

Dear Members of the Historic District Commission,

April 9, 2022

This submission seems to be filled with fine print, some unneeded information and some pages with no information or odd information. H3.20 (2) does not provide heights on High St. H2.21 (1) shows something sticking out beyond the proposed restored building on the High St side. H3.22 (1) states it is a short 4 story 45' tall building in a 2 to 3 story max 40' height area. The actual height of a building with a mansard roof is the highest point of the roof surface, therefore the building height from Rudi's on High St and along Haven Court is about 50' or more without the grade. Looking at the massing on H3.31 it's as tall or taller than the Hanover Garage, Newbury's and the rest of the buildings next to it on Congress St. It is in the CD4 district and should be less dense by design.

The "new" section of the building does not fit in with the downtown Historic District at all (H3.34). It has some great features which would be nice elsewhere. The upper triangular windows were discussed last month. They would be something one would expect along a beach or waterfront, maybe in modern construction, *not in a historic district*. They do not compliment the historic building they are attached to.

The lower window style looks like garage doors that open. These windows allow all the noise from inside to bounce around outside. These might be acceptable in a more open area but 15' to the Hanover Garage will allow all the noise from inside to bounce around the garage and reflect off the buildings on High St merely 20' away. Just review the noise complaints from Liars Bench and Great Rhythm which have such windows. Their reflective surface is the pond between 50 and 200' away. These windows do work in very specific areas with large open spaces which don't reflect the interior noise. They can be found in the middle of downtown Dover, facing a very large open area, about 6' higher than the street, allowing the noise to disperse. *Notice on H3.43 the size of the streets the examples are on*, most look like about 10' wide sidewalks, some with streets look wider than 2 lanes. The two proposed real garage doors and car elevators on Haven Court will project enough sound every time a car enters or exits as it bounces through the Hanover Garage. These windows are not appropriate for this tight area.

The wayfaring beacon would be great in a large open park where its light refractions could be enjoyed but not in the middle of Historic Downtown. It looks like something from Star Wars. Portsmouth requires builders to meet dark night standards for lighting. Bright signs are not usually allowed in downtown. This hardly looks like it will be dark at any time. It will be a lot brighter than any lighted sign in the middle of downtown. **There was no information provided regarding this piece.** It was stated last time it could have holograms in it, act as a prism, act as a lighted wayfaring sign. *It definitely looks completely out of place along Haven Ct and Ladd St with the old store windows and brick sidewalks (H3.34).*

It is not about whether the building looks nice, it's about whether the new part of this building fits into the Historic Downtown District. Think about the newer buildings on Bow St, and Hanover St and the historic details of many structures downtown. H3.37 shows the contrast between the left side which is historic in design and ultra modern on the right side of this building looking down High St. and how out of place it looks not only to the Congress St end but to the other structures near it. Even the old Elks building on the corner of Court and Pleasant St. was encouraged to continue the historic look from the front of the building throughout the new section added in the back. All of the presented ideas have their place in architecture but not necessarily in the middle of the historic part of downtown Portsmouth.

Please do not move this "new" part forward, its fenestration, exterior and massing clash against the backdrop of the North Church, the old National Hotel, the National Mechanics Bank and all abutting buildings.

Respectfully,
Elizabeth Bratter (159 McDonough, Property Owner)

RE: 1 & 31 Raynes Ave
Meeting: HDC April 13, 2022

Dear Historic District Commission,

April 9, 2022

The Condo Building:

Reviewing the latest rendition of this project was really a refreshing surprise, when comparing it to the January 5th proposal Plan 4.0 and the March 9th Plan Plan 1.1. The heights there are: 1 Story 20' / 2 story-35', for 50' from the Street, not sure how tall it is on Maplewood or if allowed.

https://files.cityofportsmouth.com/agendas/2022/hdc/March+09%2C+2022/RaynesAve_1_HDC_WS_030922.pdf
https://files.cityofportsmouth.com/files/planning/apps/RaynesAve_1/RaynesAve_1_HDC_WS_010522.pdf

It was not the traditional look that stuck out. The latest proposal is significantly less busy. The design has flow and an almost calming effect. Some of the cornice type features on the bottom floors could be added back in from March to take away the school look. The look brings the eye's focus to the fine points added to the building: the entry masonry, the sills and lintels, the black frames of the double hung windows (Plan 2.1) and the upper floors. The white stepped back 4th and 5th floors really tie in nicely to the fine points added. The black entry masonry will tie in with the iron work going down Raynes Ave on 145 Maplewood next door (Plan 2.2) and 3S. The transition to the 4th floor being even to the other floors along Raynes Ave is flawless. *Plan 2.4 showing the Maplewood Ave Bridge view does show the 4th floor on the angled part of this building full size.* This too could be stepped back to match the front part of the building, especially since the area in front of it will have the proposed dock, peer and kayak storage making it visually very busy.

The Hotel:

The hotel structure has not changed since January (Plan 2.5). It is still a 5 story building with a drop down to 4 stories on the North Mill Pond side (Plan 3.3).

The 5th floor of the hotel is marked as being stepped back but none of the plans show enough of a set back to take away from the massive look it has, especially next to 3S Art Space. Plan 3.4 shows how ALL the abutters drop down to 3 stories and how massive the 5 stories look next to 3S Art Space.. Starting at the vertical cement area by the angled part of the building and ending at the next vertical area on the back, perhaps this area could be stepped down to 3 stories to match the other buildings which about 3S.

The new window style seems to tie in nicely with the other windows in the area near the hotel(see picture at end). Perhaps the cement looking framing above the main entrance to the garage could be the same as the entry masonry on the condo building or at least the color of the dark gray banding around the building.

Looking at Plan 3.6 from the March 9, 2022 meeting, the changes in the exterior of the building seem much more appealing.

https://files.cityofportsmouth.com/agendas/2022/hdc/March+09%2C+2022/RaynesAve_1_HDC_WS_030922.pdf

The look is that of a classic factory or school at the turn of the century. This was an area where ship building took place. This latest rendition of the hotel did not change in size or shape but does seem to fit in better with the historic value of Portsmouth.

Please consider the abutting buildings when choosing the color brick to be used. A classic red orange or brown orange brick would go well with 3S and the new building with its red orange and wood siding (picture at end).

