

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

7:00 p.m.

June 12, 2002

RECONVENED Meeting
from June 5, 2002

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

MEMBERS ABSENT: Ellen Fineberg

ALSO PRESENT: Roger Clum, Assistant Building Inspector

SITE WALK - 338 Middle Street - June 12, 2002 at 6:45 p.m.

I. OLD BUSINESS

A. Request for an Extension of Time by Kelly W. Warren Revocable Trust, owner, for property located at 132 Chapel Street. Said property is shown on Assessor Plan 106 as Lot 006 and lies within the Central Business B and Historic A districts.

Vice-Chairman Adams made a motion for an Extension of Time to expire on July 11, 2003. Ms. Grasso seconded the motion. All voted in favor.

II. PUBLIC HEARINGS

10) Work Session/Public Hearing requested by Executive Center, owner, and James McSharry, applicant, for property located at 142 Congress Street wherein permission is requested for exterior renovations to an existing structure (to move front entrance forward 3' 3") as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 11 and lies within the Central Business B and Historic A Districts.

The Commission went into a Work Session.

SPEAKING IN FAVOR OF THE APPLICATION

James McSharry, applicant, spoke on behalf of the petition. Mr. McSharry is proposing to move the front entrance forward as there is a lot of wasted space inside as well as outside the building. The front of the building will keep the same style that is already in place and the entrance door will be set back 3' 7".

Mr. Golumb inquired if the air conditioners will remain and Mr. McSharry replied they would be removed. Mr. McSharry stated the dental molding would also remain.

Vice-Chairman Adams inquired what material would be used for the ceiling in the front vestibule, and Mr. McSharry replied sheet rock and plywood. The floor will be concrete and there will be no change to the cornices.

Ms. Hibbard redirected the applicant to the submitted photos and inquired if the vertical wooden panel on the left of the entranceway would remain, and Mr. McSharry replied yes.

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

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application with the following stipulations:

- That the dentil molding will remain unchanged; and,
- That the left wood panel will remain in the same location.

Mr. Golumb seconded the motion. All voted in favor.

11) Work Session/Public Hearing requested by Margaret Neville, owner, for property located at 104 Gates Street wherein permission is requested for new construction to an existing structure (to construct a 6' 3" x 14' 3" two-story addition to the left side of the existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 072 and lies within the General Residence B and Historic A districts.

The Commission went into a Work Session.

SPEAKING IN FAVOR OF THE APPLICATION

William Dogan, architect for the project, spoke in favor of the application. The owner is proposing to construct a 6' 3" x 14' 3" two-story addition with one small change to the plans since the submission list. The owner would like to replace the remaining windows in the house. The window to the left of the front door is a 9 over 6 window and the window to the right side of the front door is a 6 over 6. The owner is requesting to replace all the first floor units on the existing structure with 9 over 6. Also, the owner would like to move the existing bulkhead to the rear of building. Cedar shingle siding will be used and one new four-panel door will be added to match existing front door.

Chairman Rice inquired if the addition would be flush with the front of the house and Mr. Dogan replied yes. Mr. Dogan stated the roof would blend in with the existing roof shingles.

Vice-Chairman Adams commented on the plainness of the proposed door and would like to see a pediment header. Instead of the narrow side casing of the door, Mr. Dogan proposed using a six-inch header.

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

Mr. Dogan amended the application with the following clarifications:

- That the front façade first floor window to the right of the front door be 9 over 6 to match others;
- That the bulkhead be moved to the rear of the building; and,
- That the new door increase its trim by adding 6" casings and headers.

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

DECISION OF THE COMMISSION

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

12) Work Session/Public Hearing requested by Charles/Mary Hoyt, owners, for property located at 149 Islington Street wherein permission is requested for exterior renovations to an existing structure (to add two gas meters and one water meter to the right corner of the front façade of building) 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 the Historic A districts. This petition was tabled from the May 1, 2002, meeting.

Vice-Chairman Adams made a motion to take this application off the table. Ms. Grasso seconded the motion. All voted in favor.

SPEAKING IN FAVOR OF THE APPLICATION

Charles Hoyt, owner of the property, spoke in favor of the application. Mr. Hoyt is amending the original application by omitting the electrical meters. He submitted to the Commission a photo showing the placement of the original electrical meters, which is the same location for the proposed gas and water meters. The electrical meters are exempt from review. He is planning to disguise the location of the gas meters and water meter with plantings or some architectural fenestration.

