

**MINUTES OF THE MEETING
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**June 9, 2010
reconvened from June 2, 2010**

MEMBERS PRESENT: Chairman Sandra Dika; Vice Chairman Richard Katz; Members John Wyckoff, Tracy Kozak, Alternates Joseph Almeida; George Melchior

MEMBERS EXCUSED: Elena Maltese; City Council Representative Anthony Coviello

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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IV. OLD BUSINESS

A. Approval of minutes – May 5, 2010

It was moved, seconded, and passed unanimously (6-0) to approve the minutes as presented.

V. PUBLIC HEARINGS (CONTINUED)

6. Petition of **111 Market Street Condominium Association, owner, and Ryan D. Abood, applicant**, for property located at **111 Market Street, Unit #6**, wherein permission was requested to allow exterior renovations to an existing structure (replace roof, add skylights, replace windows) and allow new construction to an existing structure (construct new dormer and exterior deck, add new doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 39 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Brandon Holben and Mr. Steve McHenry of McHenry Architecture were present to speak to the application. Mr. McHenry stated that they have been through three work sessions and as a result have tried to be as responsive as they could to the Commission's questions and requests.

Mr. Holben walked the Commission through the plans by showing a power point presentation. He explained that they would be removing the existing roof system, the existing windows, the existing masonry walls as required for new openings and the existing mushroom cap exhaust which will not be replaced. All of the kitchen exhaust would go out through the Ceres Street elevation. He said they were proposing to build a new roof system with skylights and new windows on the Market Street side and also build a new roof system on the Ceres Street side

with a new dormer and deck with metal guardrail, as well as enlarge the masonry openings for larger windows.

Mr. Wyckoff asked Mr. Holben if he included any information on the snow guards. Mr. Holben replied no. Mr. Wyckoff asked if they might be copper. Mr. Holben said it would be a painted metal material.

Ms. Kozak asked if the copper flanking the skylights would have a pre-weathered patina. Mr. Holben said that it would patina in time.

Mr. Almeida asked if there would be gutters. Mr. Holben said that there would be copper gutters. He added that they hope to replace the existing downspouts as well.

Mr. Almeida asked what the material was behind the open shutters. Mr. Holben said it was hardi-panel with hardi-trim.

Vice Chairman Katz asked what the condition of the existing roof system was. Mr. Holben said that it was deteriorating and water had gushed in from the last rain storm into the units below. The step flashing needed attention and it needs repointing. Vice Chairman Katz asked if these items would be addressed if this application were to receive approval. Mr. Holben replied yes.

Mr. Almeida thanked the applicant and the architects for the amount of work they have done, hearing the Commission's concerns. He asked detailed questions concerning the roof planes of the three buildings and their parapet walls.

Mr. Almeida asked about the bank of skylights. Mr. Holben said they were individual skylights mulled together to look like one unit.

Ms. Kozak asked about the details on page 8 and wondered what the underside of the soffit would be. Mr. Holben said it would be copper. She also asked about the metal flashing. Mr. Holben said it would also be copper.

Hearing no other questions, Chairman Dika asked if anyone from the public wished to speak to, for, or against the application.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. Dan Dicesere of 18 Market Street stated that he owned two units and has owned them since 1993. He said that he has been working with Mr. Abood and supports the project. He pointed out that they have some additional details to work out within the condominium association but was hopeful that this project would be successful.

Ms. Joyce Fitzpatrick, a condominium owner in the building spoke in favor of the application. She said she was delighted that Mr. Abood was going to invest in the property and in the community. She thought the project was low profile and would blend in. She felt this was an

investment and a real plus for the building and for the neighborhood. She added that she was delighted with the new streetlights outside her building.

DECISION OF THE COMMISSION

Vice Chairman Katz made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Ms. Kozak. Chairman Dika asked for discussion.

Mr. Almeida read a description from the Portsmouth Advocates special collections at the library describing the building in question. He said that he was happy to see the changes that have occurred during the work sessions. He added he was concerned about the changes that have taken place to the row of buildings to date. He did not want to set a precedence.

Vice Chairman Katz stated that he appreciated Mr. Almeida’s concern about the possible precedence this may set; however, he said he would have a difficult time suppressing the enthusiasm he felt for this application. Over a period of time, the applicant addressed their concerns, gave up a number of things that he thought were necessary. He said it appeared that they were using exemplary materials to affect these changes.