Sincerely,

Elizabeth Bratter
159 McDonough St

Property Owner



HDC SUBMISSION RELATING TO WORK SESSION FOR 129 STATE STREET 4.13.22

SUBMITTED BY:

MARK & MARIE BODI

121 STATE STREET

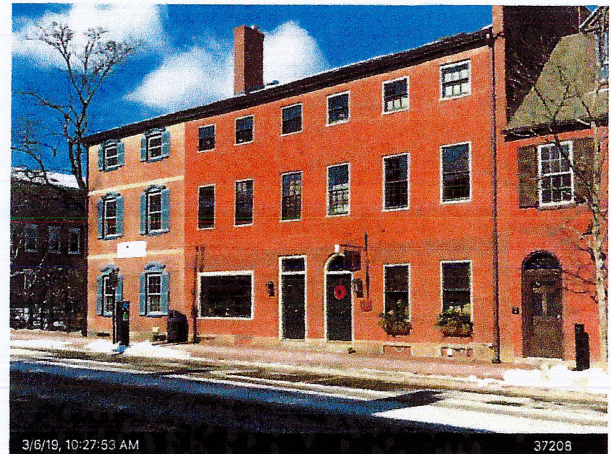
PORTSMOUTH, NH

- Scale of project in relation to neighborhood
- Site notations
- Oculus consideration & perspective

W/NOTE FROM ERICA DODGE, RESIDENT AT
CORNER OF PENHALLOW AND SHEAFE
STREET

MINUTES OF MEETINGS FROM 2011 HDC
SUBMISSION

Year Built: 1815
Living Area: 2,304
Replacement Cost: \$1,013,233
Building Percent Good: 76
**Replacement Cost
Less Depreciation:** \$770,100

Building Photo

(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/\00\02\20\70.jp>)

Building Attributes	
Field	Description
Grade 2	
Style:	Condo Office
Model	Com Condo
Grade	B+
Grade	C
Stories:	3
Stories:	0
Occupancy	3
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heat Fuel:	Gas
Heat Type:	Warm Air
AC Type:	Central
Ttl Bedrms:	4 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
WB Fireplaces	
WB Openings	
Mtl Fireplaces	
MTL Openings	
Kitchen Grd	
Cost/Design	
Class	

SCALE OF PROJECT

Page 1 – 3 – from submittal

Remaining pages from site conditions

4.13.22

H.D.C.

there are no side by side comparisons
of existing footprints, heights, dimensions



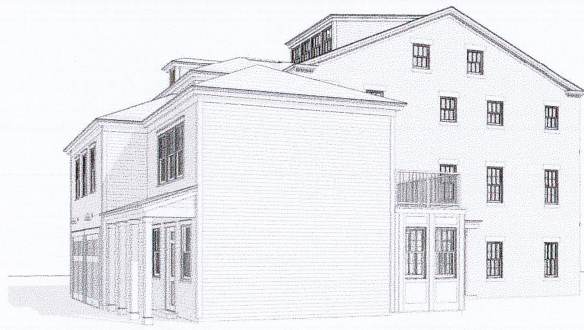
① Courtland View 1



③ Sheaffe St View 3



② Sheaffe St View 2



① Sheaffe St View 1

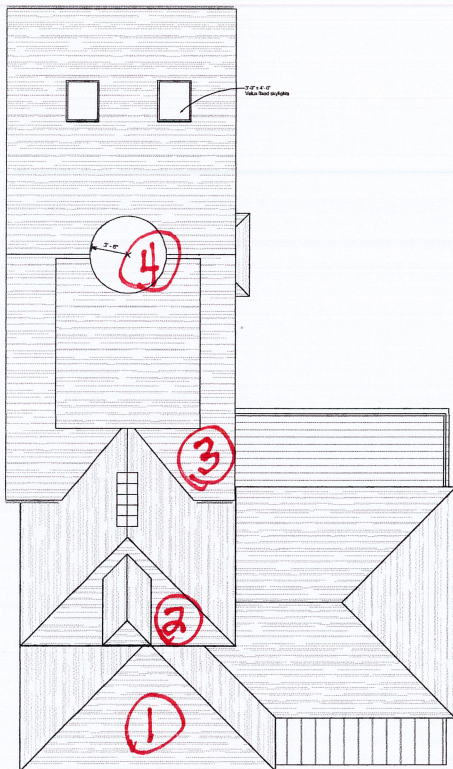
CHIP WEBSTER
ARCHITECTURE
1000 State Street, Suite 1000
Portland, ME 04101
Tel: 207.555.1234
Fax: 207.555.1235
www.chipwebster.com

Doyle
Tracy
175 State St - Portland, ME
SD - Not For Construction

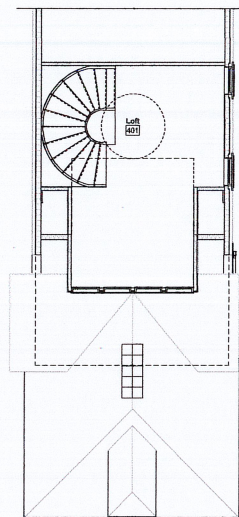
#	Date	Notes
1	04/13/22	Initial Design
2	04/13/22	Revised Design
3	04/13/22	Final Design

3D1

of any sort ~~or~~ whether in comparison to
the proposed "Rebuild addition" nor its
immediate or indirect abutters.



① Proposed Floor Plan
1/4" = 1'-0"



② Proposed Floor Plan
1/4" = 1'-0"

heights ??

In Relation to Existing
or abutters

#	Date	Revised
1	08/01/14	Initial Design
2	08/01/14	Final Design
3	08/01/14	Final Design
4	08/01/14	Final Design
5	08/01/14	Final Design
6	08/01/14	Final Design
7	08/01/14	Final Design
8	08/01/14	Final Design
9	08/01/14	Final Design
10	08/01/14	Final Design





Actual Now -

Consider New Scale "Excessive"

(1)

(1)



Marie Bodi

Proposed Scale will be excessive
to abutment
(a)

(a)



Scale Now



existing

Actual depth (Refer to Submission
w/ illusion of significant setback
off Sheafe)



Subject & adjoining properties



OCULUS

From resident perspective of presenter

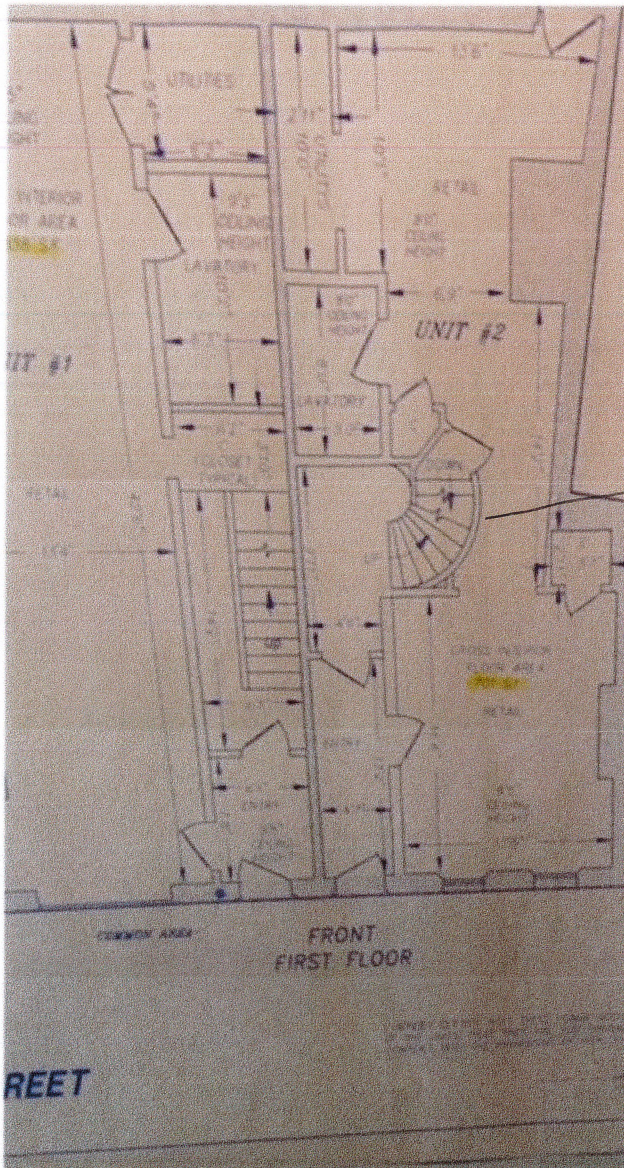
121 State Street –

existing oculus with spiral staircase
demonstrating from first floor through roof
as well as various angles, including slats of
original construction still in place in
functioning closet/attic

