

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

7:00 p.m.

May 1, 2002

MEMBERS PRESENT: Chairman John Rice, Vice-Chairman David Adams, Members Rick Becksted, Ellen Fineberg, John Golumb, 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

| |
|--|
| <p>SITE WALKS - 500 Market Street April 27, 2002 at 9:30 a.m. 133 Islington Street April 27, 2002 at 10:00 a.m</p> |
|--|

I. OLD BUSINESS

A. Work Session/Public Hearing for petition of Nobles Island Condominium Association, owner, and DeStefano Architects, applicant, for property located at 500 Market Street (Nobles Island) wherein permission is requested for exterior renovations to an existing structure (to replace wood clapboard siding with vinyl siding on the rear/side facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 002 and lies within the Central Business A and Historic A districts. This application was tabled from the April 3, 2002, meeting.

SPEAKING IN FAVOR OF THE APPLICATION

Ms. Grasso made a motion to take this application off the table and go into a Work Session. Ms. Fineberg seconded it. All voted in favor.

Lisa DeStefano, architect for the project, pointed out to the Commission that the cornerboards and window trim were the only changes from the previous Work Session. A solid vinyl material will be used for the clapboards.

Mr. Golumb asked Ms. DeStefano to go over the areas where the vinyl will be installed. Ms. DeStefano replied the vinyl clapboards would be installed on the rear waterside of buildings B, C, and D. There will be a slight wrap of the vinyl placement around the corners of the building. There will be no placement siding on the front of the building and the dormers. The dental molding will go away with the vinyl replacement.

Ms. Fineberg inquired if the vinyl siding would be placed over the existing siding. Ms. DeStefano stated that the damaged siding will be taken off to place a proper vapor barrier before applying the vinyl siding.

Vice-Chairman Adams asked if any work would be done to the decks on the rear of the building. Charles Thibedeau, property manager for Nobles Island Condo Association, stated repair work would be done to three decks, which are located on the balconies, and replaced with pressure treated wood. Vice-Chairman Adams inquired if there would be any work done around the greenhouse/solarium area. Mr. Thibedeau stated that the entire solarium would be wrapped with 6" of ice and water shield and then 10-12" of flashing before the vinyl is added.

Vice-Chairman Adams made a motion to go into a Public Hearing; seconded by Ms. Grasso.

Ms. DeStefano submitted five letters from abutters or unit owners who support the proposed changes.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to accept this application as presented; seconded by Mr. Becksted. Vice-Chairman Adams stated he could support this application because he feels this is an acceptable installation of vinyl siding. Mr. Becksted felt he could support this application because of the location, but did not want this to set a future precedence in the use of vinyl in the Historic District.

Mr. Katz referred to the Ordinance Section Section 10-1004 (B-4) of the Zoning Ordinance that states "*encourage the innovative use of technologies, materials and practices provided these contribute to the character of properties located in proximity of the site.*" Mr. Katz felt this was the perfect application of this new technology and that the applicant had done extensive research in finding a suitable product.

All voted in favor of this application.

B. Public Hearing for petition of Leah Caswell, owner, for property located at 37 South Street wherein permission is requested for demolition of a chimney located on the rear façade of building as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as lot 052 and lies within the General Business B and Historic A districts. This application was tabled from the November 7, 2001, meeting.

Chairman Rice recused himself from this application. Vice-Chairman Adams acted as Chair. Ms. Grasso made a motion to take this application off the table; seconded by Mr. Golumb.

SPEAKING IN FAVOR OF THE APPLICATION

Leah Caswell, owner of the property, asked the Commission for demolition of a chimney that is not original to the house. The chimney measures 16" x 21", was used primarily as an oil furnace burner, and cannot be seen from the front or back of the house.

Vice-Chairman Adams inquired about the 15-lite door that was to be installed. Ms. Caswell replied that she was coming before the Commission only for the demolition of the chimney.

Ms. Hibbard inquired if the door that the Commission was not acting upon that evening had already been installed. Ms. Caswell replied yes, and that prior approval had not been received from the Commission.

Roger Clum, Assistant Building Inspector, stated if something had been installed without prior approval from the HDC, then that constitutes a violation on the property. A Building Permit could not be issued for the demolition of the chimney even if the Commission agreed to do so.

DECISION OF THE COMMISSION

Ms. Fineberg made a motion to retable this application until the next meeting when the applicant can come back with a full application requesting approval for the installation of the French door and demolition of the chimney. Mr. Golumb seconded the motion to retable. All voted in favor.

