

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

PLEASE NOTE: Due to the length of the Agenda, the meeting has been split. Old Business and Public Hearings #1 through #8 will be heard this evening; **however, Public Hearings #9 and #10 and Work Sessions #A, #B and #C will be heard on the following Wednesday, September 8, 2004 at 7:00 p.m. in the City Council Chambers**

**Site Walk – September 1, 2004 - 6:15 p.m. to 235-245 Islington Street
Site Walk – September 1, 2004 – 6:35 p.m. to 79 Daniel Street**

7:00 p.m.

SEPTEMBER 1, 2004

PRESENT: Chairman, John Rice; Vice-Chairman David Adams; Members, John Golumb, Ellen Fineberg, Joanne Grasso; Planning Board Representative Ken Smith; Alternates, Richard Katz and Sandra Dika

ALSO PRESENT: Roger Clum, Assistant Building Inspector

MEMBER EXCUSED: Richard Becksted

The Commission members welcomed Planning Board representative Mr. Ken Smith back to the Commission until the first of next year when new appointments will be made

Due to the absence of Rick Becksted, first alternate Richard Katz became a voting member

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I. OLD BUSINESS

Vice-Chairman David Adams made a motion to combine the following application and public hearing #1 be combined; Mr. Golumb seconded and all approved with a 7 – 0 vote.

A) Work Session/Public Hearing for the petition of Christiana D’Adamo, owner, and Chester Keefe, Architect, for property located at 44/54 Bridge Street wherein an amendment is requested to previous approval to allow revised window locations at the side and rear elevations; and, omit approved roof dormers as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 053/054 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Chet Keefe, the Architect for the project and representing the owner, stated the original application was to allow medical treatments on the first floor and apartments on the second floor; however, at this time and as it turned out, the health care facility will be on both floors and storage will be in the attic; therefore, we would like to withdraw the dormers from the application since nothing is being proposed for the attic. Code requires two separate means of egress.

There is a window at the top of the stairs and we are proposing to add two windows on the first floor. There is no historical content between the two buildings on the lot. Six over six windows and two over two windows are being proposed and asked the Commission what they would prefer.

Mr. Keefe then discussed the air conditioners adding that the present units are not adequate since they have had many years of working at this location to provide cooling. It has been discovered that another unit is needed.

At this time the work session was closed and the public hearing was opened.

Mr. Keefe stated the attic window will change from a six over six to a two over two window.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the changes to the window locations as well as the six over six window to a two over two window; Ms. Fineberg seconded.

The motion was approved with a 7 – 0 vote.



B) Amendment to previous approval for the petition of Paul and Gordon Sorli, owners and DeStefano Architects, applicant, for property located at 64 Market Street wherein permission is requested to allow a revision in mechanical equipment on roof 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, the Architect and representing the owners, stated we are here for final approval of the design for roof top mechanical equipment. She added that there has been a change to the building code requirements and that she had been working with the Plumbing Inspector and the Building Inspector on these issues.

Ms. DeStefano stated that the Fire Inspector has asked us to adjust our mechanical plans from what was originally approved and discussed the options with the Commission. Two of the units have to moved further back and deep into the roof and would have less chance of being seen. The exhaust has been relocated to the curve and also further back. The mechanicals on the roof cannot be seen from Hanover Street. The unit itself is 2'10" high x 3'6" wide; the second unit is 1'10" high x 2; 10" wide

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

DECISION OF THE COMMISSION

Mr. Smith made a motion to approve the application as presented; Ms. Fineberg seconded. Mr. Smith feels the Architect has done a good job and under code, they have to make changes.

Ms. Fineberg stated this is one of the things we have to live with and the units will be sticking up everywhere.

Chairman Rice stated the units will be 20' back from the wall and with a parapet, the impact will be minimal to the area.

Mr. Golumb stated he agreed with Chairman Rice and added it is a major change.

Vice-Chairman Adams stated this is like a bait and switch and put what it lies on the parapet wall. He added that we went along with the application requesting to raise the back wall and after looking at this building and allowing the parapet wall to be raised, this is a new suggestion. The setback is going to conceal some of it. Vice-Chairman Adams added he feels his is disappointing. There is no winning.

The motion to approve was approved with a 7 – 0 vote

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At this time Chairman Rice stated that the City has asked the Commission to move their application to the top of the public hearings.