please note penetration and protrusion
(skylight depth through roof angles – north
and south from street elevation and aerial)

Marie Bodi

From: Mark Bodi <mbodi@icloud.com>
Sent: Saturday, January 22, 2022 5:13 PM
To: Marie Bodi
Subject: Floor plan 121 Star St Retal Space

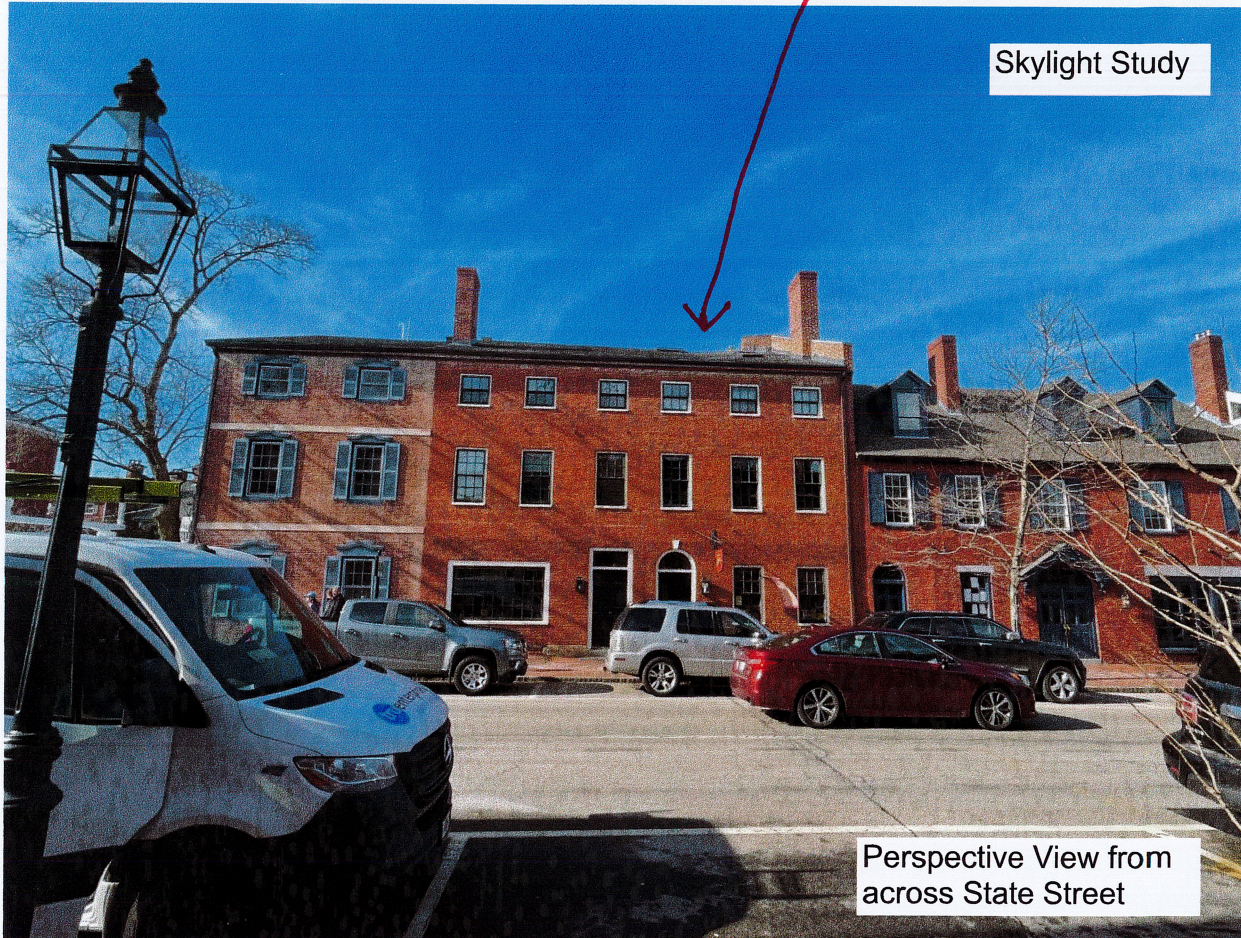


Spiral
Stair
3 levels
up
to
oculus

PhotoScan by Google Photos

Sent from my iPhone

121 State
Oculus
Protrusion from Roof



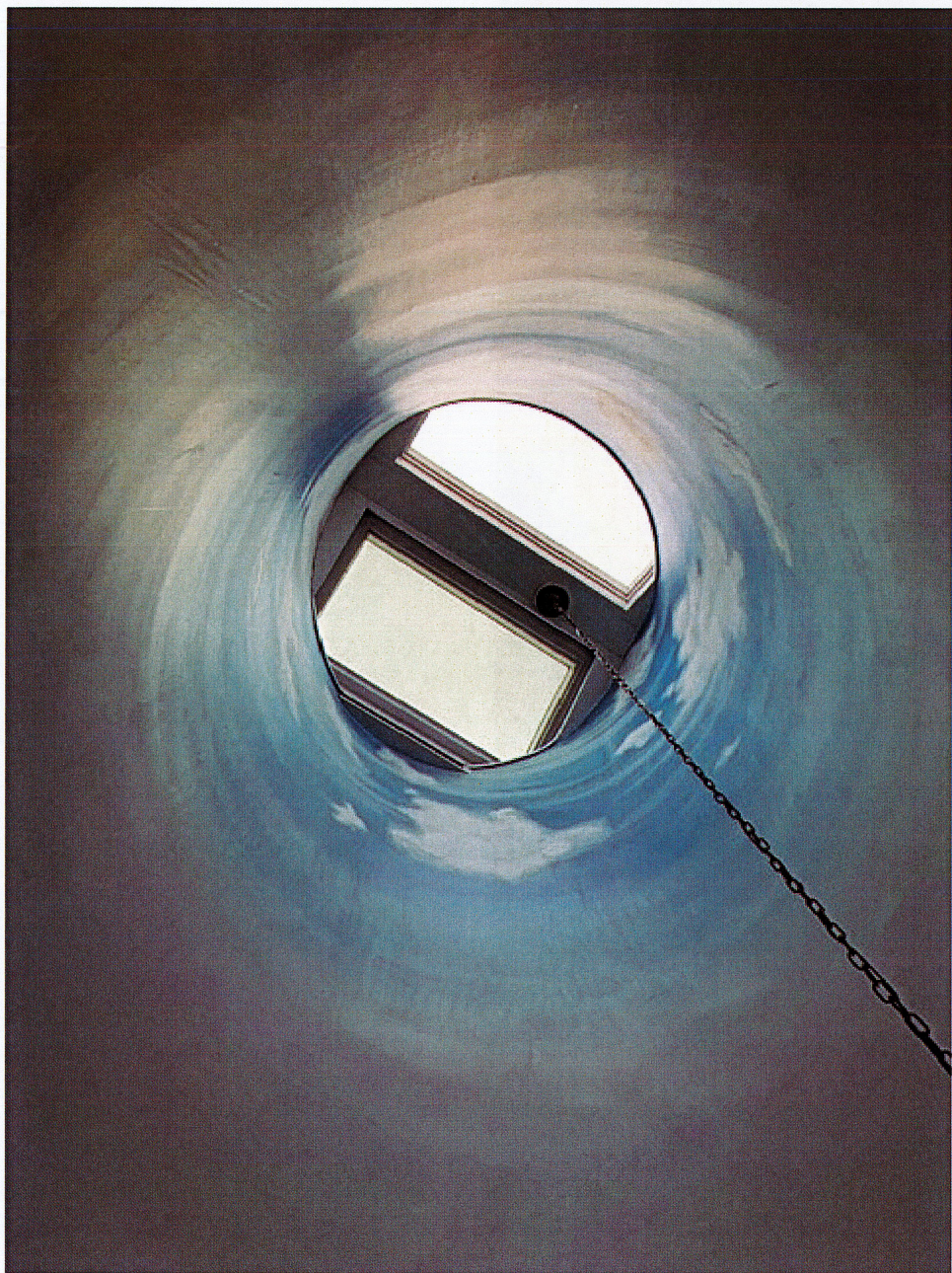


EXISTING
Opening / Oculus
121 State

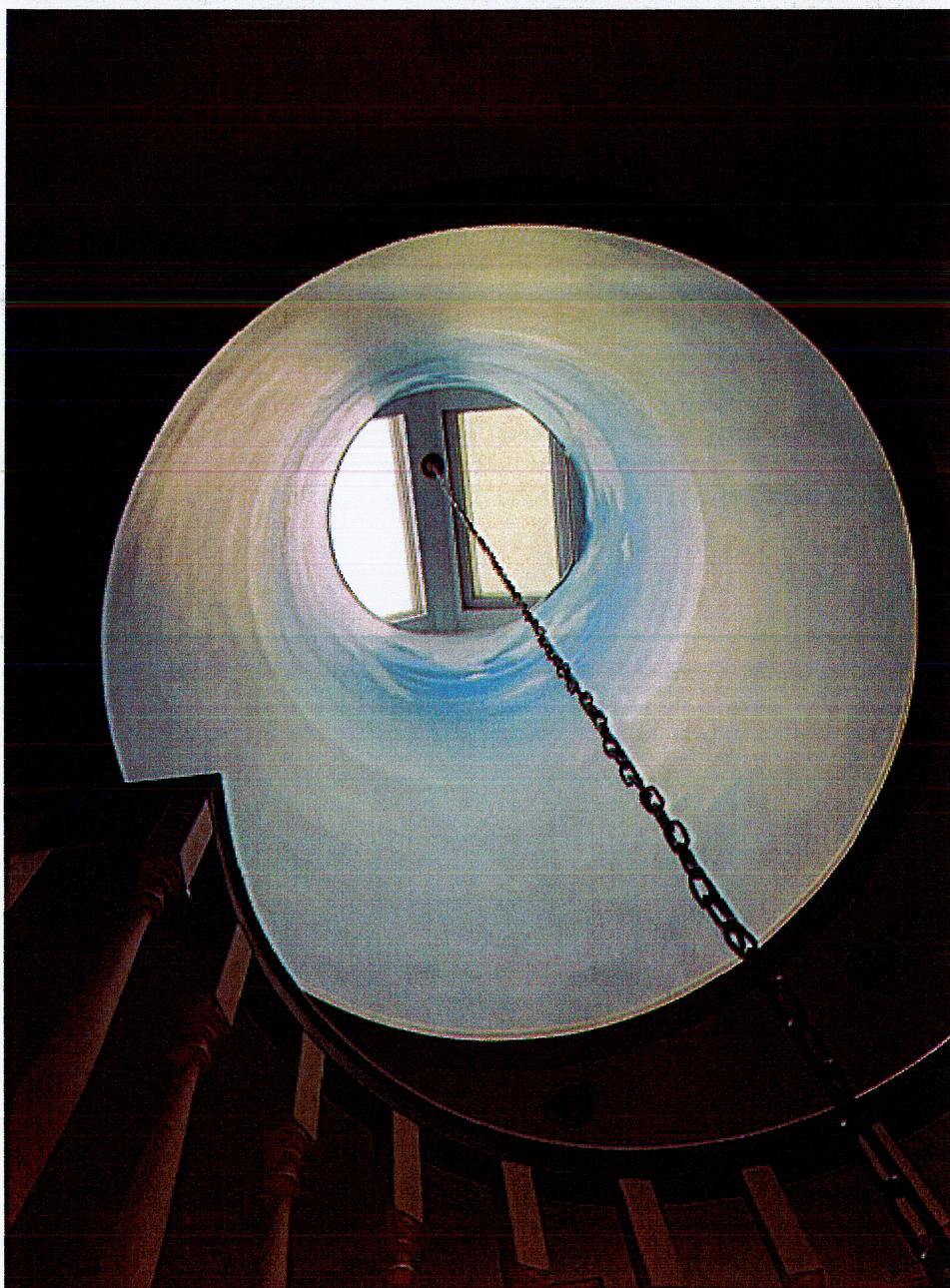


Marie Bodi

From: Marie Bodi
Sent: Wednesday, April 13, 2022 12:50 PM
To: Marie Bodi
Subject: Iculus









✓ Oculus



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oculus



perspective from street w/ tree "hiding it"
rises above Roof line considerably

SITE NOTATIONS/STREET SCAPES

perspective



8' 3" edge of existing bldg