Ms. Kozak stated that she would support the project. She felt it was a great example of pushing the envelope without damaging the fabric. She was glad to see that the Market Street qualities would be preserved. She felt the Ceres Street side was being done in a very sensitive way.

Mr. Wyckoff commented that the gray building next door was not exactly perfect but at the time, in the 1960’s, it was great to see the buildings being fixed up.

Chairman Dika thanked the applicant for addressing her concerns. She said that she would not be supporting the application because she was not comfortable with the dormer and the balcony on the Ceres Street elevation. She was afraid it would set a precedent for all of the top floors of the other buildings.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a 5-1 vote with Chairman Dika voting in opposition.

7. Petition of **William H. and Sue C. Mautz, owners**, for property located at **338 Middle Street**, wherein permission was requested to allow a new free standing structure (install generator) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 23 and lies within the Mixed Residential Office and Historic A Districts.

SPEAKING TO THE PETITION

Mr. Bill Mautz, owner of the property was present to speak to the application. He stated that he was in need of a generator since their finished basement has flooded twice. He said that there were very few places to put the generator on the lot. The proposed location was at the front

corner of the lot behind a stand of hedges. The only other option would be along the front of the house at the left corner. Both locations would meet the required setbacks. Mr. Mautz added that he would be willing to add shrubbery as a buffer if that location were preferred.

Chairman Dika asked Mr. Clum if the Commission was permitted to require landscaping around an installation. Mr. Clum said that the Commission was permitted to allow something that would hide it whether it is landscaping or fencing.

Mr. Almeida felt the generator would only be seen by the applicant. Mr. Mautz said he preferred the original proposed location. He added that both locations would be covered with shrubbery to make it less visible to them. Mr. Almeida stated that he would like to give the applicant permission to place the generator in either location. Mr. Wyckoff pointed out that it was a green colored unit.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to grant a Certificate of Appropriateness for the application with the following stipulation:

- 1) That the alternate location, amassed with landscaping was acceptable as well.

The motion was seconded by Mr. Almeida. Chairman Dika asked for discussion.

Mr. Wyckoff stated that he felt the unit was appropriate for the lot. He felt the size was not much bigger than the hose carts that sit next to water outlets at a home. Chairman Dika pointed out that those were temporary items.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application with the following stipulation passed by a unanimous (6-00 vote:

- 1) That the alternate location, amassed with landscaping was acceptable as well.

8. Petition of **Arthur L. and Deborah C. McManus, owners**, for property located at **115 South Street**, wherein permission was requested to allow a new free standing structure (install fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 10 and lies within the General Residence B and Historic A Districts.

SPEAKING TO THE PETITION

Mr. Arthur McManus, owner of the property was present to speak to the application. He stated that he was looking to improve the appearance of the right side of his garage and driveway. He said he would like to remove some existing shrubbery and install a fence that would run 30 feet down the driveway toward the front of his house. The fence would be 5 feet high and would be of tongue and groove construction with 24" of lattice on top. The posts would have copper caps.

Chairman Dika asked if there were any questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Almeida made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Mr. Melchior. Chairman Dika asked for discussion.

Mr. Almeida commented that the request was minimal and was in keeping with the design of the house and other fences on the property.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a unanimous (6-0) vote.

9. Petition of **John C. and Jane C. Angelopoulos, owners**, for property located at **36 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace four windows on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 9 and lies within the Central Business B and Historic A Districts. *(This item was postponed at the June 2, 2010 meeting to the June 9, 2010 meeting.)*

SPEAKING TO THE PETITION

Mr. John Angelopoulos apologized to the Commission for not being present at last month's meeting. He stated that he would like to replace six windows on the fourth story of his home. He explained that the original windows were approved by the Commission in the 1990's but were not the best quality so he would like to replace them with Marvin windows. There would be no change to the size of the openings.

Mr. Almeida asked for clarification as to which windows would be replaced. Mr. Angelopoulos pointed out the windows from the submitted pictures. Mr. Almeida asked if the windows would have simulated divided lights. Mr. Angelopoulos replied yes.

