

**Minutes of the November 6, 2002 Historic District Commission Meeting
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers**

7:00 p.m.

November 6, 2002

MEMBERS PRESENT: Chairman, John Rice; Vice-Chairman, David Adams, John Golomb; Ellen Fineberg; Paige Roberts; Joanne Grasso; and, alternates, Maija Hibbard and Richard Katz

MEMBERS EXCUSED: Rick Becksted

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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I. OLD BUSINESS

A) Petition for 325 State Street, LLC, owner, for property located on Porter Street to allow approved design (February 6, 2002) to remove three windows and provide access doors for the servicing of the sprinkler equipment at the Fleet Street façade of the lot. Said property is shown on Assessor Plan 117 as Lots 046 and 036-2 and lies within the Central Business B and Historic A districts.

Let the record reflect that this application has been withdrawn.

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II. PUBLIC HEARINGS

1) Petition for Seacoast Newspapers, owner, for property located at 111 Maplewood Avenue wherein permission is requested to allow a new free-standing structure (erect a 10' x 12' shed on the right façade of existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 008 and lies within the Central Business A and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Bud Gerry, representing Seacoast Newspapers, stated the proposed shed will be constructed of pine.

Mr. Golomb inquired if the applicant had looked at any materials for the shed? Mr. Gerry replied that any other material would not stand up as well as the pine and added the newspaper has a similar building on their property in Stratham and it has been there for at least 10-12 years. He added that another material would be out of character for this area and would draw attention to the shed.

Mr. Gerry stated the building will be painted a color similar to brick and the roof will be black and added that he feels this way the shed will blend in.

Ms. Fineberg asked about the roof style. Mr. Gerry replied it will have a peak roof.

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

DECISION OF THE COMMISSION

Ms. Grasso made a motion to approve the application as presented; Ms. Roberts seconded.

Vice-Chairman Adams stated he felt the proposed building is inappropriate for the site. The building does not have a clear back yard for the shed and that that it is a classic garden shed that we have approved for homeowners all over town. Under Section X of the Ordinance there is a comment that in reviewing and determining whether the application is consistent with the objectives of the Ordinance, which is the compatibility of exterior design. He stated he feels this shed is short of the mark even though it will be located by the dumpster area; therefore, he will not support the motion since it is not appropriate for the site or to the building.

Ms. Hibbard stated she agreed with Vice-Chairman Adams for the same reasons and added she will not support the motion.

Ms. Grasso stated the dumpster is not a permanent structure and added that she feels the shed will look appropriate on the lot.

Ms. Roberts stated she agreed and feels the shed will look fine.

Ms. Fineberg stated the shed will be sitting on concrete blocks.

Vice-Chairman Adams stated the applicant has indicated that the structure in Stratham has been there for 10 – 12 years; therefore, this shed will also be in the location on Maplewood Avenue for as many years.

Chairman Rice stated he respects Vice-Chairman Adams opinion; however, he will support the motion.

The motion to grant passed with a 4 – 3 vote with Ms. Hibbard; Mr. Golomb and Vice-Chairman Adams voting in the negative.



2) Petition for Frank Roth, owner, for property located at 84 Gates Street wherein permission is requested to allow exterior renovations to an existing structure (move two existing windows located on the third floor rear façade to the same façade only higher and closer together) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 075 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Frank Roth, the owner of the property, stated he wanted to move the windows on the second floor higher and closer together to allow for a desk to be placed on the back wall.

Vice-Chairman Adams asked if the same sash will be used. Mr. Roth replied that was correct.

Ms. Fineberg asked about the window pattern on the opposite side of the house? Mr. Roth replied that part of the house is ell shaped and added it was built after the house was constructed.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the request as presented; Ms. Fineberg seconded and all approved unanimously with a 7 – 0 vote.



3) Petition for Edward V. Sabatini, owner, for property located at 19 Rogers Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing slider windows with true divided light windows resembling the original porch storm windows and remove existing aluminum siding and restore original wood clapboards underneath) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 040 and lies within the Mixed Residential Office and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Ed Sabatini, the owner of the property, stated his home is a New Englander style home and is over 100 years old. He is proposing to replace the storm windows and remove the aluminum siding as well as restore the wood clapboards underneath. The windows will match the existing windows on the home as well as having true divided lights.