to edge of granite band
starting side walk along
Sheafe

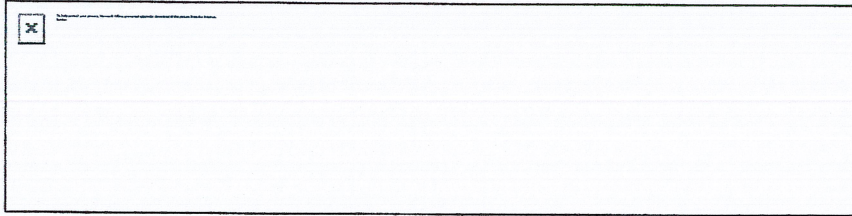


8' 3"

edge of arbor to curb line 6' 3"

S

ERICA DODGE COMMENTS



From: buzzerica <buzzerica@comcast.net>
Sent: Friday, January 14, 2022 9:08 AM
To: Marie Bodi <marie@mcnabbgroup.com>
Subject: Re: 129 State Street HDC Application - Roof Concerns ...
Importance: High

Thank you Marie for sending me all this material. I am disheartened to learn of the desire to remove so much of what (especially the window caps/pediments) the previous owners of 129 State Street so painstakingly restored to the streetscapes of both State Street and Sheafe Street. If these desires are permitted (including the northerly expansions, the inappropriately designed and sized front and back dormers and the excessive additional fenestration) we all will lose so much of what makes Portsmouth streetscapes historic and picturesque.