C. Request for a Rehearing on the petition for 325 State Street LLC, owner, for property located at 325 State Street requested by Thomas Kaufhold. Said property is shown on Assessor Plan 116 as Lots 1, 6 and 7 and lies within the Central Business B and Historic A districts.

Chairman Rice stated that the Request for Rehearing is to be a discussion among the Commission members based on the letter submitted by Thomas Kaufhold. Mark Moeller, architect for 325 State Street, had also submitted a letter discussing the areas addressed in Mr. Kaufhold's letter. Mr. Rice further stated that if the Commission had erred in their previous decision, then a rehearing would be in order.

Ms. Fineberg asked if the Commission should address each of the six items addressed in Mr. Kaufhold's letter point-by-point. At this time, Chairman Rice did not feel it was necessary to do this.

Ms. Grasso felt there were two issues in the letter: 1) the demolition of the building and 2) the approval of the proposed building. Chairman Rice said the Commission now would go through each item addressed in Mr. Kaufhold's letter.

Vice-Chair Adams asked Chairman Rice if he thought Mr. Kaufhold was referring to the HDC application that did not include the one-story raised portion. Chairman Rice replied no.

Chairman Rice referred the Commission to Item 1 in Mr. Kaufhold's letter, Section 10-1002 (A-1): ". . . where possible the view shall include an architectural rendering of the existing structure." "No such rendering was presented." Vice-chair Adams felt this was rather a myopic view of reading the ordinance, as the ordinance is written for the reuse, remodeling and repair of buildings.

Mr. Katz felt the Commission did get representation and photographs of the existing building.

The Commission addressed Item #2, Section 10-1004 (A-2): "maintain character of area through scale . . ." "Five stories is out of scale for the area."

Chairman Rice stated that over the many Work Sessions the Commission had seen a model, streetscapes, and various ways to determine the scale of the proposed building. The opinion of the Commission was that the building was not out of scale.

Mr. Becksted stated scale had been discussed at every Work Session and that it was one of the Commission's very high criteria in evaluating the project.

Ms. Grasso stated the Commission had inquired many times during the Work Sessions about the scale in contrast to the Customs House.

Vice-Chair Adams stated that the height of the proposed five-story building was comparable to the three-story Customs House, which is located next to the proposed building.

At this time, Mr. Katz felt it would be beneficial to go through each item in Mr. Kaufhold's letter.

Item #3 - Section 10-1004 (A-3): "Assess the historical and/or architectural value . . ." "The Commission did not assess the historical and/or architectural value."

Chairman Rice felt the Commission had talked about the character and design of the building and the lack of contribution of design to that area.

Mr. Becksted said the building is "a very bland, blah, ugly box."

Chairman Rice felt the building was not a contributing building, but an eyesore, the design an afterthought, and not a contributing factor to the surrounding buildings.

Mr. Katz addressed Item # 5, Section 10-1004 (A-6): "promote the use of the district for education . . ." "The building has educational value as it represents a specific architecture and time in history."

Mr. Katz stated the job of the Commission is to reconcile the architecture of Portsmouth. The use of minimalist international style glazed-brick architecture is not a significant part of Portsmouth's history. Mr. Katz felt the Commission had given much thought in replacing the building with something more in keeping with Portsmouth.

Ms. Grasso addressed Item #4, Section 10-1004 (A-4): "encourage . . . the reuse of existing buildings . . ." "The applicant did not present any plans that reused the building. The Historic District Commission did not encourage any reuse of the building."

Ms. Grasso stated there have been three owners of the building and if there were any architectural value to the building, the owners would have shown interest in developing the site.

Ms. Paige had a follow-up by saying as far as the reuse of existing buildings, the Commission deals with applications that come before them, and what came before the Commission was a proposal for new construction.

The last item in Mr. Kaufhold's letter is Item #6, Section 10-1004, (B-3): "the compatibility of exterior...materials". "The composite material used in place of granite is not compatible with the surrounding granite buildings."

Chairman Rice felt that the materials presented during the Work Sessions and Public Hearing were compatible to the character of the area.

Mr. Katz referred the Commission to Mr. Moeller's letter that stated the precast concrete is to be used as an accent material and the dominant material of the proposed building is brick.

DECISION OF THE COMMISSION

Ms. Fineberg made a motion to deny the application for Request for Rehearing for 325 State Street. Ms. Grasso seconded the motion and requested the minutes to reflect the reasons given during the discussion. All voted in favor.

