

**RECONVENED MEETING OF THE  
HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
1 JUNKINS AVENUE  
City Council Chambers**

7:00 p.m.

**March 2, 2005  
RECONVENED ON  
March 9, 2005**

**MEMBERS PRESENT:** Acting Chair Ken Smith, Members, Rick Becksted, Ellen Fineberg and, Alternates. Richard Katz and Sandra Dika

**MEMBERS ABSENT:** Chairman John Rice, John Golumb, David Adams and Joanne Grasso

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

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**I. PUBLIC HEARINGS (continued from 03-02-05 Agenda)**

**9. Petition for John Maher, owner and Skye Maher, applicant,** for property located at 386-390 State Street wherein permission is requested to allow exterior renovations to an existing building at the rear (swap existing door and window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116, Lot 011 and lies within the Central Business B and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Skye Maher, representing her husband John Maher, requested permission to swap an existing door and window. She provided cut sheets to the board for the proposed door and window replacement. The existing door is a storm door with a single pane and the proposed door matches the adjacent door in the fire escape. The proposed window will be a 3x3 window that will match the other existing windows on the house. She stated that they want to make gradual changes in order to make the whole house cohesive.

Acting Chair Ken Smith asked the board if there was any further questions for the applicant. There being none, Acting Chair Ken Smith asked the public if there was anyone that would like to speak to, for or against this application.

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

**DECISION OF THE COMMISSION**

Richard Katz moved to approve the application as presented and Sandra Dika seconded.

Acting Chair Ken Smith asked the commission for all those in favor. The Commission then voted on the application and the motion passed with a 5–0 vote.

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**10. Work Session/Public Hearing Petition for Rockingham House Condominium Association, owner and DeStefano Architects, applicant,** for property located at 401 State Street wherein permission is requested to allow exterior renovations to an existing building (remove and replace entire j-wing slate roof with Lamarite synthetic slate, repair brownstone using Comproco, re-point brick on State Street side and all other elevations, replace the lettering in-kind, window replacement with Trimline, remove and replace window casings with KOMA trimboards, replace wooden gate with wrought iron gate and the addition of a cedar bench on the second floor patio area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116, Lot 003 and lies within the Central Business B and Historic A districts.

#### **SPEAKING IN FAVOR OF THE PETITION**

Dennis Mackenrow of DeStefano Architects and Charlie Lawrence, owner spoke in favor of the petition. They requested from the board a blanket approval for the replacement of the windows in kind, replacement of the trim on the windows with KOMA, repoint the brick on the State Street side entirely, repair the Brownstone with Comproco product and to use a synthetic slate to repair or replace the roof.

Dennis went over the cut sheets page by page. The first cut sheet showed the existing lettering in disarray on the front façade of the building and proposed it to be replaced in kind. The second page showed the same in closer range. The third sheet had a cad drawing of the State Street façade showing the brick and brownstone decay. Dennis stated that they wished to repoint the brick on the entire state street side and repair the brownstone using the product Comproco. A sample of the proposed product Comproco was provided at the meeting. They declared that the product was a two step application. After initial set, 20–30 min. later, they can cut the material into the shape desired. They proclaimed that the Comproco product is cement based and has been used in the Boston area and New England for over 50 years. Dennis stated that the main reason for using this product is that it will match the existing brownstone.

Dennis stated that the Brownstone on the building is not all bad. They just want to repair the more damaged pieces with the Comproco. Specifically because again, the ability to mold the material and the color match in order to blend with the rest of the building.

A member of the public proposed using replacement brownstone and asked the applicant whether that had been considered because he felt that some of the stone may need to be replaced in kind due to the concern that the Comproco product proposed may not last very long.

Dennis proclaimed that there were cut sheets or samples attached to the back of the plans submitted that specifies further information on the proposed Comproco product.

Richard Katz approved the materials provided at presentation.

Ellen Fineberg wanted more research to be performed on this project with the Brownstone replacement before she could cast a vote.

Kenneth Smith requested that the brownstone replacement be taken off the petition at this time and to proceed with the other proposed changes.

Sheet four showed the cedar bench proposed to be installed as well as three shots of the existing area above it. The proposed area for the installation of the cedar bench was originally a water troth, which said area is in great need of repair.