Best,

Erica

On Jan 11, 2022, at 9:01 PM, Marie Bodi <marie@mcnabbgroup.com> wrote:

MINUTES SUBMISSION HDC 2011

- Mr. Wyckoff thought they should take a straw vote concerning the massing. The rest of the Commission was okay with the massing. Mr. Melchior commented that he thought the massing would disappear because of the hill on Deer Street and the other large buildings in the area.
- Mr. Parker explained that they wanted to open up the Maplewood Avenue and Deer Street corner while creating a sheltered space behind the intersection. He discussed particulars of the landscaping such as a fountain, sitting walls, trees and other plantings. He also explained that there was an opportunity to put in a storm water filtration system.
- Mr. Gladhill asked Mr. Parker what type of trees he was thinking of planting. Mr. Parker said that he liked elm trees.
- Ms. Whittaker expressed concern about skateboarders damaging the sitting walls.
- Mr. Melchior reiterated Ms. Kozak's comments from last month. He said that this was an area that would become more pedestrian friendly. He had concerns with obstructing the front entrance. He said he would like to see more hard surface elements. Ms. Whittaker thought that would make the massing look larger. She felt the landscaping plan achieved the pedestrian friendliness along with pedestrian safety.
- Mr. Wyckoff commented that he could see both points of view. He added that he would like to hear more discussion about the entrance to the building.
- Vice Chairman Katz stated that he has never seen this much energy and resources spent on landscaping and he thought it was an exciting prospect.
- Mr. Wyckoff thought the project was well thought out; however, he felt more importance should be assigned to the entry. Ms. Ramsey said that the entrance would have a different awning with more glass, more lighting and sidelights and more prominent dormers to bring attention to this plaza.
- Chairman Dika agreed with Mr. Melchior and pointed out that this was the entryway to the building and should not be blocked. Ms. Ramsey explained that one would be able to see over the sitting walls to the entrance. Ms. Whittaker suggested seeing photos of buildings that have this type of entrance to serve as examples.
- Mr. Wyckoff commented that he liked the idea of the sitting walls.
- Vice Chairman Katz pointed out that there would be other boards who would weigh in on this project.
- Ms. Ramsey said that she would like to come back in October with more details and for a possible site walk.

B. Work Session requested by **Gilman Anderson and Winifred Amaturro, owners**, for property located at **129 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovations to back ell and second floor) and new construction to an existing structure (construct garage). Said property is shown on Assessor Plan 107 as Lot 47 as lies within Central Business B and Historic Districts.

- Ms. Lisa DeStefano and Ms. Sarah Hourihane, both of DeStefano Architects and Gil Anderson and Winifred Amaturro, owners of the property were present to speak to the application. Ms. DeStefano stated that they were back to discuss changes made from the work session last month. She said that they have simplified the project.

- Page three of the plans showed the proposed addition setback 1'9" from the face of the existing building. She said that this would still allow for garage storage but it was the smallest they could make it.
- Page four showed the balcony over the pergola facing the garden. They have also eliminated a lot of glass and have dropped the massing down so that they could keep a third floor window.
- On the southeast elevation, the carriage house doors remained the same. The northwest elevation would stay the same except that the scale would drop down about a foot for the ridge and the eave. Ms. DeStefano pointed out that the gabled end elevation was not allowed to have windows so they were proposing one shuttered system.
- Ms. DeStefano explained that they would be adding decorative headers back onto the brick building. They would not be adding them to the State Street façade. Mr. Wyckoff asked what that material would be. Ms. DeStefano thought it would be wood.
- Pages six and seven showed perspective drawings.
- Ms. Whittaker commented that she was not present for the first work session. She appreciated the fact that the addition was speaking a lot of the same language as Sheafe Street; however, there were still some contemporary features that she was not comfortable with. She added that they were not deal breakers though.
- Mr. Wyckoff said that he could understand where they were going with project; however he was not in agreement with all of the details. He commented that the rake trim should stand out from the building. He added that he was much more in agreement with this proposal than the previous one.
- Vice Chairman Katz agreed but said that the addition still looked a little too important. He wondered what the effect might be if they did not have the gable end on Sheafe Street. Chairman Dika wondered if a simpler door would make it look less important. Ms. DeStefano pointed out that the houses along Sheafe Street had gable ends. Ms. Whittaker agreed that toning down the entrance would help. Mr. Wyckoff commented that the transom window could go away. Ms. DeStefano agreed. Mr. Melchior thought that the door was fine the way it was.
- Chairman Dika said that the design was much approved from the original design. Ms. DeStefano added that they were using all of the elevations to the best of their abilities.
- Mr. Wyckoff asked Ms. DeStefano if she would provide a photo showing evidence of the decorative headers having existed on the building at one time.
- Ms. DeStefano told the Commission that she would come back for a public hearing in September.

C. Work Session requested by **68 State Street, LLC, owner**, for property located at **68 State Street**, wherein permit was granted for new construction to an existing structure (add roof deck). Said property is shown on Assessor's Plan 165 as Lot 13 and lies within the Central Business B and Historic Districts.

In other business, Mr. Gladhill expressed concern for an article in the Portsmouth Herald showing a potential design for a building downtown if someone was to buy it. Ms. Whittaker said that if the developer or owner of the building was to bring the design before the Commission and it failed, then they were setting themselves up for their own failure. She did not think the Commission should concern themselves with the article at all. The rest of the Commission was in agreement.

III. ADJOURNMENT

At 9:55 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Historic District Commission Recording Secretary

These minutes were approved at the Historic District Commission meeting on October 5, 2011.

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

Mr. Wyckoff stated that it was great to see a restoration of a missing detail. He felt the repairs were appropriate.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

5. Petition of **Gilman Anderson and Winifred Amaturio, owners**, for property located at **129 State Street**, wherein permission was requested to allow new construction to an existing structure (construct rear addition) and allow exterior renovations to an existing structure (misc. changes to existing rear ell) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 47 and lies within Central Business B and Historic Districts.

Councilor Coviello stated that he would be recusing himself from the discussion and vote.