II. PUBLIC HEARINGS

1. The public is notified by this notice of a Work Session between the Commission and Paul A. Reardon d/b/a/ Seacoast Trolley Company to review signage for a trolley service for the upcoming season.

Paul Reardon explained to the Commission that there are no changes in materials for the signage for the upcoming season. Mr. Reardon has been providing the trolley service for the past six years.

Mr. Becksted asked if the rates had gone up, and Mr. Reardon said last year was the first increase in rates in six years.

Mr. Becksted made a motion to recommend the request for signage for the ensuing year to John Bohenko, City Manager. Mr. Golumb seconded it, and all voted in favor.

2. Petition for Calvin Wels and Jane Vacante, owners, for property located at 291 South Street wherein permission is requested to allow demolition of an existing garage as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 024 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE APPLICATION

Calvin Wels, owner of the property, spoke on behalf of his application. Mr. Wels would like to demolish a detached single garage that takes up a considerable percentage of their property. He would like to put in a patio and do landscaping in place of the garage.

Mr. Becksted asked the owner when the garage was built. Mr. Wels replied the garage was built in the mid 1930's after the house was built, and the garage is not considered a carriage house.

Vice-Chairman Adams commented that once the garage is removed, another garage could not be constructed because of the zoning laws.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as presented. Mr. Golumb seconded the motion. Vice-Chairman Adams stated that he could support this application as the building is an architecturally, non-contributing building that occupies a huge portion of the lot. The garage is in decrepit condition and shows no potential for reuse. All voted in favor.

3. Petition for Edmund Hibbard, owner, for property located at 19 Whidden Street wherein permission is requested to allow exterior renovations to an existing structure (to replace window on the first floor, north façade with a Brosco 6/6 true divided lite) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 004 and lies within the General Residence B and Historic A districts.

Ms. Hibbard recused herself from this application.

SPEAKING IN FAVOR OF THE APPLICATION

Edmund Hibbard, owner of the property, spoke on behalf of the petition. Mr. Hibbard would like to reduce the length of one window on the north side of the building. The current window is a 6-over-6 double-hung sash. The glass is 9" x 14" and the casing around the window is 6" wide with a total length of 74". The window is located in the kitchen area, which has minimal counter space. Mr. Hibbard is proposing to replace the window with Brosco sash 6-over-6 true-divided lite with single thick glass.

Vice-Chairman Adams asked what material would be used under the window. Mr. Hibbard replied clapboard.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as presented. Mr. Golumb seconded the motion, and all voted in favor.

4. Petition for Poco Diablo, Inc., applicant, for property located at Off Ceres Street wherein permission is requested to allow exterior renovations to an existing structure (to replace existing lattice on outside deck structure with wooden clapboards with a 4" reveal) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 046 and lies within the Central Business A and Historic A districts.

Mr. Golumb recused himself from this application.

SPEAKING IN FAVOR OF THE APPLICATION

Albert Pelletier, co-owner of the business, spoke on behalf of the application. Mr. Pelletier is proposing to replace the existing lattice on an outside deck structure with wooden clapboard with a 4" reveal.

Ms. Hibbard asked Mr. Pelletier if any other type of materials was considered such as shingles. They had considered using shingles, but wanted to distinguish themselves from the Ferry Landing, another nearby business that has shingle siding.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application as presented. Ms. Fineberg seconded the motion.

Vice-Chairman Adams felt the clapboards an awkward material for the structure.

Ms. Hibbard asked if the applicant would consider shingles that were painted and would provide a contrast to the Ferry Landing. Mr. Pelletier said he was open to suggestions. Vice-Chairman Adams suggested using shingle, solid panel, or vertical tongue and groove boards. Mr. Pelletier said he would prefer tongue and groove horizontal boards to shingles.

Ms. Roberts made a motion to table this application to a Work Session/Public Hearing at the next meeting. Mr. Becksted seconded the motion.

Ms. Grasso asked if time was a consideration, and Mr. Pelletier replied he would like the work completed for the summer season. Vice-Chairman Adams made a motion to retable the application until the end of the meeting, and Mr. Becksted seconded the motion.

At this time Mr. Pelletier returned for a Work Session/Public Hearing with changes to his application. His new proposal is to replace the existing lattice with a vertical lattice. The dimensions will be 1 1/2" vertical boards with a 3" gap between each vertical board. The backing will be the existing rough barnboard.

Vice-Chairman Adams stated it would now look like balustrade with a backing to it.

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

DECISION OF THE COMMISSION

Ms. Grasso made a motion to approve the application as amended with 1 1/2" vertical boards placed 3" apart. Vice-Chairman Adams seconded it. All voted in favor.

