

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

7:00 p.m.

**May 4, 2005
RECONVENED ON
May 11, 2005**

MEMBERS PRESENT: Chairman John Rice, Vice Chairman David Adams, City Council Representative, Joanne Grasso, Members, John Golumb, Ellen Fineberg and Alternates, Richard Katz and Sandra Dika

MEMBERS ABSENT: Ken Smith

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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Ms. Fineberg moved to suspend the rules to move the items around on the agenda to allot for additional time for the Sheraton work session; Councilor Grasso seconded.

Chairman Rice asked the Board for all of those in favor and the motion passed with a 7-0 vote.

III. WORK SESSIONS (continued from May 4, 2005)

E) Work Session for Richard W. Edgerly, owner for property located at 154/156 Fleet Street wherein permission is requested to allow demolition of an existing structure and erect a new free standing structure (demolish existing two and a half story apartment building and rebuild new three or four story building with retail on first floor and residential units above) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 6 and lies within the Central Business B and Historic A districts.

- Julie MacDonald and Lisa DeStefano of DeStefano Architects spoke on behalf of the owner, Richard Edgerly
- Ms. MacDonald went over the plans
- Sheet 1 showed the Locus Plan
- Sheet 2 showed the Existing Building
- They propose to demolish the existing building as is and construct a new building in its place
- The existing building is in quite disrepair
- Page 3 were of photos taken of some buildings that influenced the design proposal
- Sheet 5 proposed the front elevation in context
- The proposed building would be a three story building with brick on the front and cedar clapboards on the side and rear
- Second and third floors would be residential
- Design to mimic the other buildings in order to save cost

- There would be open porches for the units and back doors for the retail spaces
- Councilor Grasso asked if there would be two units on each floor
- Ms. MacDonald said there would actually be three
- Chairman Rice informed the public that they could come, watch and listen in on the project
- Sheet 8 showed an option for a four story building
- Ms. MacDonald stated that they wanted to study the impact a four story building would have to that street scape and also get input by the Board
- She noted that they were dealing with a small scale on one side and a larger on the other
- Chairman Rice noted that the HDC does not normally approve brick on the front and clapboard on the side
- Ms. DeStefano pointed out the Jardiniere building on Deer and Market
- Chairman Rice didn't think anything on the proposed design looked out of the ordinary
- He asked the Board what they thought about tearing down the existing building
- Ms. MacDonald offered historical information on it
- Ms. DeStefano said that there was not anything on the building that has any character left
- She noted that it was chopped up into 6 apartments and the tenants destroyed it
- She said the only thing left that was left of the original building was the baluster and stairwell
- Chairman Rice asked how old the house was
- Ms. MacDonald said it was built in 1870
- Chairman Rice asked if the Board was ok with it being demolished
- Ms. Dika noted that she wanted to see it first; inside and out
- Chairman Rice agreed that they should see the interior
- Ms. Dika asked to see the basement as well
- Vice Chairman Adams said he didn't think the community wouldn't be losing anything if it was demolished and rebuilt because it is not of icon status
- He also noted that the street scape has changed over time
- Ms. Fineberg was quite unsure she thought of it as a vestige of a different time
- She wanted to be more convinced that the building did not contribute anything to the street
- Chairman Rice asked if anyone else had any comment
- Mr. Katz said he couldn't see how the city would miss a vinyl sided building in disrepair and he had no problems with it whatsoever
- Mr. Golumb wanted a site walk in order to be more convinced and perform due diligence
- Chairman Rice moved onto the design itself
- He asked if the Board had any input on the design
- Vice Chairman Adams said that he is a strict eave line person and loved the design and the change to the street scape
- He remarked that the eaves edges are a sacred line on a house
- He also liked the four story building sketch
- Chairman Rice asked if they couldn't afford it then what
- Vice Chairman Adams said that they would have to fool with the architecture
- Mr. Golumb did not like the eave line and had a problem with the roof
- He didn't mind any of the elevations or the materials proposed for the siding
- Chairman Rice said that without having a site walk he wouldn't be able to determine whether