SPEAKING TO THE PETITION

Ms. Lisa DeStefano and Ms. Sarah Hourihane of DeStefano Architects and Gil Anderson and Winifred Amaturio, owners of the property were present to speak to the application.

Ms. DeStefano reminded the Commission that they had two previous work sessions and have listened to responses from the Commission and the abutters. As a result, they have reduced the scale of the addition and garage. The balcony has been focused toward the private garden instead of Sheafe Street and they lessened the windows and amount of glass on the rear elevation. Ms. DeStefano then guided the Commission through the submitted plans. She pointed out that they have kept a third floor window and were proposing solid wood garage doors. Also, the shuttered windows were shown, the decorative headers were shown on the garden side of the structure but they wanted to consider adding them to the State Street side of the building as well. In addition, the skylights had been eliminated.

Ms. DeStefano explained that the plans showed the proposed black perimeter fence. She said that they would work with City staff regarding this since the existing chain link fence belonged to the City.

In summary, Ms. DeStefano said that they believed that the project would fit in with the properties on State Street and Sheafe Street. They were also respecting the existing properties with the scale, height, materials, and detailing and they were looking to enhance the existing structure by bring back some of the details.

Mr. Wyckoff commented that he was pleased with the change in massing. He said that he was hoping to see evidence that the decorative headers were at one time on this building. Ms. DeStefano pointed out that the photo on the upper right corner of Page 1 of 7 showed the remains

of where the headers used to be. Mr. Wyckoff felt the building was a federal style, probably built about 1809 with a Greek revival portico entry and that headers like what was being proposed was probably on buildings much older than this one. He said that he had hoped to see photographic evidence. Ms. DeStefano agreed that they did not have photographic evidence but they have found them in the area on another building in the area. Mr. Almeida interjected that the issue was not whether they existed but were they appropriate. He said that clearly there was a silhouette of a header on the windows. Mr. Wyckoff added that if that was evident then he would have to change his opinion; however, adding them on State Street, he did not think was appropriate.

Mr. Almeida noted that the step flashing on Page 4 appeared to be exaggerated in scale. Ms. DeStefano said that it should not be more than 6 – 8 inches in that location and the material would be copper. Mr. Almeida asked about the closed shutters and if they would be operational. Ms. DeStefano replied yes. He also asked if gutters would be installed. Ms. DeStefano explained that there were gutters on the main building that were replaced in kind with copper and additional gutters would match existing.

Ms. DeStefano noted for the record that they were proposing a custom storm door for the addition entry.

Ms. Kozak stated that the only thing that gave her hesitation was the double garage door on Sheafe Street. She did not think the carriage house doors were not convincing. Ms. DeStefano explained that it was a custom door but she could see what they could do to beef it up to get a shadow line.

Chairman Dika said that she still had heartburn with the Sheafe Street side. She felt it still looked very contemporary, very suburban to her. She agreed with Ms. Kozak about the garage doors and hoped to see more separation between the two garage doors. Chairman Dika added that although the gable ends are on the street, there was no entry door on the street, only side entry doors. Ms. Whittaker pointed out that she wanted an addition to look like an addition. This was not an original building but something that was added to an original structure.

Mr. Gladhill wondered if there was any precedence for having a deck on the front façade of a building. Ms. DeStefano said that they looked at a site on Court Street and used some of those design elements for their inspiration.

Mr. Wyckoff had heartburn about the low pitched gables and the rake trims with shadow boards. He felt this was a detail that was taken from the existing building that was probably built twenty years ago. He said they were copying something that he did not think was appropriate when it was constructed and now they were using that as a justification to use that detail on the new addition. Ms. DeStefano said that a similar gable was evident on neighboring buildings all the way down Sheafe Street.

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.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. George Dodge of 175 State Street spoke about the pediments proposed over the windows. He gave the Commission a brief history of and including the functions of pediments on State Street. He thought it would be nice to see the pediments returned to the building.

Mr. Wyckoff asked Mr. Dodge how he saw the pediments working on the State Street side of the building with the existing horizontal bands. Mr. Dodge said they would have to accept the line of the band but he pointed out that evidence of the pediments existing at one time on the State Street side of the building and was visible on the first floor window.

Mr. Wyckoff asked Ms. DeStefano how the pediment would be applied. Ms. DeStefano explained that they would have to be flashed in.

Mr. Jon Sobel of 49 Sheafe Street stated that he felt the difference of opinion of the Commission on the trim detailing was because of the massing of the proposed addition. He pointed out that the existing addition was subordinate to the main building but the proposed addition took away from the historic nature of the existing building. He was concerned that the proposed addition suffocated the building in size and volume. Mr. Sobel also pointed out that the proposed addition was larger than two of the houses across the street from it. He thought there was a scaling problem and he felt there was still work to be done.

Mr. Mark Bodi of 121 State Street spoke next. He stated that this was an important area of the City and talked about its historical significance. He said that if Jay Smith were alive today he would be present so Mr. Bodi said he was his voice this evening. He talked about the Zoning Ordinance and the mention of "a sense of place". Mr. Bodi felt the structure and the renovations were too big and add that it was very difficult to have such a large massing in that neighborhood. He invited the Commission to visit the area. He asked the Commission to hold the applicants to the highest standard and felt it was premature to approve the application.

Attorney Michael King, representing Mr. Mark Connelly, owner at 123 State Street stated that he felt the application was about Sheafe Street. He stated that his client was unaware of the second work session. Mr. Connelly met with the owners when they first purchased the property and welcomed them to the neighborhood. Attorney King suggested a site visit also. He felt that the proposal would change the character of Sheafe Street because the scale of the project was tremendous; adding that the roof would be higher than it is currently.

Ms. Marie Bodi of 121 State Street showed the Commission two photos depicting the view from their deck if the proposed addition were constructed. Chairman Dika explained that views were not part of the Commission's purview. Ms. Bodi said that she agreed with Mr. Sobel and Attorney King that a site walk would be helpful. She did not think they could grasp the enormity of the project by seeing it on paper.

Chairman Dika explained the Commission visits the properties on their own prior to the meetings. She asked which Commissioners had not visited the site. All of the Commissioners had visited the site at least once and many had visited more than once.

Ms. Whittaker said that she hoped that the motion would be retracted and that they could postpone the application to the October meeting because if the motion failed to pass the application would be dead.

Ms. Aikman thought a postponement was the best alternative.

Vice Chairman Katz withdrew his motion. Mr. Wyckoff made a motion to postpone the application to the October 5, 2011 meeting. The motion was seconded by Ms. Kozak. The motion passed with a unanimous (6-0) vote.