Sheet five showed the j-wing building photos of the existing slate roof where the tiles are falling off or have been chipped away as time carries on. Dennis stated that they want to replace the entire roof with a synthetic slate that will match the existing roof color as close as possible and that he would like to amend the color proposed for the slate on the original application from slate gray to dusk gray. . Dennis also stated that he felt they had three options to choose from in order to fix the roof, replace it in kind, repair particular sections of the roof or to repair it entirely. In addition, he stated that the substrate on the roof is a problem as well and that they wanted to address by either replacing it entirely or to repair any of the boards underneath.

Ellen Fineberg was concerned about the repairs requested to be made to the roof; Rick Becksted seconded her hesitancy to vote, although he felt that the materials provided at the current meeting were probably the best you could get.

Sheet 6 showed the window replacements proposed and Dennis stated that they were requesting permission to replace roughly 27 windows on the building. He also stated that there were specs attached to the back of Sheet 6 of the Trimline window they were proposing to use. Dennis said that back in the 90's roughly 30% of the windows were replaced in kind. He stated that they also wanted to replace the trim on the windows using KOMA because of the color match.

The last item proposed was a wrought iron gate. Dennis showed a black and white photo of the existing fence, which was wood and rotted. He stated that the new iron gate proposed would allow the water to pass through instead of holding it in and eventually rotting.

Acting Chair Ken Smith asked the board if there was any further questions for the applicant. There being none, Acting Chair Ken Smith asked the public if there was anyone that would like to speak to, for or against this application.

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

## **DECISION OF THE COMMISSION**

Richard Katz moved to approve the application as presented with the stipulation to remove the brownstone repair request from the current application in order for further research to

be performed on the Comproco product; Rick Becksted seconded with the addition that the applicant provide a sample of brownstone.

Acting Chair Ken Smith asked the commission for all those in favor. The Commission then voted on the application as presented and the motion with the stipulation passed with a 5–0 vote.

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**11. Petition for Timothy Sheppard, owner,** for property located at 54 Ceres Street wherein permission is requested to allow exterior renovations to an existing building (replace window with entry door on front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106, Lot 044 and lies within the Waterfront Industrial and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Tim Sheppard, the owner brought a revised drawing to the current hearing. He stated that the doorway he was requesting permission to install was due to a request from his insurance company. He stated that he currently has to enter through the sandwich shop in order to get upstairs. Tim wanted to amend the application originally submitted because the door he wanted to install needed to be moved over to the right due to an electrical box and he also wanted permission to block in the second window with like material on the block as shown on the revised plans submitted at the current meeting. In addition, the original plans submitted reflected a three-foot opening and it needs to be four feet in order to meet code. Tim also stated that the door proposed would be fiberglass and would be the same height as the existing door on the building but lower than the height of the adjacent windows.

Acting Chair Ken Smith asked the board if there was any further questions for the applicant. There being none, Acting Chair Ken Smith asked the public if there was anyone that would like to speak to, for or against this application.

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

**DECISION OF THE COMMISSION**

Rick Becksted moved to approve the application as amended and presented at the hearing; Richard Katz seconded.

Acting Chair Ken Smith asked the commission for all those in favor. The Commission then voted on the application as presented and the motion passed with a 5–0 vote.

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**12. Petition for Sumner Davis Architects for property owned by Smith, Minch, Frost** located at 159-165 State Street wherein permission is requested to allow a new free standing structure (install a metal fence in front yard) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 046-3 and lies within the Central Business B district and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Wallace Aponowich, owner spoke on behalf of the petition and was seeking permission install a wrought iron fence. He provided a physical sample of the fence with a small finial design on the top of said fence. The material of the fence consisted of 3-quarter inch steel, square steel tube and cast iron and the gate was made out of the same material. Wallace stated that they would be repairing the existing gate and blend the new fence with the property.

Acting Chair Ken Smith asked the board if there was any further questions for the applicant. There being none, Acting Chair Ken Smith asked the public if there was anyone that would like to speak to, for or against this application.

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

**DECISION OF THE COMMISSION**

Ellen Fineberg moved to approve the application as presented with the small finial design; Sandra Dika seconded.

Acting Chair Ken Smith asked the commission for all those in favor. The Commission then voted on the application and the motion passed with a 5-0 vote.