Mr. Sabatini stated there is a transom lite over the door and was advised that the window company he has selected indicated that the transom lites are only custom made. Mr. Sabatini stated he would be willing to have the lite custom made. Mr. Sabatini stated he would be happy to keep the original transom light and not change it. The Commission members all agreed that they did not have a problem with this.

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

DECISION OF THE COMMISSION

Ms. Fineberg made a motion to accept the application with the amendment as stated by the applicant to reflect the original transom remain over the door; Ms. Grasso seconded and all approved with a 7 – 0 vote.



4) Petition for Jay McSharry, owner, for property located at 244 South Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing back porch and deck and construct a 28'6" x 14'8" deck onto the rear façade of structure) as per plans on file in the Planning Department. Said property is shown

on Assessor Plan 111 as Lot 003 and lies within the Single Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Jay McSharry, the owner of the property stated he wanted to add a deck to the rear of the property as well as add steps. He stated that this addition cannot be seen from the street.

Ms. Hibbard asked if there would be any kind of material will be used to hide the view of under the deck? Mr. McSharry replied that there would be landscaping and bushes used for this purpose.

Ms. Grasso inquired what the material that was used on the drawing under the deck? Vice-Chairman Adams replied it was part of the foundation and not any kind material that would be used to hide the view.

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

DECISION OF THE COMMISSION

Ms. Grasso made a motion to approve the application as presented; Mr. Golomb seconded.

The motion was approved unanimously with a 7 – 0 vote.



5) Work Session/Public Hearing for Fleet Bank, owner, and Petersen Engineering, applicant, for property located at 3 Pleasant Street wherein permission is requested to allow exterior renovations to an existing structure (replace 2 existing rooftop HVAC units with 2 new units and possibly add parapet to screen mechanical equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 031 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Petersen of Petersen Engineering representing Fleet Bank, stated they wanted to withdraw the work session part of the application as well as to add a parapet to screen mechanical equipment from the application,

Mr. Petersen stated he would review the photographs of the property taken from the roof of different buildings in town with the Commission members. Mr. Petersen presented a roof plan that shows the existing conditions and another plan that shows the proposed roof plan.

Chairman Rice asked if it would be possible to move both units back towards the middle of the roof. Mr. Peterson replied that the existing curves will also be used on the new units; however, to move the curves would be a significant process and expense and would change the infrastructure. To relocate the curves would disturb the ductwork as well as the interior of the building.

Ms. Fineberg asked about the scale of the units. Mr. Peterson replied the units would be for both heating and cooling. The new units are larger than the old units. The units were

originally installed in 1978 and are not effective anymore; therefore, the reason for this request.

A Commission member asked why the units could not be placed on the ground. Mr. Peterson replied the building covers almost the entire lot and will not allow for units to be placed on the ground.

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

DECISION OF THE COMMISSION

Vice-Chairman Adams made a motion to approve the application for the purposes of discussion; however, there was no second. Vice-Chairman Adams withdrew his motion.

Ms. Grasso made a motion to table the request to allow for alternate placement of the units; however, there was no second. Ms. Grasso withdrew her motion.

Mr. Clum, the Assistant Building Inspector, stated he has spoken with Mr. Petersen on many occasions. There are small units; however, they do not meet the energy code and not as energy efficient as what is being proposed. The curbs are similar to a basement furnace with a lot of ducts. All the ducts in the building connect to the curbs and to move them would be a very large undertaking.

Ms. Grasso stated the units are over 6' high.

Vice-Chairman Adams stated there are units on the building now and is not sure where they will be placed and seems they will be placed on the whole front façade of the building.

Chairman Rice stated before we go on with any further discussion, there should be a motion on the floor.

Vice-Chairman Adams made a motion to deny the application as presented; however, there was no second. Vice-Chairman Adams withdrew his motion.

Mr. Golomb made a motion to table the application to the next schedule meeting on December 4, 2002 and was seconded. All agreed with a 7 – 0 vote.