III. WORK SESSIONS (CONTINUED)

A. Petition of **Gilman Anderson and Winifred Amaturio, owners**, for property located at **129 State Street**, wherein permission was requested to allow new construction to an existing structure (construct rear addition) and allow exterior renovations to an existing structure (misc. changes to existing rear ell) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 47 and lies within Central Business B and Historic Districts. *(This item was postponed to a work session at the September 7, 2011 meeting.)*

- Ms. Lisa DeStefano and Ms. Sarah Hourihane of DeStefano Architects were present to speak to the application. Ms. DeStefano stated that this was a conforming property and would remain a conforming property after the renovations. She showed the Commission City tax maps showing that the footprint of the existing building with the addition was in keeping with the scale and properties in the surrounding area.
- Ms. Hourihane also showed a 1904 Sanborn map. It showed that the existing building was originally built with a rear wood framed addition. Ms. DeStefano pointed out that their proposal was in keeping with what was there in the previous structure except that they were pulling their addition back from the Sheafe Street.
- Ms. DeStefano stated that they found actual photos with the pediments above the windows and shutters. The photo was copied onto the submitted plans for the Commission's review. She added that it was determined that the building was built in 1850 and was classified as a federal row block building.
- Ms. DeStefano explained that the plans to be reviewed this evening showed the pediments, the operable shutters, the garage doors, and the step flashing. She then guided the Commission through the submitted plans.
- After the presentation, Mr. Wyckoff commented that he felt the trim details were unacceptable. He felt they were duplicating trim that was constructed in the 1980's or 1990's. He did not feel the existing details were appropriate for the building.
- Ms. Kozak commented that the addition should not overwhelm the main building. She felt that keeping the trim simple was in keeping with the historic building.
- Vice Chairman Katz pointed out that looking at the streetscape, the houses are subsidiary.
- Ms. DeStefano pointed out that the houses across the street were two stories whereas the addition was one and three quarters.
- Chairman Dika said that the addition looked like a house in the suburbs. Vice Chairman Katz added that it looked like a house attached to a brick house. There was discussion

regarding the entry doors. Ms. DeStefano stated that she was now hearing new concerns. She thought that the concerns stated at the last meeting were the garage doors and trim.

- There was discussion of expanding an area by three and a half feet for a side entry. Ms. Kozak felt that it was not necessary and said that they were on the right track. Ms. Whittaker commented that if what they are currently proposing was appropriate, why should make the architects spend more time and money to redesign it.
- Mr. Wyckoff thought that the change to the garage doors helped the design a lot. He added that he felt the entry door should have some trim detail.
- Mr. Gladhill still liked the idea of moving the building out three feet to make it look more like an addition to the building.
- Ms. Whittaker asked the Commission if they were okay with the massing. No Commissioner expressed opposition to the massing.
- Before opening the work session up to public comment, she informed the public that a letter concerning the project had been submitted by Jonathan and Valerie Sobel of 49 Sheafe Street. The letter was placed on record.
- Mr. George Dodge of 175 State Street stated that he would like to see the pediments replicated as much as possible. He too said that the original rear structure was auxiliary to the house and the ceilings were relatively low. He asked about the proposed ceiling heights. Ms. DeStefano said they already have less than 7 ½ feet on the eaves on the second floor. She said it would be hard to go less.
- Ms. Valerie Sobel of 49 Sheafe Street asked about the square footage of the proposed structure. Ms. Whittaker said that was not within the Commission's purview. Ms. Sobel did not think that the design worked and she felt it was because of the massing. She felt there was one garage too many and it was going to be very tight going in and out.
- Mr. Marie Bodi felt that the application had been fast tracked. She did not think the structure belonged and would stick out like a sore thumb.
- Ms. Whittaker stated that she did not believe the project was being fast tracked. Some projects take more time, some take less time but she disagreed that the project was on a speedy trajectory.
- Mr. Todd Spencer of 37 Sheafe Street stated that a lot of the comments this evening have been relevant. He felt the set back from the street was important. He liked that the balcony was moved to the courtyard area.
- Attorney Michael King, representing abutter Mark Connelly said that the elevations submitted did not show the height of the roof. He asked if the height was the same as what was existing. Ms. DeStefano replied no and she could not tell him what the difference in height it was. She said she would include it on the final drawing. Attorney King explained that his client was having a hard time getting out of his building now. He added that massing was a concern.
- Mr. Mark Connelly stated that he felt massing was a concern and it created a line of sight issue and would also cut off natural light to the back of the building.
- Ms. Erica Dodge of 175 State Street said that she liked the idea of putting the hip roof on the gable end as well.
- Mr. Mark Bodi stated that they have made a lot of progress but he felt the massing was still too large.

**MEETING OF THE
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

7:00 p.m.

October 5, 2011

AGENDA

I. OLD BUSINESS

- A. Approval of minutes – August 3, 2011
Approval of minutes – September 7, 2011
- B. Petition of **Douglas F. Fabbriatore, owner**, for property located at **536 Marcy Street**, wherein permission is requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 56 and lies within the General Residence B and Historic Districts. *(This item was postponed at the September 7, 2011 meeting to the October 5, 2011 meeting.)*
- C. Petition of **Guy and Jennifer B. Marshall, owners**, and **Dyke and Sara Shaw, applicants**, for property located at **27 Gardner Street**, wherein permission is requested to allow a new free standing structure (construct and install shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 15 and lies within General Residence B and Historic Districts. *(This item was postponed at the September 7, 2011 meeting to the October 5, 2011 meeting.)*
- D. Petition of **147 State Street Condominium Association, owner**, and **Frederick J. Crory, III, applicant**, for property located at **147 State Street, Unit #2**, wherein permission is requested to allow exterior renovations to an existing structure (replace four windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 46-4B and lies within the Central Business B and Historic Districts. *(This item was postponed at the September 14, 2011 meeting to the October 5, 2011 meeting.)*
- E. Petition of **Capital Security Financial Services, c/o Steve and Doris Briggs, owners**, and **Assiah Russell, applicant**, for property located at **40 Market Street**, wherein permission is requested to allow new construction to an existing structure (install awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 30 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the September 14, 2011 meeting to the October 5, 2011 meeting.)*

II. PUBLIC HEARINGS

1. **(Work Session / Public Hearing)** Petition of **Gilman Anderson and Winifred Amaturo, owners**, for property located at **129 State Street**, wherein permission is requested to

allow new construction to an existing structure (construct rear garage addition) and allow exterior renovations to an existing structure (renovations to existing rear ell) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 47 and lies within Central Business B and Historic Districts.

