

**MINUTES FROM THE AUGUST 13, 2003 HISTORIC DISTRICT COMMISSION MEETING
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers**

7:00 p.m.

**AUGUST 6, 2003
RECONVENED ON
AUGUST 13, 2003**

MEMBERS PRESENT: Chairman John Rice, John Golomb, Rick Becksted, Paige Roberts, Ellen Fineberg; Joanne Grasso; and, alternates Richard Katz and, Sandy Dika

MEMBERS ABSENT: Vice-Chairman, David Adams

ALSO PRESENT: Roger Clum, Assistant Building Inspector

NOTE: Due to the length of the Agenda, Old Business A) & B) and Public Hearings #1 – #10 will be heard at this meeting; however, Public Hearings #11, #12, #13 and the Work Sessions will be heard on the following Wednesday, August 13, 2003 at 7:00 p.m. in the City Council Chambers.

I. PUBLIC HEARINGS

Let the record reflect that since Vice-Chairman Adams was absent from the meeting, alternate, Mr. Katz sat in. Mr. Becksted had not yet arrived, and alternate, Sandy Dika sat in.

11) Petition for Ben and Andrea St. Jean, owners, for property located at 54 Humphrey's Court wherein permission is requested to allow new construction to an existing structure (replace existing rear double hung wood framed window with a Pella full glass wood door; and addition of cedar lattice work on short end of rear deck facing the west) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 046 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Since there was no one available to address the petition, Ms. Fineberg made a motion to table the application to the end of the Public Hearings; Ms. Grasso seconded and all approved with a 7 – 0 vote.

12) Petition for Ned Hill, owner, for property located at 24 Johnson Court wherein permission is requested to allow exterior changes to an existing structure (replace existing attached barn with new addition; remove vinyl siding and restore clapboard siding; replace existing 2/2 windows with 6/6 windows with permanent grills; and, replace existing roof shingles) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 047 and lies within the General Residence A and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Hill, the owner of the property, gave a brief description of the work he was proposing and reviewed the plans with the Commission members as follows:

- Remove vinyl siding and restore clapboards underneath;
- Replace all the 2/2 windows with 6/6 Anderson true divided light windows;
- Remove existing front stairs since they are a safety hazard and replace with three granite steps;
- No changes to the existing house;
- Demolition of the existing barn and replace with a new addition using the same footprint as the barn;

Let the record reflect that Mr. Becksted arrived.

- New addition will have the same clapboards as the main house;
- Covered porch will be added;
- Front door of the main house will be the same as picture "H" of the plans; and,
- Rear façade door will have the identical granite steps as the front façade.

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

DECISION OF THE COMMISSION

Mr. Becksted stated he would abstain from voting on this petition since he had arrived late; therefore, both alternates Mr. Katz and Ms. Dika voted on the application.

Ms. Fineberg made a motion to accept the application as submitted; Ms. Roberts seconded. The motion passed unanimously with a 7 – 0 vote.

8) Petition for Kerim and Belinda Kaya, owners, for property located at 111 Market Street wherein permission is requested to allow exterior renovations to an existing structure (add two 4' x 48' awnings on the front façade over the windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 039 and lies within the Central Business B and Historic A districts. This application was tabled at the August 6, 2003 meeting to the August 13, 2003 reconvened meeting.

Ms. Grasso made a motion to take the application off the table; Mr. Becksted seconded and the motion passed unanimously with a 7 – 0 vote.

SPEAKING IN FAVOR OF THE PETITION

Ms. Kaya, the owner of the property, stated he took the suggestion of the Commission at the August 13, 2003 meeting and presented revised plans for the proposed new awnings adding that they will be retractable, black in color and will be the same as submitted in the photograph.

Chairman Rice stated that he feels that this proposal is a reasonable compromise.

Mr. Kaya stated the two awnings will be placed in exactly the same location as originally planned.

Mr. Becksted stated the fabric of the awnings will be black and have signage on it and be placed above the windows on either side of the door. Mr. Kaya replied that was correct.

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; Mr. Golomb seconded.

Mr. Katz feels the application is a good compromise and is a nice solution to the problem.

The motion passed with a 7 – 0 vote.

Since there still was no one present to speak to the application for Ben and Andrea St. Jean of 54 Humphrey's Court, Mr. Becksted made a motion to table to the next scheduled meeting on September 3, 2003 and Mr. Golomb seconded and the motion passed with a 7 – 0 vote.

