteed vinyl siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 021 and lies within the Mixed Residential Office and the Historic A districts. This application was tabled at the August 4, 2004 to the reconvened meeting on August 11, 2004 meeting.

2) Work Session/Public Hearing for 100 Islington Street Condo Association, owner, for property located at 100 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing masonite siding and replace with Certainteed vinyl siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 025 and lies within the Central Business B and Historic A districts. This application was tabled at the August 4, 2004 meeting to the reconvened meeting on August 11, 2004.

The Commission voted to approve the application with the following stipulations:

- that the trim be added on the first floor windows and doors on the front facade.

3) Amendment to previous approval given on March 3, 2004 for Norman Nardello, owner and John Meehan, d/b/a Flatbread Company for property located at 138 Congress Street to allow revisions to allow HVAC changes as well as to rear window changes as well as the addition of door bell or button to door operations as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126, Lot 010 and lies within the Central Business B and Historic A districts. This application was tabled at the August 4, 2004 meeting to the reconvened meeting on August 11, 2004.

The Commission voted to **approve** the application with the following **stipulations**:

- That the metal rear door be replaced with a wood door as originally approved and installed within 30 days of this letter. A cut sheet of the door be submitted to the Planning Department of the door;
- That the rear windows be re-installed as originally approved by the Commission and be installed within 30 days of this letter. A cut sheet of the windows is also required;
- That the railings for the HVAC unit be withdrawn and will not be required since a brick parapet wall will be constructed;
- The Commission requested that the size of the HVAC equipment be demonstrated by way of a schematic drawing as well as a plan view of the roof be submitted to the Planning Department within 30 days; and,
- That a tall brick masonry parapet wall be constructed on the garage roof to hide the unit and will be reviewed at a later date.

4) Petition for 6-16 Congress Street, owners, and McHenry Architecture, applicant, for property located at 6-16 Congress Street wherein permission is to allow new construction for a four and five story mixed-use commercial and residential building with below grade parking as per plans on file in the Planning Department. Said property is shown on

Assessor Plan 117 as Lots 37, 38 and 39 and lies within the Central Business A and the Historic A District A districts. After the Public Hearing was closed, a motion was made to table the application to the reconvened meeting on August 11, 2004 to allow for window schedules and building dimensions to be presented.

- The Commission voted to approve as presented the above application.

IV. APPROVAL OF MINUTES

Mr. Becksted made a motion to approve the minutes from the following meetings:

May 5, 2004;

June 2, 2004; and,

July 7, 2004

Mr. Golomb seconded and were approved with a 7 – 0 vote.

IV. ADJOURNMENT

There being no further business to come before the Commission, at 10:45 p.m. the motion was made and seconded to adjourn to the next scheduled meeting on September 1, 2004.

Respectfully submitted,

Joan M. Long
Secretary

/jml