Mr. Smith made the motion and Ms. Grasso seconded and all approved with a 7 – 0 vote.

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C) Amendment to original approval given on January 7, 2004 for the petition of Smith, Minch and Frost, owners and Sumner Davis, Architects, applicant, for property located at 159-165 State Street wherein permission is requested to allow the windows on the rear elevation be replaced; install three over three and six over six windows at basement level on East, West and South elevations; and, location of gas meters) as plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 46-3 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Kelly Davis, the Architect for the project and representing the owners, stated that Chairman Rice and Vice-Chairman Adams had visited the site previously to take a look at what was going on. He stated he wanted to amend his previous application because of budget restrictions. The owners now want to replace all the windows in the building, especially the windows on the North elevation (rear) with the same windows that were approved for the other three elevations (Quaker) that will have the same specs and manufacturer as the windows placed on the side of the structure and the front).

We also want to amend the application to install the Northern Utility gas meters on the This is the only side that meets the minimum setback requirements for height. He presented a letter from the gas company that reflected the meters cannot be located inside the building.

Ms. Fineberg stated the way you position the gas meters between stills and the stair on the front of the street. Mr. Davis stated that the way you position the gas meters between stairs and the street on the front of the store. Mr. Davis stated this side on the eastern elevations allow us to meet the requirements.

Vice-Chairman Adams stated that Mr. Davis is talking about a small section. Mr. Davis replied the fence will be cedar.

At this time Mr. Davis stated he would like to amend the application that the screening material will be determined at a later date.

FURTHER SPEAKING TO THE APPLICATION

Mr. George Dodge, an immediate abutter to the west, stated he feels the three over three windows on the third floor would be much more pleasing and asked what the correct size of the windows on the third floor. Mr. Davis replied he did not have the correct size.

Vice-Chairman Adams asked if there would be any changes in the window openings. Mr. Davis replied there would not be; however, we do not have any manufacturer's cut sheet that shows the glass size. The windows at the basement level will be standing up rather than on their side.

Vice-Chairman Adams stated he was afraid that the dreaded dentals will disappear. The existing dentals have been there since the 1970m Mr. Davis replied there will be no changes to the original fabric on the window.

Mr. Dodge asked that a plan be submitted so that we can understand what will be happening.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to table the application to the reconvened meeting on September 8, 2004 for a work session/public hearing to allow for the window and glass size can be submitted in the basement with the following stipulations:

- That the windows on the third floor be three over three;
 - That iron screening fence be used across the alleyway between the two buildings with 3-1/2" square posts and 3/4" pickets placed every 4" on center and be 6' tall; and,
 - Replace the fence that is existing.
- ; Ms. Grasso seconded and was approved with a 7 – 0 vote.



II. PUBLIC HEARINGS

1) Petition for Christiana D'Adamo, owner, and Chester P. Keefe, Architect, for property located at 44/54 Bridge Street wherein permission is requested to allow a new free-standing structure (installation of an air conditioning unit at rear of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126, Lots 053,054 and lies within the Central Business B and Historic District A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Golumb clarified that the new air conditioner will be placed next to the two existing units. Mr. Keefe replied that is correct.

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. Golumb seconded. Vice-Chairman Adams stated the location of the two existing units were approved by the Commission; however, he asked that adding another unit may make more noise since it is being proposed to be in the same location. He asked if there was a better location for the unit? Mr. Keefe replied the air conditioning units of today are very quiet and sound similar to a refrigerator running.

The motion passed with a 7 – 0 vote.



2) Petition for David Mahoney, owner, d/b/a Granite State Minerals, Inc., owner, for property located at 227 Market Street wherein permission is requested to allow the addition of a chain link fence to the existing brick wall as required by the Coast Guard for security purposes. Said property is shown on Assessor Plan 119 as Lot 0006 and lies within the Waterfront Industrial and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Bill Creighton, the General Manager of Granite State Minerals, stated the proposed chain link fence will be erected flush to the existing brick wall in the rear. He added that because the Coast Guard had written a letter that until the fence has been erected, there would be no shipments to the port.

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. Smith seconded. Vice-Chairman Adams stated that this application is absurd and ridiculous. They want to do this without any kind of approval.

The motion passed with a 7 – 0 vote.