5. Work Session/Public Hearing for Charles/Mary Hoyt, owners, for property located at 149 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (to relocate three electrical boxes, two gas meters, and one water meter to the exterior right corner of the front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 014 and lies within the Central Business B and Historic District A districts.

The Commission went into a Work Session.

SPEAKING IN FAVOR OF THE APPLICATION

Stephanie Burrige, office manager for the owner, spoke on behalf of this application. The owner is requesting permission to relocate three electrical units, two gas meters, and one water meter. Landscaping and shrubbery will be placed so that the boxes will not be visible.

Mr. Becksted asked Ms. Burrige the location of the existing boxes. Ms. Burrige replied the boxes are currently installed in the basement and during construction was removed from the

basement by Northern Utilities. The owner felt the boxes were more accessible for meter reading if placed on the outside of the house.

Roger Clum, Assistant Building Inspector, stated that Public Service does not allow new electric meters to be reinstalled in the basement. Northern Utilities has made exceptions for gas meters to be installed in the basement in the Historic District.

Ms. Fineberg asked if the meters could be placed further back from the street. She would like to see other options from the owner for placement of the meters.

Mr. Golumb suggested using a box to shroud the meters from public view.

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to table this application for a Work Session/Public Hearing to the next meeting on June 5, 2002. Mr. Golumb seconded the motion. All voted in favor. The Commission felt the utility boxes would be too visible from the front of the building and would like to see other options for placement from the owner.

6. Work Session/Public Hearing for Wendy Klodt, owner, for property located at 51 Ceres Street wherein permission is requested to allow exterior renovations to an existing structure (to replace center louvered vent with a Pella wooden double-hung window and to add a new louvered vent to match existing vent) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 035 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE APPLICATION

Wendy Klodt, owner of half of the building, spoke on behalf of the petition. Referring to the Scheme "B" plans, Ms. Klodt would like to replace the existing louvered vent that houses condensing units on the second floor with a wood double-hung window. Ms. Klodt is also proposing to add a new louvered vent to match existing vent on the second floor.

Ms. Fineberg asked if the window Ms. Klodt is proposing to replace is exactly the same size as louvered window. Ms. Klodt explained the need for inflow and outflow of air from the condensing unit.

Vice-Chairman Adams inquired about the purpose of the louvered vents. Ms. Klodt explained that it has a large fan where air comes in one and air is forced out by a fan.

Mr. Katz asked if Ms. Klodt knew the minimal dimensions for the size of the window to make the air flow work. Ms. Klodt had spoken to various heating/cooling contractors who felt that the current size of the window was needed. Mr. Katz felt the Commission should look at the windows in the adjacent buildings. Mr. Katz felt the cost of the remedy is disproportionate to the accomplished remedy.

Ms. Hibbard presented to Ms. Klodt the option to enlarge the window in the center to house the condensers. Ms. Klodt replied the current room houses six air condensing units and the inside is a common area for tenants. She is trying to get as much light as she can back into that room.

Ms. Fineberg suggested scheduling a Site Walk before the next meeting to see how it looks with the adjacent buildings. Ms. Klodt has arranged for a contractor to do the work this month, and if it can't be done this month, the work will not be done until the fall.

Chairman Rice agreed that a Site Walk might be beneficial to help the applicant with the symmetry of the windows.

At this time, Ms. Klodt presented the Commission with plans for "Scheme A". Ms. Paige said that she was uncomfortable with the first plan, Scheme "B", but feels the scale in "Scheme A" is more appropriate.

Ms. Grasso inquired about the size of the awning. Ms. Klodt stated the awning was present when she became the owner. Mr. Becksted explained the awning in "Scheme B" needs to be extended 16" to the left.

Ms. Grasso made a motion to go into a Public Hearing. Vice-Chairman Adams seconded it. All voted in favor.

Ms. Klodt would like the Commission to vote on "Scheme A", which is more symmetrical and has artistic artistry.

Vice-Chairman Adams inquired what materials would be used in the three new window openings. Ms. Klodt replied the headers and sills would match existing windows. Also, the first floor window opening will be of brick and not a wooden panel.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve "Scheme A" with a modification to retain the brick sidewall underneath the first floor window. Ms. Grasso seconded the motion with the modification to accept the awning from "Scheme B". All voted in favor.

The Commission **voted to grant** as presented the application for "Scheme A" with the following modifications:

- That new granite lintels and sills will be matched to existing,
- That the first floor new window will not have a wooden panel below, but existing brick will remain, and
- That the awning will still get larger per design in "Scheme B".