the eaves lines would work with the other buildings on Fleet Street

- Ms. Fineberg commented about the rear of the building and noted that she didn't like how the decks met the floor and pointed out the poles; she wanted to see it look nicer than that especially from the second floor to the first floor; something a little more substantial
- The public had a chance to comment
- Mike Delacruz, owner of the Franklin Block spoke
- He noted the easement areas and the approval for the change to Franklin Block with the wall full of windows and that the new building proposed would block off all of those windows
- Mr. Katz asked Mr. Clum if it was a code matter
- Mr. Clum said it would depend on the distance between one exterior wall and the other
- Ms. DeStefano said she did code review and there is a right of way
- Mr. Clum said that it's all a matter of distances and trusts Ms. DeStefano's judgement
- Anthony Furina and Joyce Furina, owners of The Hair Company noted their concern about the proposed building and how it would affect his property
- Chairman Rice said they would be changing the neighborhood
- Vice Chair Adams pointed out that the city's changing
- Mr. Delacruz asked how the Board being the preserver of the Historic District could demolish such a historic building and asked if they did, whether they should pick out more period like buildings
- Vice Chairman Adams thought it was more appropriate because it mirrored an 1870's style similar to the period of the Franklin building
- The Board recommended a site walk

IV. OLD BUSINESS

5. Petition for Parade Office, LLC, owner for property located on 100 High Street wherein permission is requested to allow modifications to an existing approval (amend previous application approved on January 5, 2005 to allow cementboard siding in place of previously approved E.I.F.S., to allow dumpster enclosure to be finished in split block in place of previously approved E.I.F.S.) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 30 and lies within the Central Business B and Historic A districts. This application was tabled at the May 4, 2005 meeting to the May 11, 2005 meeting.

Chairman Rice asked the Board for a motion to take the petition off the table.

Vice Chairman Adams made the motion to take the petition off the table and Mr. Golumb seconded.

Chairman Rice asked the Board for all those in favor and the motion passed with a 7-0 vote.

SPEAKING IN FAVOR OF THE PETITION

Ms. DeStefano of DeStefano architects spoke on behalf of the petition. She stated that they wanted to amend the material proposed for the lower level on the rear side of the hotel. She noted that they previously thought to use Hardipanel siding and explained that the reason for changing the EIFS

was due to the owner's concerns about the durability of the material. She stated that they were looking at materials that would give the same effect to the base as the EIFS provided. She said that they chose the Hardipanel siding with a stucco finish because it would look the same.

Vice Chairman Adams asked how they would handle the banding reveal.

Ms. DeStefano said that they could mill it and that they would not need to flash it because it is a solid manufactured material that would not absorb water.

Mr. Katz asked about the lap joints.

Ms. DeStefano pointed out that they lose a lot due to the vegetation and landscaping and that they could do a mock-up on the Hardipanel.

Chairman Rice asked if there were any other questions and asked the public if there was anyone who wished to speak to, for or against the petition.

Mr. Grossman noted that the change was a good idea because the EIFS product is not a good durable material.

Chairman Rice asked if there were anyone else who wished to speak to, for or against the petition.

Seeing no one rise, the public hearing was closed.

DECISION OF THE BOARD

Vice Chairman Adams moved to approve the petition as amended and presented with the stipulation that a final approval would be granted after the producing of a sample. Councilor Grasso seconded.

Chairman Rice asked for all of those in favor and the motion passed with a 7-0 vote.

6. Petition for Parade Office, LLC, owner for property located on 77 Hanover Street wherein permission is requested to allow modifications to an existing approval (amend previous application approved on January 5, 2005 to change window manufacturer from the previously approved Weathershield to Quaker and other minor detail revisions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 29 and lies within the Central Business B and Historic A districts. This petition was tabled at the May 4, 2005 meeting to the May 11, 2005 meeting.

Mr. Golumb moved to take the petition off table and Councilor Grasso seconded.