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**13. Petition for Lawrence P. McManus, owner and Classic Signs, Inc., applicant,** for property located at 40 Pleasant Street wherein permission is requested to allow exterior renovations to an existing building (add eleven (11) retractable canvas awnings along State and Pleasant Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 81 and lies within the Central Business B and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Phil Macnamara spoke on behalf of Lawrence P. McManus. Phil requested permission to install retractable blue colored awnings on five windows on the State Street side and six windows on Pleasant Street. Samples of the color, material and placement of the awnings were provided before the meeting. He also stated that the valance moves and is a straight across valance.

Phil stated that there are exiting holes along Pleasant Street that they wish to reuse in order to install the proposed awnings.

Phil explained that there are five points of attachment to install the awnings. He said the reason for requesting the awnings was because they wanted to use the awnings to dress up the front and rear façade of the building to make it stand out and to make the business more prominent due to the strict signage restrictions.

Acting Chair Ken Smith asked the board if there was any further questions for the applicant. There being none, Acting Chair Ken Smith asked the public if there was anyone that would like to speak to, for or against this application.

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

## **DECISION OF THE COMMISSION**

Rick Becksted moved to approve the application for purposes of discussion; Ellen Fineberg seconded.

Rick Becksted disapproved of the awnings requested on the building because he felt the architecture of the building was prominent enough on its own but did like the color and material provided.

Ellen Fineberg asked for pictures or proof of the awnings affixed to the building in the past.

Phil stated that he did not have any pictures to provide such proof but could verify that there were awning holes on the building.

Ellen Fineberg moved to table the application in order for proof of awnings affixed to the building in the past to be provided to the board; Rick Becksted seconded.

Acting Chair Ken Smith asked the commission for all those in favor. The Commission then voted to table the application and the motion passed with a 5–0 vote.

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## **II. WORK SESSIONS**

**A) Work Session requested by Peter Rice, owner** for property located at 196 South Street. Said property is shown on Assessor Plan 101 as Lot 067 and lies within the General Residence B and Historic A districts. (add dormers to the front and rear of the existing 3<sup>rd</sup> floor structure).

- Peter Rice presented and was seeking insight on the proposed designs from the board
- Get some expansion on home for 3 children
- Wanted to add gable dormers to the front; actual dimensions from cut sheets provided at work session
- Chimney is not functional and it cuts into space on the interior
- Peter wants take it down; if needed for balance, he would replace it with a faux chimney, wood structure with brick veneer
- There are other houses with dormers and provided cut sheets of other houses
- Picture windows seeking to replace with double hung
- Rick Becksted suggested the front dormers to drop the peak a bit, gaining light more than space with dormers
- Richard Katz suggested shed dormers; referenced a house on middle street

- Rick Becksted wanted the peak to be dropped down because it is too tall and to realign over the windows, keep it as low as practical
  - Rear dormer, Ellen Fineberg didn't think it added to the house
  - Peter felt that the house was pretty well screened from the road
  - Rick Becksted made the comment that good landscaping doesn't hide bad architecture
  - Peter wanted to make it a very traditional addition
  - Rick Becksted said to make it small as practicable but that it is not worth doing if you don't get the space you want
  - Peter also wanted to add a window and repair the existing windows
  - Rick Becksted stated that one over one windows are not within character of the house
  - Richard Katz suggested that two over two would probably be best solution with the replacement of the windows
  - Rick Becksted asked Peter to specify materials to duplicate the existing chimney at the next session and to bring in a sample of materials
  - Ken Smith suggested that the overhang on the shed and dormers to scale the existing down but match
  - Rick Becksted informed Peter to bring in all drawings, cut sheets, samples, measurements and dimensions to the next work session
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**B) Work Session requested by Robert Rodier, Architect** for property owned by Rachel Connell and Bruce McEldowney located at 434 Marcy Street. Said property is shown on Assessor Plan 102 as Lot 041 and lies within the General Residence B and Historic A districts. (construct a shed dormer at rear of roof between the two existing chimneys).