II. MINUTES

Mr. Golomb made a motion to approve the minutes from the meeting of July 2, 2003; Mr. Becksted seconded and the motion was approved unanimously with a 7 – 0 vote.

III. WORK SESSIONS

A) Work Session requested by Brian Whitworth for property owned by Linda M. Rioux located at 86 Islington Street. Said property is shown on Assessor Plan 126 as Lot 025 and lies within the Central Business B and Historic A districts. (Convert rooming house into six (6) unit condominiums, replace existing siding, windows, raise roof and change roof style in rear)

- Remove aluminum and vinyl siding and replace with red cedar clapboards;
- Remove vinyl windows and replace with wood/fiberglass windows with 6/6 grills;
- Remove partition wall and storm door under front portico to reveal original double door;
- Remove asphalt front yard and replace with soil and plantings;
- Remove shed building in rear;
- Expand portion of building in rear out 7';
- Raise roof in rear and align with existing;
- Trim will be retained;
- Picture window in front will be removed;
- Stairway in rear will be closed in
- Chain link fence in the rear will be replaced with a 6' vinyl fence;
- Neighbors are all in agreement with proposed plan;

- Vinyl fencing looks like wood if it is painted;
- No Central Air Conditioner, but air conditioners protruding from the windows are a possibility;
- The railings will be made of wood as presented and will have caps
- Commission felt the proposal was not out of character with that section of Islington Street;
- Commission stated there are two choices for the windows – 1) permanent muntins on the exterior of the windows or true divided lights.
- Brosco, Pella or Anderson windows are some of the quality manufacturers.

B) Work Session requested by Mark Moeller, architect for property located at 325 State Street. 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. (renovations of existing building including demolition of annex)

- The proposed location will consolidate three local branches of the bank;
- The exterior of the bank will be refaced with a full 8" brick;
- The building will no longer have an entrance on State Street;
- There is a drive-thru planned for regular banking;
- There will be a separate drive-thru for ATM usage;
- Three curb cuts have been eliminated;
- Mr. Clum, the Assistant Building Inspector advised that the drive-thru is not cast in stone since it has not been reviewed by Site Review or Technical Advisory;
- Chairman Rice feels there is a vast expansion of asphalt that the Commission needs to look at very carefully and added that before he will vote on the application, he needs to make sure that it is landscaped;
- Chairman Rice explained to the applicant that what the City requires and what the Commission requires are two different things;
- He advised the applicant that when he makes his presentation to make it very clear about the landscaping.
- The Commission wanted to know where the front entrance would be located and feel that this is a major issue;
- The Commission feel that this renovation will bring the building up to the 21st Century;
- A future tenant of the Porter Street Condominiums stated that leaving some green space was fantastic; however, he was confused about this bank drive-thru and the proposed drive-thru on the Eagle Photo property because if this is the case, there will be a drive-thru located on both sides of condominium property;
- Tom Kaufhold, a concerned citizen stated the building could be torn down as far as he was concerned; but wondered why everything had to be brick. In twenty-five years, it will be gone. It would be great if the exterior was being saved; but it is being covered up.
- Chairman Rice stated that buildings evolve;
- Mr. Becksted stated that he agreed with Mr. Kaufhold that the building is being ruined and added there is no such thing as good architecture in the 50's;
- Commission felt that by bricking over the façade, the building will blend in with surrounding properties and not stand out.
- No one is standing in line to have a 50's memorial at this location.

- Drive-thru's are an integral part of the banking business; however, some banks have disguised their drive-thrus nicely, but to say we don't like drive-thrus, we have a problem;
 - A Commission member stated the streetscape is not the 50's and nothing will help to make it look like the 1950's; however, this is a good compromise.
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C) Work Session requested by Katharin and Gerry Smith, owners for property located at 306 South Street. Said property is shown on Assessor Plan 111 as Lot 010 and lies within the Single Residence B and Historic A districts. (remove a one-bay garage, construct a two-bay garage, remove rear addition and porch and rebuild same; and, add a new side entry and porch)

- Mr. Smith stated he has changed his plans dramatically;
 - Changed a two-bay garage to a one-bay garage; however, only one door is needed because he will use the other half of the garage as much needed work space;
 - Siding will be cedar shingles;
 - Commission members felt the plan was on target and the garage is traditional
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D) Work Session for Pam and Bruce Boley, owners, for property located at 88 Newcastle Avenue. Said property is shown on Assessor Plan 101 as Lot 030 and lies within the Single Residence B and Historic A districts. (replace windows)