Vice-Chairman Adams inquired if the gas meters could be placed inside of the building. Mr. Hoyt stated they are currently located inside but he would like to bring the gas line over to the corner of the building so utility readers do not have to go inside to read the meters. Vice-Chairman Adams felt the corner of the building was the wrong location for the utilities.

Chairman Adams asked if this was the same proposed location for the meters as the previous Work Session and Mr. Hoyt replied yes except the utilities would be placed lower down on the front right corner of the building.

Chairman Rice asked the applicant if the meters could be placed in the back of the building. Mr. Hoyt stated he is requesting to amend his petition by keeping the electrical meters where they were located and keep all the utilities located together.

Mr. Golumb made a suggestion to construct a box with a door to encompass the utilities. Chairman Rice inquired if the applicant would be amendable to this suggestion. Mr. Hoyt stated Northern Utilities does not like to see boxes encompassing their gas meters, and prefers landscaping.

Roger Clum, Assistant Building Inspector, stated in the Historic District the gas company does allow meters to be placed inside a building, but discourages multiple meters. Gas meters have a tendency to burp and give off gas. Since this is a duplex with multiple meters, placing meters inside would not be permitted.

Mr. Becksted suggested placing the meters horizontally instead of vertically at the lower end of the building. Ms. Grasso would like to see evergreen bushes instead of rhododendrons to camouflage the meters.

Ms. Grasso made a motion to go into a Public Hearing, and Ms. Hibbard seconded it. All voted in favor.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application with the following amendments.

- That the electrical meters be eliminated from the application as they were originally in this location and are exempt from review; and,
- That the gas meters be placed horizontally as low as practical with code considerations.

Mr. Becksted seconded the motion. All voted in favor.

13) Work Session/Public Hearing requested by Katherine Paine, owner, for property located at 133 Islington Street wherein permission is requested for demolition of an irregular 3,276-sq.ft. one-story function hall on the rear facade and for new construction to an existing structure (to construct an eight-unit apartment building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 15 and lies within the Central Business B, Apartment, and Historic A districts.

The Commission went into a Work Session.

SPEAKING IN FAVOR OF THE APPLICATION

Arnet Taylor, Jr., applicant, spoke in favor of the application. Recalling Vice-Chairman Adam's concern about the roof deck from the previous Work Session, Mr. Taylor presented the Commission

with Site Line drawings prepared by the architect for the project, Brian Redonets. The Site Line drawings illustrated the views from different street angles.

At this time Brian Redonets pointed out to the Commission from a longitudinally section drawing that one foot of the roof deck would be seen from Hanover Street. Vice-Chairman Adams clarified that one would see the back wall of the building with an eave of the roof. Mr. Redonets further stated that from Islington Street one foot of the roof deck would be seen. Vice-Chairman Adams stated he appreciated the Site Line discussion from Mr. Redonets, but feels that there are more places that the roof decks would be viewed than from 5-ft. high at the edge of the sidewalk.

Mr. Becksted agreed with Vice-Chairman Adams that holes in the rear of the roof seem inappropriate in a very traditional building with a traditional addition.

At this time, Mr. Taylor presented the Commission with another option for the roof deck, a site elevation without the roof deck.

Mr. Katz reminded the Commission that when looking at elevation the roof appears much bigger, but in all actuality only one foot of the roof will be seen.

Mr. Redonets summarized the key features of the addition: 1) 6 over 6 Anderson fixed grill windows; 2) parking garage with a metal grate; 3) mahogany or cedar clapboard siding; 4) Olde Port brick with tinted mortar to match brick, and, 5) wooden headers and sills.

Ms. Hibbard inquired about the lack of window above the new entry on the Islington Street façade. Vice-Chairman Adams stated there is an issue of symmetry and felt a window matching others would be appropriate for this space.

Chairman Rice asked Mr. Redonets if he would be willing to amend his application to include a single double-hung window that would be centered over the door. Mr. Redonets agreed to do so.

Vice-Chairman Adams made a motion to 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 COMMISSION

Vice-Chairman Adams made a motion to approve the application as amended with the following clarifications:

- That the roof decks be removed;
- That a window be inserted above new entry on the Islington Street façade to match others currently proposed; and,
- That a 3' x 3' brick and mortar sample be viewed and approved prior to installation.

Mr. Becksted seconded the motion. All voted in favor.

Vice-Chairman Adams commended the applicant for the retention of the masonry carriage house and the sensitivity of neighbors. Mr. Becksted stated he had no problems with the demolition of the one-story function hall.