- Robert Rodier for Rachel Connell and Bruce McEldowney
  - Basic shed dormer requested to be adhered to the house
  - Brought in a 3 dimensional model of the house to see front and rear views with proposed shed dormer between the two existing chimneys and blend
  - Three windows within the shed; made to look like double hung but will be casement windows, tilt-in sash/double hung in order to meet code
  - Provided some research on double hung windows
  - Rick Becksted suggested they flash the underneath of everything with copper and install a small cricket on backside of chimney
  - Sandra liked the architectural design and the model presented was well accepted by the board
  - Rick Becksted suggested they apply for a public hearing and work out construction detail for that next meeting and also suggested that they bring alternatives, cut sheets and samples with them to the public hearing
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**C) Work Session requested by DeStefano Architects for property owned by Chad and Laura Morin, LLC** for property located at 36 Market Street. Said property is shown on Assessor Plan 117 as Lot 029 and lies within the Central Business B and Historic

A districts. (third floor addition over two-story portion of building in rear and third story addition in rear).

- Julie McDonald from DeStefano Architects for Chad and Laura Morin, LLC
- Phase II of storefront work presented
- They are proposing to develop the second and third floors of the building
- Some exterior renovations in order to support the additions
- Sheet 1 site plan
- Sheet 2 additions proposed, third floor addition
- Flat roofed third story addition with a roof deck
- Two buildings three stories
- Back lot photos provided
- Tricky location
- Next sheet existing south elevation
- Proposed south elevation
- Rear building, Ladd St approved last week
- Adding windows to new elevation
- 4 windows on front part of building
- Replace existing windows to fit
- Change light pattern in front and rear of building
- Next sheet west elevation
- Shed removed
- Following sheet provided windows proposed to building
- Brick infill over existing building and clapboard structure comes out in front of that; a semetrical gable
- Side elevation is at the stair shown on Sheet 8
- There is no parking
- Ken Smith wanted more details from the applicant on roof; provide a clearer roof plan
- Richard Katz stated that the roof deck proposed fits in with other buildings in surrounding area
- Rick Becksted stated that it is a hard location and configuration
- Ken Smith requested a site walk and the applicant to provide a model for better understanding of the proposed renovations, design, etc. and orientation to another work session next month

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**D) Work Session requested by Classic Sunrooms, LLC for property owned by Sugar Shack Rental Properties, LLC** for property located at 10 Commercial Alley. Said property is shown on Assessor Plan 106 as Lot 010 and lies within the Central Business B and Historic A districts. (enclose existing patio with bronze aluminum frame atrium and tempered insulated glass with a French door and five sliding windows 72x60).

- A representative from Classic Sunrooms, LLC for applicant, Sugar Shack Rental Properties, LLC

- The applicant was requesting to install a patio on Commercial Alley to be attached to the existing building (coffee shop)
- The existing door only opens half way due to the current winter conditions
- He prepared drawings of proposed layout and passed them out to the board members
- It is a straight eve design; not changing the foot print or the use of area
- Full utilization of property
- Sliding glass windows, door will open in not out so that nothing protrudes into the alley way; the structure will consist of tempered glass
- Classic Sunrooms have been designing these type of rooms for many years
- Current business is a walk in traffic type of atmosphere
- It would provide shelter from the elements and expand on the existing space, which currently only is utilized during the summer months instead of year round
- No electrical work necessary, duct seal and no plumbing, heating or painting
- No demo or dismantling of the two existing walls
- Low reflectance with a life expectancy of 20 years and a 100% warranty
- The structure is easy to construct and materials are readily available
- A member of the public, Barbara MacDonald, representing 9 Commercial Alley, spoke in opposition of the proposed application
- Didn't approve, thought it looked like a trailer and didn't like the sliding glass windows in that area
- She stated that the existing trees would cascade across the roof of the proposed addition
- Ellen Fineberg suggested that they construct something more in tune with the current Victorian style design of the existing building
- Rick Becksted recommended a site walk when the new design is more appropriate
- Ken Smith liked the design only because it is pulled back from the walkways and it doesn't impede on property
- Rick Becksted suggested that the applicant provide samples of the proposed materials and that cast iron would more appealing
- Ellen Fineberg stated that the HDC doesn't want it to look new and it may be more expense or more trouble than the applicants may want to take on for approval

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### III. ADJOURNMENT

At 10:00 p.m., a motion was made to adjourn the meeting. The motion was approved with a 5-0 vote.

Respectfully submitted,

Christina V. Staples

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