III. APPROVAL OF MINUTES

Vice-Chairman Adams made a motion to approve the minutes from the meeting of October 2, 2002 and was seconded. All approved with a 7 – 0 vote.



IV. WORK SESSIONS

A) Work Session requested by Lisa DeStefano for property owned by Black Swan Realty Trust, located at 796 Middle Street. Said property is shown on Assessor Plan 153 as Lot 008 and lies within the General Residence A and Historic A districts. (Add addition to the rear to allow for condominium units to be built within the structure and barn).

- Ms. DeStefano, the architect for the project, stated the existing parking will be broken up and will allow for green space
- Windows will align with the roof line;
- Screening will remain;
- Court yard will be added to the rear;
- Chairman Rice concerned that it a large massive new addition being added to a New England Farm house and would be a real character change to the structure as well as the neighborhood;
- The HDC having troubles with the barn since it is looking like a gift shoppe;
- The HDC would like a site walk to the property and added they feel sensitive to any parking in a residential neighborhood;
- The HDC would like to carefully study the plan and neighborhood to see if the addition fits in or detracts from the area;
- Chairman Rice feels the plans need to be tweaked further;
- Vice-Chairman Adams stated he feels the development of the building is inappropriate and is not sure of the barn with vertical boards. Would like to see a cupola on the barn and added he was sure the neighborhood could handle the massing of the building;
- Ms. Fineberg feels the addition is too large for the site; concerned about the scale and is not sure she could approve of the plan;
- Chairman Rice feels the plan has an institutional look for a very residential area and would like to see a little more character;
- Mr. Golomb stated the house was built in 1905 and on the North elevation is over-loaded with windows;
- No trees will be lost.



B) Work Session requested by Steven McHenry for property owned by John and Nancy Grossman located at 170 Mechanic Street. Said property is shown on Assessor Plan 102 as Lot 007 and lies within the General Residence B and Historic A districts. (Add a one-story addition to allow for a bedroom and bathroom on the north façade of existing house and add a small porch to the rear of home).

Let the record reflect that at the request of the property owners, this application was withdrawn.



C) Work Session requested by GZA Geo Environmental for property owned by The Salvation Army located at 15 Middle Street. Said property is shown on Assessor Plan 126 as Lot 012 and lies within the Central Business B and Historic A districts. (replace windows)

- Replace the wood windows with vinyl with the color to match;
- Mr. Golomb stated that this will be an issue; The applicant added that after reviewing the cost of replacing 44 wood windows, The Salvation Army does have limited funds, the vinyl seemed like wood be more affordable.
- We will use true divided lights rather than the grid between glass to match.
- The architectural windows on the building will not be replaced;

- There are 44 windows on the building and 24 cannot be seen because they are directly adjacent to the building on the left as well as at the rear;
- This discussion is on just the double hung sash windows with permanently affixed grids;
- The arch that is located on some of the windows will not be replaced since a match could not be located;
- Vice-Chairman Adams suggested a different kind of window so that the sashes all match. The sashes will match and they will have the same grill pattern
- Ms. Fineberg stated a similar issue was raised on the corner of Penhallow and Daniel Streets (the Old Custom House) which has a variety of windows. The Commission approved a vinyl clad window with true divided lights for this property. In order to be consistent, it would be appropriate to have the windows similar to this building.
- Vinyl windows are request for the rear of the building since there is only a 6" space between the buildings. Chairman Rice stated that in a situation such as this, the Commission could bend a little.
- Ms. Fineberg asked if a sample of the vinyl window that is being used could be brought to the sitewalk or to the public hearing;
- The Commission members stated they would like to schedule a site walk to the property on November 23, 2002 at 9:00 a.m. and have sample windows of the vinyl clad and the vinyl that the Commission members can look at prior to the next meeting and all agreed unanimously with a 7 – 0 vote.

IV. ADJOURNMENT

There being no further business to come before the Commission, the motion was made and seconded to adjourn the meeting and meet at the next scheduled meeting on December 4, 2002 and was approved unanimously.

Respectfully submitted,

Joan M. Long
Secretary

/jml