III. APPROVAL OF MINUTES

The Commission voted to accept and approve the minutes from the meeting of May 1, 2002.

IV. WORK SESSIONS

A) Work Session requested by Penske Inc., owner, and Mike Brown/Neil Robbins, applicants, for property located at 97 Chestnut Street. Said property is shown on Assessor Plan 116 as Lot 025 and lies within the Mixed Residential Office and Historic A Districts. The applicants are proposing to add a shed dormer to the left side of building and to restore chimney and its cap.

Mike Brown, of Heads Up Realty and applicant, recently purchased the building and is looking to add a shed dormer and rebuild the chimney with a bishop cap on top of the proposed dormer. He is proposing to use two over two divided lite Brosco windows with a historical nosing. In the eventuality of residing the entire building over a period of time, the Commission recommended using 4" reveal wood clapboards for the dormer. The Commission suggested that the dormer should be recessed back from the eaves edge and rake edge at least one foot. Olde Port waterstruck brick, which is the size of the brick used during the time period when the house was constructed, was suggested for the faux chimney with a bishop cap. Although the Commission has no jurisdiction over signage, the Commission would like to eventually see the sign lowered on the gable end to match the headers of the other windows.

B) Work Session requested by Dean Howells and Duncan Boyd, owners, for property located at 96 & 98 State Street. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the Central Business B and Historic A districts. The applicant is proposing to construct an addition on the rear of building and a new storefront on the front façade of building.

Lisa DeStefano, architect for the project, made a presentation to the Commission for proposed additions and renovations for 96 & 98 State Street. The owners would like to construct a one-story addition to the rear of the building on Atkinson Street. The storefront on 96 State Street and continuing on to 98 State Street will be changed with different window patterns using simulated divided lite windows. One Commission member felt the columns to the left and right of the recessed vestibule did not portray a common technique used in the Historic District, but another Commission member felt that removing the columns may create more problems. The existing awning over the entryway on Atkinson Street will be replaced by a new covered entry that will allow an existing half round window to be more visible. The three-story addition will be set back one foot from the brick building. There will be some grade changes and the air conditioning units will be removed and central air conditioning installed.

Jay Smith, Portsmouth resident, stated the front elevation shows the finest vernacular in town and this renovation may be an opportunity to restore this building to what it may have been. Mr. Smith would like to see another way to treat the windows on State Street than what was depicted in Ms. DeStefano's presentation.

C) Petition for William and Sue Mautz, owners, for property located at 338 Middle Street wherein permission is requested for exterior renovations to an existing structure (to replace an existing 8'6" x 5' picture window with a wood, double hung window to match existing unit on the east side of building; to replace two approved windows with three 2' 8" x 3' 4" Marvin windows on the west side elevation; and to install a skylight on the west side mansard roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 23 in the Mixed Residential Office and Historic A districts.

The skylight portion of this application was tabled to a Work Session from the June 5, 2002 meeting. A Site Walk is scheduled for June 12, 2002, at 6:45 p.m.

The Commission voted to take this application off the table and the Commission went into a Work Session. At the Site Walk held before the meeting, Mr. Rummler, architect/contractor for the project, marked off two skylights on the mansard roof, which showed the Commission how the skylights could be centered over the existing windows below. Another option that Mr. Rummler considered in place of the skylights was a pair of shed dormers, but he felt fixed inoperable skylights were smaller, provided a low profile, and were the least obtrusive of the options. The Commission appreciated the cooperation and spirit of the applicant, but felt the dormers or skylights would be too crowded on a building that already had a shed dormer and three gabled dormers. The Commission felt it was inappropriate to put skylights on a traditional Victorian building. The Commission encouraged the applicant to look at other alternatives, possibly a skylight on the rear of the building. This application was tabled to a time uncertain.

D) Petition for KSC LLC, owner, for property located at 141 Congress Street wherein permission is requested for exterior renovations to an existing structure (to reduce the soffit from 12" to 6" on the front façade and to install an awning on the rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 005 in the Central Business B and Historic A districts.

This application was tabled to a Work Session from the June 5, 2002 meeting.

Due to illness of the applicant at the meeting, this application was **withdrawn** and **retabled** to the July 10, 2002 meeting.

V. ADJOURNMENT

There being no further business to come before the Commission, the Commission members acted unanimously to adjourn to the next scheduled meeting on Wednesday, July 10, 2002, in the City Council Chambers.

Respectfully submitted,

Terry L. Provencher
Planning Department Secretary