III. APPROVAL OF MINUTES

The Commission voted to accept and approve the minutes for the meeting of April 3, 2002.

IV. WORK SESSIONS

A. Work Session requested by Thomas Kaufhold, owner, for property located at 53 Rogers Street. Said property is shown on Assessor Plan 115 as Lot 001 and lies within the Mixed

Residential Office and Historic A districts. The applicant is proposing to build a two-story addition to the rear of building and to replace an existing one-story porch.

Mr. Kaufhold presented to the Commission diagrams of his proposed two-story addition to the rear of building and an existing one-story porch. The Commission felt that instead of trying to pull the first and second floor together, it would be better to make the two areas look differently. The Commission felt double-hung windows would be too large for the scale and also too expensive. It was recommended to schedule a Site Walk for June 1, 2002.

B. Work Session requested by Anne Whitney, architect, for property located at 35 Mark Street. Said property is shown on Assessor Plan 116 as Lot 050 and lies within the Mixed Residential Office and Historic A districts. The applicant is proposing demolition of an existing one-story ell and to construct an addition to existing building and detached garage.

Anne Whitney, architect, and Lucas Kolm, owner of the property, presented the Commission with the proposed plans for a one-story addition to the existing building and detached garage. The windows will match the 9-over-6 double-hung windows of the existing house. Ms. Whitney is also planning to add two 21" x 38" skylights, which will face Mark Street. The detached garage addition will be a 22' x 26' basic cape shape with the Madison style wooden garage doors by Designer Doors, Inc. The kitchen side currently has two 6-over-6 double-hung windows, which will be changed to a double casement wooden window.

The Commission felt the shape of the garage was more in keeping of what is seen in Portsmouth and felt Ms. Whitney had effectively dealt with a lot of the issues mentioned during the previous Work Session.

C. Work Session requested by Richard/Sarah Fedder, owners, for property located at 466 Marcy Street. Said property is shown on Assessor Plan 101 as Lot 075 and lies within the General Residence B and Historic A districts. The owners are proposing to construct a shed dormer to the third floor of the north façade of building.

Richard, Fedder, owner, presented the Commission with computer-generated plans for his proposed shed dormer. His home is a standard New Englander, and he would like to add a shed dormer to the north side of the house to make it into livable space instead of just an attic. The roof will be redone. On the south side two skylights will be added, and Mr. Fedder stated two out of three homes in the area have skylights. The existing building has a skylight on the north side, but this will be removed for the shed dormer. Brosco two-over-two double-hung divided lite windows will be used. The owner does not like the existing vinyl siding, but because of the cost plans to leave it as is for the present time.

The Commission recommended that the skylights be aligned with the lower windows and to annotate any changes the computer-generated plans do not accurately portray when presenting designs for the Public Hearing.

D. Work Session requested for Arnet Taylor, applicant, for property located at 133 Islington Street. Said property is shown on Assessor Plan 138 as Lot 015 and lies within the Central Business B and Historic A districts. The applicant is proposing to retain the existing brick structure (Knights of Columbus building), to demolish the function hall and its various appendages, and to construct ten residential units on the rear of the property.

Arnet Taylor introduced Katherine Paine, owner, and Brian Redonets of Coastal Architects to the Commission. The first change from the last Work Session is the scaling down of the building from ten residential units to eight. Secondly, Mr. Taylor addressed the possibility of saving the existing carriage house, which will become one of the larger residential units. Mr. Redonets presented the site plans to the Commission. The beamed floor in the cellar area of the carriage house is 5 1/2-ft. above grade level. The building will have a hip roof and each of the eight residential units will have a roof deck that is cut into the roof. The roof decks will not be visible from the property.

At this time, the Commission is unsure of the roof decks and how it will affect the roofline. The Commission agreed with the use of a hip roof to diminish the mass. The Commission would like to see the Islington Street elevation and how it fits in with the newly renovated building. The Commission recommends another Work Session before the Public Hearing to show the fenestration details, cut sheets for doors and windows, brick samples.

V. OTHER BUSINESS

A. Site Walks

After deliberation, the Commission decided to continue scheduling Site Walks for the Saturday morning prior to the monthly HDC meeting. The Commission feels Site Walks on Saturday morning to be more productive than one-hour prior to the HDC meeting.

VI. ADJOURNMENT

At 10:20 p.m., the Commission voted to adjourn. The next scheduled meeting is June 5, 2002.

Respectfully submitted,

Terry Provencher