Chairman Dika asked if there was a spacer bar between the panes of glass. Mr. Angelopoulos replied yes.

Chairman Dika asked if there were any questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Ms. Kozak made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Mr. Almeida. Chairman Dika asked for discussion.

Ms. Kozak stated that I was a reasonable upgrade. She added that they see this window and approve it regularly. She felt it was an improvement.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a unanimous (6-0) vote.

10. Petition of **Dennett M. Page and Hugh E. Jencks Revocable Trust of 2004, owners**, for property located at **25 Hunking Street**, wherein permission was requested to allow removal of an existing structure (remove fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 37 and lies within the General Residence B and Historic A Districts. *(This item was postponed at the June 2, 2010 meeting to the June 9, 2010 meeting.)*

SPEAKING TO THE PETITION

Ms. Dennett Page apologized for not appearing at last month’s meeting and thanked the Commission for putting her application back on the agenda.

Ms. Page stated that they were seeking permission to remove a stockade fence erected in 1986 and replace it with seven sections of fencing that would match an already existing fence on their property. The proposed fence would run along the back lot line.

Chairman Dika asked if there were any questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Vice Chairman Katz made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Mr. Melchior.

Vice Chairman Katz stated that the Commission should do anything they can to encourage the removal of stockade fences in the City of Portsmouth. He applauded this decision by the applicant.

Chairman Dika added that it was a very appropriate fence.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a unanimous (6-0) vote.

VI. WORK SESSIONS (CONTINUED)

B. Work Session requested by **Thirty Maplewood Avenue Trust, owner**, for property located at **30 Maplewood Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (new trim work, eave banding, storefront, and fenestration). Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

- Ms. Jennifer Ramsey, representing the applicant, was present to speak to the application. She stated that there have been minor changes to the elevations. She pointed out that an eave band has been added because they may be adding to the roof. The awnings have also changed and would be similar to the awnings on the Marriott.
- Ms. Ramsey explained that a meeting was held with Kim McNamara, Health Officer, to discuss the potential uses in the building. Ms. Ramsey said that Ms. McNamara was aware of the plans and Ms. Ramsey said they would keep her updated as the plans developed more.
- Page two showed detail of the eave bracket. Ms. Ramsey said that they were trying to keep things light.
- Mr. Wyckoff had a concern about the louvers which seemed to have a residential look to them. He thought they looked flimsy. He said he would like to see something heavier. Mr. Almeida added that he thought it looked awkward to have a light fixture attached to the louver. Ms. Ramsey suggested a metal shutter as an alternative.
- Mr. Almeida asked about the band breaks, particularly around entrance A. Ms. Kozak said that she liked them. Ms. Ramsey explained that the panels would be a Kawneer product that would be painted black. Mr. Almeida stated that he did not have a problem with the Kawneer system.
- Mr. Wyckoff asked why the openings were not accented. Ms. Ramsey replied that they were a common gathering space and it was intended to be a humble structure.
- Ms. Ramsey walked the Commission through the specification sheets provided. She pointed out that she was proposing a Nano wall system that would be used on the patio door.
- Ms. Ramsey showed the Commission the lighting that would flank entrance A and the patio. Mr. Wyckoff commented that maybe the reason for installing the lighting on the louvers was to simplify the electrical installation.
- Ms. Ramsey said that she would be bringing samples of everything to the next meeting.

B. Work Session requested by **Gary S. and Margaret E. Hatch, owners**, for property located at **19 Ball Street**, wherein permission was requested to allow new construction to an existing structure (add shed dormers and kitchen addition). Said property is shown on Assessor Plan 207 as Lot 52 and lies within the Single Residence B and Historic A Districts.

- Mr. Joe Paquet of Portsmouth Builders and Mr. Gary and Ms. Maggie Hatch, property owners, were present to speak to the application. Mr. Paquet stated that the homeowners would like to put an addition on the rear of the house with a small entry porch and two dormers.
- Mr. Paquet explained that there was an existing dormer on the left side of the house. He was proposing to run the dormer the full length of the house to get some much needed

interior space. There was considerable discussion about the size of the proposed dormers.