- Mr. Boley would like to change all the windows in his home, but still had to check on what vendor he would prefer;
 - The Commission advised the applicant that true divided lights are required.
 - The applicant replied that this was acceptable.
 - Applicant will return to the next scheduled meeting on September 3, 2003 for a Public Hearing
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E) Work Session for Martha and Geoffrey Clark, owners, and Aileen Graff, applicant, for property located at 152 Middle Street. Said property is shown on Assessor Plan 127 as Lot 010 and lies within the Museum, Residential and Office and Historic A districts. (add a third floor addition onto an existing structure with no change to existing footprint)

- The existing building is a three story home and there is an existing two story bump-out on the side of the structure that houses a bathroom for the first floor and a bathroom for the second floor;
 - Proposing to add a third floor bathroom onto the bump out;
 - The clapboards on the new addition will be match the existing clapboard'
 - The windows will match the existing wood windows.
 - The Commission thanked the applicant for a job well done.
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F) Work Session for James D'Adamo, owner, and Chester Keefe, II, applicant, for property located at 54 Bridge Street. Said property is shown on Assessor Plan

126 as Lot 053 and lies within the Central Business B and Historic A districts. (construct an addition onto an existing building with new windows and doors)

- The owner has purchased the building located next door;
 - The owner would like to expand his facilities by connecting his current property with the property he just purchased;
 - Will use architectural shingles;
 - The scale of the dormer is appropriate for the depth of the building;
 - Mr. Richard Maxfield, a direct abutter located on Tanner Street to the rear, stated the addition will be 6' from his property line;
 - Chairman Rice stated there are no setback requirements for the Central Business district.
 - The Commission suggested a site walk to the property would be helpful and a work session/public hearing will be scheduled for the September 3, 2003 meeting;
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IV. PUBLIC HEARING

13) Work Session/Public Hearing for Petition for Perry Silverstein, owner, for property located at 19-25 Market Street wherein permission is requested to allow exterior renovations to existing structure (install new egress doors and construct new egress decks, stairs, and walkways at rear; install six (6) manually venting Velux skylights; and, install three (3) fixed skylights to replace existing roof hatches) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 012 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. Silverstein, the owner of the property, stated he had an engineer review his plans to make sure the decks will be supported correctly and will match the existing decks of the neighbors. Identical decking material will be used and the caps will be similar to the surrounding decks and will be a simple style. Two-inch square balusters will be used.

Mr. Becksted stated that this is a traditional look and will be easier on the eye.

Mr. Silverstein stated that there will be three 6' doors added and 2/6 windows will be used that will tilt out. The Commission members then talked about the proposed skylights. They felt that there were too many skylights and too many different sizes and suggested to the applicant that the skylights be all the same size.

Mr. Silverstein stated the width of the skylights will be smaller than the window openings below. He added that he felt his request was minimal.

Chairman Rice stated the width of the skylight is always narrower than the windows below because our problem is the aesthetics of the building and feels that all the skylights should be a smaller size.

Mr. Clum, from the Inspection Department, suggested a site walk to the property to see if the roof is visible.

Mr. Silverstein stated the door will be made of fiberglass material and would be a help during inclement weather with the northeast exposure

Mr. Rice closed the work session and opened the public hearing.

Mr. Silverstein stated there will be two new roof openings using Model 306; a fiberglass door, and pressure treated wood or composite will be used for the flooring on the deck; and, that the skylights be all the same size.

Chairman Rice suggested that a decision be made on the material for the flooring for the deck. Mr. Silverstein replied that he would use pressure treated wood; however, should the occasion arise that the material needs to be changed, he will return to make an amendment to his plan.

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

DECISION OF THE COMMISSION

Ms. Fineberg made a motion to approve the application as amended to include fiberglass doors, and, that nine (9) skylights Velux Model #306 be used on the rear roof being all the same size; and, that the decks be constructed of pressure treated wood as submitted; Ms. Roberts seconded and was approved with a 7 – 0 vote.

V. ADJOURNMENT

There being no further business to come before the Board, the motion was made to adjourn at 9:46 p.m. and was seconded and approved with a 7 – 0 vote.

Respectfully submitted,

Joan M. Long
Planning Department

/jml