SPEAKING IN FAVOR OF THE PETITION

Ms. DeStefano spoke on behalf of the petition. She stated that they wanted to change the windows from Weathershield to Quaker. She brought in a sample of the sash and noted that the Quaker window had been approved on the hotel property. She stated that they want to extend the Quaker windows onto the residential side and amend the application to match the existing window sizes that were previously approved on the Weathershield windows. She informed the Board that the Juliet balconies were staying.

Vice Chairman Adams thought the removal of the balconies left that area blank and didn't know what it would look like with out them.

Ms. DeStefano noted that the previously approved hill elevation would remain the same.

Vice Chairman Adams asked if the change in manufacturer was purely name related.

Ms. DeStefano stated that everything will remain the same. She said it would be easier to have one manufacturer for the windows due to warranties, etc. and she showed the Board the window sample. She noted the changes in the grills in the garage on the parade mall elevation and stated that they eliminated the grills and the windows due to the changing of the ventilation system. She further noted that there were some floor plan changes in the retail space that made changes on the interior and the door which made it look more uniform. Additionally, she noted that the retaining wall would look more like a landscaped item and proposed to do it in a brick landscaped bed, slightly sloped.

Vice Chairman Adams suggested a pre cast cascading wall.

Chairman Rice asked if there were any more questions or if there was anyone in the public who wished to speak to, for or against the petition.

Seeing no one rise, the public hearing was closed.

DECISION OF THE BOARD

Vice Chairman Adams moved to approve the petition as amended and presented with the exception of a final drawing of the landscaping components and Councilor Grasso seconded.

Chairman Rice asked the Board for all those in favor and the motion passed with a 7-0 vote.

III. WORK SESSIONS (Con't)

F) Work Session for HarborCorp, LLC, owner for property located on Russell St., Deer St., and Maplewood Avenue (to review preliminary proposals to construct a 200 room hotel with 20,000 ± sq. ft. conference facility and 680 ± car parking garage). Said property is shown on Assessor Plans 119 as Lot 001, Plan 118, Lot 28, Plan 124, Lot 12 and Plan 125, Lots 20 and 21 and lies within the Central Business A and Historic A districts.

- Nancy Ludwick explained the technical and presented the perspectives they prepared
- She started at the Russell street end

- She noted that they made modest design changes
- Hotel rooms wrap in a “T” shape
- The conference area and drop off locations would be at the top of Russell Street and the main ballroom would be on Deer Street
- Nancy noted that they thought it was very important to destinctify the end of the building with an octagonal design with a flat roof and a deck area
- She noted that since the proposed building is such a long elevation they created distinct pieces to appear more broken up
- She moved up the hill to the primary hotel façade with a roof pitch and dormers
- The walkway or connector, they envisioned to be a glass element with a gentle arch
- She pointed out the arches on the street level and stated they would provide taller spaces for buses, etc. and changed the bays from three broad bays to a more single and narrow vertical base
- She noted the flat roofed corner
- They designed a simple blade cornice for the Deer Street elevation
- There was a similar elevation at the corner of Maplewood and Deer depicting the retail at ground level and the garage
- The stair tower was the same design
- Nancy then went over the elevations
- She noted the change in the loading dock area and showed that elevation
- On the railroad side of the building, there was an issue with the garage as it sits on the corner, to get to the 665 count they cantilevered the corner
- Chairman Rice asked the Board to talk about the rear of the building
- Vice Chairman Adams noted that it was a lot to take in
- Mr. Golumb liked the model because he thought it was very helpful with orientation
- Vice Chairman Adams didn’t have a problem with the overhanging cantilever and he liked the parking garage but didn’t know how it would work in the community
- He noted the sloping platform portions and asked if it were impossible to mask the slope
- Don Peterson said that the tops of the cars would be visible but that the railing would mask the front grills of the cars
- Chairman Rice thought the angle of the garage looked awkward from the rear
- He was worried about how that would affect the area
- Vice Chairman Adams liked the residential areas
- Ms. Fineberg asked about the sections that were green
- Nancy said they went with a colored metal that could either be a break metal or a copper something that is bent to create the lines they need
- Vice Chair Adams wanted examples, samples of the metal proposed to be used
- Mr. Golumb like the materials for the bridge
- He did not care for the Russell Street elevation because it looked too cookie cutter; everything looked the same with no break-up
- Nancy thought it looked good and that section was the only part that was repetitious
- Mr. Katz thought that if the decks were de-emphasized rather than matched, something may go in that direction
- Ms. Dika thought it was a lot to take in and needed time to digest it all