- Vice Chairman Katz felt the dormers toward the front of the house might really dominate the front façade. Mr. Paquet thought he could make adjustments to remedy that. He said that the pitch would remain the same as the existing dormer.
- Mr. Wyckoff pointed out that since most of the roof would be affected by the dormers, he thought it might make sense to just lift the roof and make more of a pitch to the main roof. He added that he did not have any objection to the way the proposal was presented; he just wanted to see the dormers pulled back from the front façade.
- Mr. Paquet said they could explore that option. He informed the Commission that they would be before the Board of Adjustment the following week for their original proposal.
- Mr. Almeida agreed with Mr. Wyckoff and said he would entertain the idea of redefining the entire roof line. Vice Chairman Katz thought it was a good idea.
- Ms. Kozak thought the front windows were out of proportion. There was considerable discussion concerning it.
- Mr. Paquet stated that he would maybe like to use hardiplank and add corner boards. He also said that he could use cedar clapboards.
- There was discussion concerning the removal of the chimney. Mr. Paquet explained that the area below the chimney was deteriorating. Vice Chairman Katz felt it was important to get information as to why it was failing. Mr. Almeida commented that removing chimneys made the Commission uncomfortable. Mr. Paquet pointed out that the chimney was not original to the house.

C. Work Session requested by **Martingale Wharf Limited Partnership, owner**, for property located at **99 Bow Street** wherein permission was requested to allow amendments to a previously approved design (misc. changes to the front elevation). Said property is shown on Assessor Plan 106 as Lot 54 and lies within the Central Business A, Historic District A, and Downtown Overlay District.

- Mr. Mark McNabb, representing the project, and Mr. Butch Ricci, owner of the property were present to speak to the application.
- Mr. McNabb explained that the changes he was proposing were storefront changes on the Bow Street elevation. He said that a steel beam ran in front of some windows and so they were proposing to use frosted glass to allow light into the structure but would block the view of the beam.
- There was discussion concerning the possibility of centering the door on the Bow Street elevation. Mr. McNabb explained in detail why it would not work.
- Ms. Kozak and Vice Chairman Katz stated that they were satisfied with Option B. Mr. McNabb and Mr. Ricci said they preferred Option B. Mr. Almeida thought Option B worked the best.
- Mr. Wyckoff asked about the possibility of adding a sign band to the front of the building. Ms. Kozak pointed out that the overall plan had already been approved. Mr. McNabb added that they did not want to bring too much attention to that door. Vice Chairman Katz also said that that there was already an established rhythm and it did not need to be changed.
- Mr. Wyckoff commented that he was not totally sold with the changes and wondered what the frosted glass would look like. He said that one of the problems with the Hilton Garden Inn was that the windows disappear as you walk down the side walk. He added that he was not sure this was the best system for this building on Bow Street and did not like the storefront system, especially the metal divider.
- Mr. McNabb said that they would explore other alternatives and possibly look at constructing it differently.

D. Work Session requested by **Arthur L. and Deborah C. McManus, owners**, for property located at **115 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovate existing carriage house) and allow new construction to an existing structure (construct deck). Said property is shown on Assessor Plan 110 as Lot 10 and lies within the General Residence B and Historic A Districts.

- Mr. Arthur McManus, owner of the property, was present to speak to the application. He stated that he would like to fix up his garage/carriage house. He said that it currently is heated and is used as a play room.
- Mr. McManus explained that he would like to replace the windows, fix the roof, close off the left side bay and put a window and door in its place. On the rear of the structure, he said he would like to replace the two right windows with a six foot sliding door out to a 12' x 12' deck.
- Mr. Wyckoff stated that he did not have a problem with the proposal.
- Ms. Kozak pointed out that it was an original historic structure but not a primary structure. She was not opposed to the idea.
- Vice Chairman Katz said that he did not have a problem with the proposal for the back of the structure but he wondered why the applicant wanted only one garage door. Mr. McManus explained that they still used the garage to store outdoor equipment. Vice Chairman Katz pointed out that the structure was visible from the street.
- Mr. McManus stated that he has put a lot of effort into the house and he wanted to make sure that the garage looks good as well.
- Mr. McManus said that the deck railing would be identical to the front porch on the house.
- The Commission was in support of the project.

VII. ADJOURNMENT

At 9:50 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on August 4, 2010.