3) Petition for the City of Portsmouth, owner, and Underwood Engineers, Inc., applicant, for property located at the corner of Market Street and 2 Deer Street wherein permission is requested to allow new construction to an existing structure (construction of a 16' x 23' single story expansion to house a standby generator and construction of pitched roof on the existing 28' x 25' flat roof structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 012 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Jay Gardner of Underwood Engineers and representing the City of Portsmouth, stated that an up-grade to the existing pumping station is being planned. Our plans will improve the

aesthetics of the existing and that particular corner of Market Street and Deer Street. The existing 28' x 25' single story building will be expanded with a small addition for mechanical doors. Existing doors will be replaced with non-corrosive doors will give the look of wood and because of the weather the elements, the doors will stand up longer. The pitch roof will enclose the equipment on the roof on the new addition and is necessary to cover electrical equipment. There will a green louver at the peak of the roof that can be opened to get the equipment in or out. We are planning a transom light to allow light to get in. New architectural asphalt shingles that will look like slate and will be similar to the other rooves around the area. Brick will match the existing structure and a new brick chimney will be added for odor exhaust.

Vice-Chairman Adams asked what door is selected? Mr. Gardner replied the door on the right on the drawing is what we are going to choose. We are also using spandrel glass and the transom is not opaque.

Vice-Chairman Adams asked about the concrete band. Mr. Gardner replied that the Collella property located right next door has a band; however, the pump station band will be located owner on the building.

Vice-Chairman Adams inquired if he spec sheet with dimensions are drawn on the and asked if the mullions were permanently affixed. Mr. Gardner replied that was correct.

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 with the following stipulations:

- That the arch windows have a single course rowlock at the top;
- That the windows have permanently affixed mullions;
- That a brick and mortar sample be provided at the site for approval from the Commission;
- That a manufacturer's spec sheet be provided of the windows to the Inspection Department; and,
- That the sills have a single course rowlock projecting 1".

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



4) Work Session/Public Hearing for petition for Christopher Muro, owner, for property located at 293 Marcy Street wherein permission is requested to allow exterior renovations to an existing structure (the erection of a vinyl fence between 287 and 293 Marcy Street; and, replace rear deck with modifications. Said property is shown on Assessor Plan 103 as Lot 047 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Christopher Muro, the owner of the property, stated he is proposing to erect 52' of vinyl tongue and groove fencing between 287 and 293 Marcy Street with a granite post and lattice at the top of the fence. He was also proposing to make modifications to his existing deck and had

received Board of Adjustment approval. The entrance would be re-aligned and he would brick the driveway and walkway. The railings on the deck will be the same as what is existing.

Chairman Rice stated that the Historic District Commission takes a dim view of using vinyl fencing and added that wood fences give us more of a sense of character in this area.

Mr. Muro stated there was a wood fence there previously and it has completely rotted because there is no sun at this location of the property. He added that the vinyl fencing he has chosen gives the appearance of wood; however, it does not rot. Passerbys will only see the granite post.

Ms. Fineberg asked if the material of the deck
There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION



5) Petition for Nancy and Richard Marshuetz, owners and Ben Auger, applicant, for property located at 308 Pleasant Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing slate roof and replace with architectural asphalt shingles, repair and replace sheathing and trim as necessary) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 018 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

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

DECISION OF THE COMMISSION



6) Work Session/Public Hearing for Charles and Susan Lassen, owners and McHenry Architecture, applicant, for property located at 34 Salter Street wherein permission is requested to allow new construction to an existing structure (construct a full width one and a half story addition to the front façade of the structure creating a saltbox shape; and, add a granite stoop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 034-A and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

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

DECISION OF THE COMMISSION



7) **Petition for City of Portsmouth, owner, and New Hampshire Public Radio applicant**, for property located at 1 Junkins Avenue wherein permission is requested to allow for the erection of a 40' FM radio antenna on rooftop of Portsmouth City Hall as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 001 and lies within the Municipal and Historic District A districts.

SPEAKING IN FAVOR OF THE PETITION

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

DECISION OF THE COMMISSION

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8) **Petition for Sundance Holdings, LLC, owner**, for property located at 77 Daniel Street wherein permission is requested to allow exterior renovations to an existing structure (add Hardi Plank Lap siding to the southern wall) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 004 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

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

DECISION OF THE COMMISSION

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III. ADJOURNMENT