2. Petition of **HarborCorp, LLC, owner**, for property located at **Deer Street, Russell Street, and Maplewood Avenue**, wherein permission is requested to allow a third one year extension of the Certificate of Appropriateness originally granted on February 21, 2007. Said property is shown on Assessor Maps 118, 125, and 124 as Lots 28, 21, and 12 and lies within Central Business B, Historic and Downtown Overlay Districts.
3. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission is requested to allow new construction to an existing structure (construct new covered entry) and allow exterior renovations to an existing structure (reconfigure windows at entry, install granite posts, install lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1 and lies within Central Business A, Historic and Downtown Overlay Districts.
4. Petition of **T.J. Martin and Christopher S. Martin, owners**, for property located at **508 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, reconfigure windows on north and west elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 57 and lies within General Residence B and Historic Districts.
5. Petition of **Nancy J. Ratliff Trust 2000, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow amendments to a previously approved design (delete two story addition, replace with one story mud room addition, rebuild entry porch, misc. window changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 23 and lies within Single Residence B and Historic Districts.
6. Petition of **Gibson B. Kennedy, Jr. and Patricia A. Kennedy, owners**, for property located at **267 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct side porch addition, rebuild steps, replace misc. windows and doors, install fencing, add generator and HVAC unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 44 and lies in the General Residence B and Historic Districts.
7. Petition of **John R. Maher, owner**, for property located at **240 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, replace front door, replace vinyl siding with composite siding, replace mudsill with composite material, renovate rear porch and gable roof, remove rear east chimney, lower two front chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 10 and lies within Mixed Residential Office and Historic Districts.
8. Petition of **Michael R. and Denise Todd, owners**, for property located at **254 South Street**, wherein permission is requested to allow a new free standing structure (install fencing) as

Mr. Almeida pointed out that this was a similar situation to the awnings at Sakura where precedence was set. He felt that this application was very similar to that one. He added that he was confident with this awning because the applicant has been before them many times for other awnings on Market Street and he had yet to be disappointed.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a vote of 5-2 with Ms. Whittaker and Ms. Kozak voting in opposition.

II. PUBLIC HEARINGS

1. **(Work Session / Public Hearing) Petition of Gilman Anderson and Winifred Amatore, owners**, for property located at **129 State Street**, wherein permission was requested to allow new construction to an existing structure (construct rear garage addition) and allow exterior renovations to an existing structure (renovations to existing rear ell) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 47 and lies within Central Business B and Historic Districts.

Councilor Coviello stated that he would be recusing himself from the discussion and vote.

WORK SESSION

- Ms. Lisa DeStefano and Ms. Sarah Hourihane of DeStefano Architects were present to speak to the application. Ms. DeStefano stated that they were presenting two options for the addition. Page 5 showed the first option. Chairman Dika asked for comments on the first option. Mr. Almeida commented that he thought it was a great improvement. Page 7 showed the second option that showed the option of a hip roof on the addition. Vice Chairman Katz stated that his original objection to the original design was that the structure was an entity to itself rather than being subordinate and adjunct to the original structure. He felt that the hip roof option answered all of his objections and he stated that he was firmly in favor of it.
- Ms. Kozak agreed with Vice Chairman Katz. Her only question was how it would fit with what is already there because this would be the first hipped roof in the area. Ms. DeStefano agreed that this form was new to the street but she felt the hip looked like it was leaning against or resting upon the existing structure.
- Mr. Almeida also agreed with Vice Chairman Katz. He also pointed out that there needed to be a shadow board on the eave detailing. Ms. DeStefano said that they could amend the application to include that.
- Ms. DeStefano continued to guide the Commission through the submitted plans. She highlighted the decorative pediment detail over the windows. She stated that they were trying to replicate what they believed was there at one time. She also pointed out that the deck was moved from the Sheafe Street side to the garden side of the proposed addition.
- Mr. Gladhill expressed his concern with the look of the hip roof on the State Street side of the addition but added that it was not a deal breaker for him.
- Chairman Dika said that she understood that the hip roof was not a form that is on the street currently but she pointed out that the gable roof that was originally proposed did

not duplicate the types of gables that were currently on the street. She felt that the new form was not trying to mimic something that was currently there unsuccessfully.

- Ms. DeStefano stated that all of the windows would be replaced with a clad window in the color arctic white.
- Chairman Dika asked if any members of the public wished to speak to the changes.
- Mr. George Dodge of State Street stated that there was a house State Street that had a hip roof. He said that he was happy with the way the project has moved forward. It was much improved and he said he would support it.
- Ms. Marie Bodi of 121 State Street stated that her husband met with Ms. DeStefano and they were much happier with the new design. She pointed out that Sheafe Street was their main point of entrance and that was why she was so concerned with the project.
- Mr. Jon Sobel of 49 Sheafe Street said that he felt there could be a better rhythm concerning the three doors on the Sheafe Street side of the addition. He felt that the revisions to the gable roof were a home run but the hip roof would be very visible. He had a concern that one day the hip roof would be pocketed with skylights.
- Mr. Almeida pointed out that with the hip roof option, it allowed views beyond the building and over to State Street. He felt it minimized the impact visually to the street.
- Mr. Mark Connelly of 123 State Street stated that this process showed the dynamics of a good work session. He was in favor of the proposed changes. He pointed out that He and Mr. Bodi met with Ms. Hourihane and expressed their concern about drainage and the electric lines. Ms. DeStefano assured Mr. Connelly that they would be shedding the water away from his building.
- Mr. Almeida asked where meters would be placed. Ms. DeStefano said that they have not gotten to that point yet. She said they would be sensitive to that when the time comes.
- Ms. Bodi stated that she had a concern about their air conditioning compressor and whether the size of that would be increased. Chairman Dika explained that the applicant would need to get HDC approval to change the size of the unit.
- Mr. Todd Spencer of 37 Sheafe Street commented that he was much happier with the design. He felt that it fit better on Sheafe Street.
- Chairman Dika added that she had also had the concern about the three door rhythm that Mr. Sobel pointed out.

At this point, the meeting moved from a work session into a public hearing.

SPEAKING TO THE PETITION

Ms. DeStefano stated that she was presenting the final design with the following amendments: that Page 5 be removed from the submission, that Page 7 was the roof system that would be used, that a 1"x3" inch eave detail was added, that the decorative pediments would be added to the State Street and garden side of the structure, and that all of the windows in the brick building would be replaced.

Mr. Gladhill asked if the fencing would be replaced at this time. Ms. DeStefano replied yes and pointed out that the details and dimensions were included in the submission. She added that they would work with the City regarding the section of fence that abuts City property.

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. Jon Sobel stated that he wanted to commend the applicant, the architect, and the Commission for the time spent on this project. He felt it was a very sensitive project in an area where thousands of tourists come through as a cut through to the downtown. He said they would end up with the best possible result.

Chairman Dika asked if anyone else 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 Approval for the application as presented with the following amendments:

- 1) That Sheet 5 of 10 is removed from the application.
- 2) That the hip roof is the approved roofing system, shown on Sheet 7 of 10.
- 3) That a 1"x 3" trim board is added to the eave detail, noted as Eave Detail 1.
- 4) That the decorative pediment detail, noted as Decorative Pediment Detail 3., will be added to the windows on the State Street and garden sides of the brick building.
- 5) That all of the windows in the existing brick building will be replaced.

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

Vice Chairman Katz stated that this was probably one of the best examples of how the Historic District Commission should work in working with the applicant and the abutters offering their valuable opinions. He said that it appeared that they reached a decision that was amendable to everyone.

Mr. Almeida commended the owners for taking on such a huge and important project. He said that the building needed a huge amount of work and was located in the heart of the historic district.

Chairman Dika said that the success of the project came from the maturity of the abutters and the applicant and the great talent of the architects and their willingness to keep an open mind and to continuously work the project until it reached satisfaction with everyone. She thanked everyone involved.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented with the following amendments passed by a unanimous (7-0) vote: