

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

**7:00 p.m.**

**March 6, 2002**

**MEMBERS PRESENT:** Chairman, John Rice; Vice-Chairman, David Adams; Rick Becksted, John Golumb, Ellen Fineberg, City Council Representative Joanne Grasso; Planning Board Representative Paige Roberts; Alternates Maija Hibbard and Richard Katz

**MEMBERS ABSENT:** None

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

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**SITE WALK - 46 MARKET STREET - March 2, 2002 at 9:30 a.m.**

**I. OLD BUSINESS**

A) Work Session/Public Hearing requested by J. L. Coombs, applicant, for property located at 46 Market Street wherein permission is requested to allow exterior renovations to an existing structure (installation of a 23' 6" x 36" fixed-canvas awning on front façade of building with a galvanized steel tubing frame) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 031 and lies within the Central Business B and Historic A districts. This application was tabled at the February 6, 2002, meeting to the meeting on March 6, 2002.

Ms. Grasso made a motion to take the application off the table; it was seconded by Mr. Becksted and was approved unanimously.

Robert Pearl, representing J. L. Coombs, informed the Commission that the Site Walk on Saturday, March 2, 2002 was very helpful. The conclusion from the Commission members at the Site Walk was that the top of the awning in the original drawing should come down to be in alignment with the Peavey awning. The angle of the new awning would remain the same as in the original drawing. As per suggestion from the Commission members, the space above the awning would be matched to the same color of the existing brick.

Chairman Rice inquired as to whether this would be a fixed canvas awning, and Mr. Pearl replied yes. He indicated further that when speaking with the awning company, additional struts would be needed to hold the awning due to the angle. These struts would be internal and not visible.

Vice-Chairman Adams made a motion to go into a Public Hearing, and Ms. Grasso seconded it. All voted in favor of closing the Work Session and the Public Hearing was opened.

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

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

### **DECISION OF THE COMMISSION**

Vice-Chairman Adams made a motion to approve this application as presented. Mr. Becksted seconded the motion. All voted in favor.

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B) Amendment to approval received at the November 7, 2001 meeting for petition of John and Barbara Gregg, owners, for property located at 69 Hunking Street to allow exterior renovations to an existing structure (increase dormer height by 1 ft.). Said property is shown on Assessor Plan 103 as Lot 040 and lies within the General Residence B and Historic A districts.

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

Architect Anne Whitney spoke on behalf of the applicant. From the submitted drawings Ms. Whitney indicated that the dormer wall height in the center section needs to be raised to 6' 9". This is where the bathroom is located and plumbing codes required an increase of one foot for the dormer wall height.

Vice-Chairman Adams asked what would happen to the sidewall. Ms. Whitney replied the sidewall will be flashed with a fascia board. The sidewall of the originally approved dormer will match the existing house.

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

### **DECISION OF THE COMMISSION**

Vice-Chairman Adams made a motion to approve this amendment to the application. Ms. Roberts seconded the motion. All voted in favor.

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## **II. PUBLIC HEARINGS**

1) Work Session/Public Hearing requested by Charles and Mary Hoyt, owners, for property located at 149 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (add a 3' x 11" x 1" transom lite over front door; replace existing corner boards with 5/4" x 6" corner boards with beaded edge, and rebuild chimney) as per plans on file in Planning Department. Said property is shown on Assessor Plan 138 as Lot 014 and lies within the Central Business B and Historic A districts.

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

Charles Hoyt, owner of the property, presented a slight modification to his previous application that had been denied at the February 6, 2002 HDC meeting. Mr. Hoyt stated that since a chimney had fallen apart during demolition of his building, he is requesting to rebuild a chimney to an outside gable end wall as shown on the submitted diagram. He would also like to add a transom lite above the front door and add cornerboards with a beaded edge.

Mr. Becksted asked the applicant if the chimney bricks would be visible from the gable end. Mr. Hoyt replied the brick would be inbound and not visible. Chairman Rice inquired what brick had been chosen for the project. Mr. Hoyt replied he was relying on his mason's recommendation for brick and had not brought a sample for approval. Chairman Rice suggested the Commission could approve the application pending review of the bricks and mortar.

Vice-Chairman Adams suggested using Morin Old Port brick, which the Commission had previously approved for chimney tops in the Historic District. It is a red, waterstruck brick considered to be a good classic brick for chimney tops. Vice-Chairman suggested approval of this application with the amendment to using Morin Old Port brick.

Vice-Chairman Adams further stated the Commission never had an issue with the transom lite over the doorway or cornerboards. Ms. Roberts made a motion to close the Work Session and go into a Public Hearing, and Vice-Chairman Adams seconded it. All voted in favor.

Chairman Rice suggested the applicant amend his application to rebuild the chimney using Morin Old Port brick. Mr. Hoyt was in complete agreement to this suggestion. At this time, Ms. Grasso thanked the applicant for coming back to the Commission.

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

## **DECISION OF THE BOARD**

Vice-Chairman Adams made a motion to approve this application as amended. He also stated it was unnecessary to have the mortar approved as it was such a small amount of mortar, and the Commission had never required mortar to be approved for chimney tops. All voted unanimously in favor.

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2) Work Session/Public Hearing requested by DeStefano Architects, applicant, for property located at 22/28 Deer Street wherein permission is requested to allow new construction to an existing structure (construct a 14' 6" x 26' one-story addition to rear of building). Said property is shown on Assessor Plan 118 as Lots 013 and 014 and lies within the Central Business B and Historic A districts.

## **SPEAKING IF FAVOR OF THE PETITION**

Jamie Ayotte from DeStefano Architects spoke on behalf of the applicant, who would like to build a one-story addition to the rear of the previously approved and existing building at 22-28 Deer Street. Mr. Ayotte pointed out that the rear elevation drawing would retain the

same siding and trim detail. On the side elevation drawing a change had been made in that the existing door on the 28 Deer Street building will be pulled forward.

Ms. Fineberg stated she felt the addition looked like a railroad station and was unsure that it fit in with the rest of the structure. Mr. Ayotte felt this comment might be indicative of the overhang in front of the door, but the purpose of the overhang is to keep water away from the door.

Mr. Katz indicated that given the addition's location, being in back of the building, just adds to the area and is out of view.

Ms. Grasso asked if there would be any other purpose for the roof, and Mr. Ayotte responded that it would be used as a deck as well. Ms. Fineberg inquired how people would access the deck. Mr. Ayotte said he had inadvertently left out the access door on the submitted drawing. He had a cut sheet for a door from a previously approved application that would probably be a good candidate for this particular door.

Mr. Ayotte stated that the sloped roof will match the existing roof, which is an asphalt shingle, and the flat roof will be a deck with rubber membrane underneath it.

Ms. Fineberg stated she was not comfortable giving approval without more detailed drawings and specifications, such as the location of the doors and what materials would be used for the membrane on the roof. Ms. Fineberg requested to defer making a decision on this application until after the next Public Hearing. This would enable time for Mr. Ayotte to annotate the drawings with dimensions/specifications.

Vice-Chairman Adams made a motion to table this application to the end of the Public Hearings. Mr. Golumb seconded the motion. All voted in favor.

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3) Public Hearing requested by Old Franklin School Condominium Association, owner, and Steven McHenry, architect, for property located at 348 Maplewood Avenue wherein permission is requested to allow exterior renovations to an existing structure (replace existing entry stairs and platform). Said property is shown on Assessor Plan 141 as Lot 002 and lies within the General Residence A and Historic A districts.

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

Steven McHenry, architect of the project, spoke on behalf of the applicant. He walked the Commission through his presentation. The existing conditions diagram projected the footprint of the building relative to the existing entry staircase and parking lot. The proposed floor plan gives the configuration of the new staircase, and also delineates the existing staircase and pavement. The design intent is to reduce the mass of the staircase by moving it 4-ft. closer to the building and also to change the stair rungs, so they would have less impact on the site and parking configuration. The edge of the pavement had been changed for the alignment of vehicles. The elevation drawing for the proposed staircase shows that it is all made of wood. There will be a two-level parking arrangement at the front of the building. The largest wooden post will have a recessed flat panel detail with a wood cap.

Ms. Fineberg inquired about the second optional stair. Mr. McHenry stated that it was actually a landscape stair and not a wood structured stair. Vice-Chairman Adams asked if

this landscape stair would be constructed with railroad ties. Mr. McHenry responded that it would be the same materials as used on the main staircase with the long rung being of wood and the other risers being stone instead of timbers.

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

### **DECISION OF THE BOARD**

Ms. Fineberg made a motion to accept the application as presented, and Ms. Grasso seconded it. All voted in favor.

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### **III. APPROVAL OF MINUTES**

Mr. Becksted made a motion to approve the minutes from the meeting of February 6, 2002. Mr. Golumb seconded and was approved unanimously with a 7 – 0 vote.

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### **II. PUBLIC HEARINGS**

4) Work Session/Public Hearing requested by DeStefano Architects, applicant, for property located at 22/28 Deer Street wherein permission is requested to allow new construction to an existing structure (construct a 14' 6" x 26' one-story addition to rear of building). Said property is shown on Assessor Plan 118 as Lots 013 and 014 and lies within the Central Business B and Historic A districts.

Ms. Grasso made a motion to take this application off the table. Mr. Golumb seconded the motion.

Mr. Ayotte submitted to the Commission the marked-up drawings with his revisions, which showed window revisions to a clad-framed outswing door, 5/4" x 6" mahogany decking with rubber roof membrane below the decking, sidewall to be painted clapboard to match the existing, and 5/4" x 8" copper flashing.

Vice-Chairman Adams made a motion to close the Work Session and go into a Public Hearing. Mr. Golumb seconded the motion. All voted in favor.

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

### **DECISION OF THE BOARD**

Mr. Becksted made a motion to approve the application as presented and clarified. Ms. Grasso seconded the motion. All voted in favor.

#### Clarifications:

- That the second floor right window on the side elevation be replaced with a clad-framed outswing entry door;
  - That copper flashing be used on the deck roof;
  - That the clapboards be painted to match existing clapboards; and,
  - That 5/4" x 6" mahogany decking be used over a rubber roof membrane.
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#### IV. WORK SESSIONS

A) Work Session requested by Mark Moeller, architect, for property located at 325 State Street. Said property is shown on Assessor Plan 116 as Lots 001, 006, and 007 and lies within the Central Business B and Historic A districts.

Mark Moeller, architect for JSA Architects, provided the Commission with new drawings of 325 Market Street and highlighted the changes made since the last Work Session. The front entrance will be set back 10 feet from the front corner and set in 7 feet to create depth and front door access to office space. Mr. Moeller's illustrations depicted the character he is attempting to create along State Street with the possibility of a restaurant/café use. He also presented a massing model that was significant to the Commission in visualizing the proposed building on 325 Market Street with the surrounding buildings. A landscape architect has begun to work with JSA Architects to show potential streetscape plantings and other landscape architecture.

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B) Work Session requested by Larry McManus for property located at 200 Market Street. Said property is shown on Assessor Plan 118 as Lot 010 and lies within the Central Business B and Historic A districts.

Mr. McManus presented the Commission with a copy of the building plans from a plan used on Bow Street, which illustrated a four-story building with no parking facilities. The Commission liked the design presented by Mr. McManus, and felt it would fit in well with the site. Duncan MacCallum, of 536 State Street, asked if the size of the projected building would be smaller than the previous application Mr. McManus had brought before the Commission at an earlier date for the same property. Mr. McManus stated it would be a four-story building with no underground parking instead of a five-story building with underground parking. Although Mr. MacCallum questioned the intent of usage for the building, Chairman Rice stated the Commission's duties were only to give direction to the applicant's design submittal.

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C) Work Session requested by AT & T Broadband for properties located at 87, 93, 101, 105, 111, 115, 117, 123, 129, and 135 Market Street and 15, 17, 19, 25, 29, 33, 41, 49, 51, and 55 Ceres Street. AT & T Broadband's request consists of moving cable TV lines on existing poles to rear of buildings. Said property is shown on Assessor Plan 106 as Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 and lies within Central Business A and Historic A districts.

Peter Pollak spoke on behalf of AT & T Broadband and their request to move cable TV lines on poles lining Market Street to the rear of buildings on Ceres Street. This would entail installing security boxes on each of the ten buildings on Ceres Street and running wires from each security box to both commercial and residential tenants. The Commission thoroughly approved the idea of eliminating the criss-crossing of wires, but were less than enthusiastic about the installation of boxes on the rear of buildings on Ceres Street. Mr. Pollock and the Building Inspector will look into the possibility of another site within the buildings to install the security boxes. A Site Walk may be planned at a future date.

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**V. ADJOURNMENT**

There being no further business to come before the Board, the Board acted unanimously to adjourn and meet at the next scheduled meeting on April 3, 2002.

Respectfully submitted,

Terry L. Provencher  
Planning Department Secretary