- She did however also have a problem with the rear of the bldg; the garage
 - Karen Logan, owner of the Blue Mermaid restaurant stated that she was all for project but she was worried that it seemed like the whole area was a very private section reserved for the hotel and not very welcoming for the public
 - She was also concerned about the volume of traffic
 - Don Peterson noted that everything has been built in accordance with interstate requirements
 - Nancy noted that the travel way on Russell Street had not changed and that the height of the building is similar to those buildings on Market Street
 - Board recommended another work session
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V. COMMUNICATIONS

Consolidated Brick

- David Holden gave some background on the present issue to explain why Consolidated Brick was before the Board
- The Board didn't think that they had singled out or recommended one type of manufacturer for the type of brick they typically approve
- Kevin Gallagher of Consolidated Brick spoke and he stated that he represented a brick distributor
- They are located out of Manchester, NH
- They have been around for over 35 years selling brick to masons, architects and contractors
- He wanted to introduce his business to the Board and make the Board aware of their products
- He introduced a couple of other reps he does business with and provided samples of each manufacturer's brick products
- Chairman Rice asked what type of brick that the Board has been approving
- Mr. Gallagher stated that it seemed to be a waterstruck brick that holds the appearance the Board desires and recommends for use in the district
- Chairman Rice asked him if they carried what the Board prefers
- Mr. Gallagher explained the process of creating the brick and stated that they do have types of brick to offer that would match those existing in Portsmouth
- Mr. Golumb asked what types of brick they offer that would match those of the Morrin brick
- Mr. Gallagher showed some samples
- Councilor Grasso noted that the architects present to the Board what they propose to use; the architects tell the Board, the Board does not tell them to use one type of brick manufacturer over another
- The Board agreed
- Vice Chairman Adams stated that the Board determines types of brick on a case by case scenario
- He suggested to the representatives to make a Portsmouth Brick
- He also noted that a lot of times people are really fishing for an approval so by the time that the Board gets to a name of a brick they really are sweating bullets to get a signature on the application and get out the door
- Mr. Gallagher showed a type of brick used on a few projects in downtown Dover and commented that Dover was a fairly historic town similar to that of Portsmouth

- Vice Chairman Adams made the comment that the pedestrian experience in Portsmouth is much different than the pedestrian experience in Dover
 - The Board agreed
 - Ms. Dika thought that this issue was really a marketing thing and thought that maybe they should manufacture a Portsmouth brick, for instance, a congress street brick or a market street brick
 - The representative were very responsive to that suggestion
 - Mr. Gallagher gave the board handouts on their products
 - The Board also recommended that the companies take their products to local architectural firms to get their products and name out in circulation so they would not be in the same situation as they were prior to the meeting
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HDC Symposium

- Chairman Rice introduced his idea of holding an educational symposium to the Board
 - It has been something that he's wanted to do for awhile
 - He explained the purpose was to educate both the Board and the Public and to show that the Board is always eager to learn new things and to grow or to remain open to new ideas
 - The event will be from 7-10 PM on August 10, 2005 and will host about 10-15 of the area's architectural firms
 - The Board thought it was a wonderful idea and were very excited about the upcoming event
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VI. ADJOURNMENT

At 9:30 p.m., a motion was made to adjourn the meeting. The motion passed with a 7-0 vote.

Respectfully submitted,

Christina V. Staples
HDC Secretary

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