

Minutes for the Historic District Commission Meeting Reconvened on January 14, 2004

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

7:00 p.m.

**January 7, 2004
reconvened on
January 14, 2004**

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; and, Alternates. Richard Katz and Sandra Dika

MEMBERS ABSENT: None

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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I. WORK SESSIONS

F) Work Session requested by DeStefano Architects for property owned by 449 Court Street, LLC and located at 449 Court Street. Said property is shown on Assessor Plan 105 as Lots 006 and 007 and lies within the Central Business B and Historic A districts. (Demolition of existing on-site building and construction of a three-story building attached to existing building creating a new three-story building on Court Street.)

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G) Work Session requested by DeStefano Architects for property owned by Parade Mall and located at 195 Hanover Street (corner of High Street and Hanover Street). Said property is shown on Assessor Plan 125 as Lot 001 and lies within the Central Business B and Historic A districts. (Construct a 116,000 s.f. mixed use building for hotel, residential and retail uses.)

- Ms. DeStefano presented an aerial view of the parade mall building;
- The parcel is one acre in size and located on the corner of High and Hanover Streets;
- At the Work Session last month with the Commission, we considered some of the suggestions made by the Commission members;
- The proposed building meets all the requirements of the Zoning Ordinance and does not require any Variances;
- Presented a site plan of the proposed lot;
- Proposed building will be constructed of primarily of brick and pre-cast concrete;
- To off-set the massive appearance, the architect will try to reduce the size of the building's corners;
- Site Plan shows the proposed building will be designed U-shaped facing towards The Hill;

- Proposed building will be a mixed use and will be a 21st century modern building;
- The mass will be broken down with projecting bays and window bays at the corners of the building;
- Red brick with stone or stone like material will be used to depict the building;
- Building will be four and five stories high or 60' in height;
- Awnings are shown on the plan that will hide some of the mechanicals on the roof on the Fleet Street facade;
- The opening of the Court yard is different and Ms. DeStefano presented a model adding that a lot of care was taken in designing the model;
- Chairman, John Rice thanked Ms. DeStefano for a fantastic model and for doing such a wonderful job on the project;
- Ms. DeStefano stated that Millette, Sprague and Colewell have been hired to do the engineering for the project;
- The elevation height for 100 Market Street is 92'; however, the elevation height for this building is 88.5'; and the parking garage height is 60.8'
- A Commission member stated he was having a lot of trouble with the massing;
- A Commission member felt it looked like the Old Post Office building;
- Chairman Rice also having a problem with the massing; and, he feels the model presented, is not accurate and is not respectful to the residential area;
- Chairman Rice stated he reviewed 100 Market Street and the potential development of the Northern Tier, this lot will become an important focal point of the area. It cries for a more interesting, less institutional look than what is being shown on the model and compared it to the proposal for the McIntrye Building on Daniel Street;
- A Commission member feels the building in the way it is being presented would wall-in nearby historic homes on The Hill and added that the proposed building should be flipped.
- A Commission members stated they he felt a more daring design should have been presented since the applicant is starting off with a clean slate and would be a great opportunity in the northern tier;
- A Commission member stated he was struggling with the size and added it is too big and did not like the design;
- An abutter at 62 Deer Street asked if there was some way to tie in the architectural elements the way that Boston has done on many of their projects;
- An abutter at 93 High Street, stated he did not like the design of the building; however, he would like to see more foliage in the lot since the parking lot is very hot during the summer months creating extensive heat that is reflected into the residential area and feels that something could be worked out with the City;
- The Commission suggested the DeStefano Architects go back to the drawing board and come back to the next scheduled meeting on February 4, 2004 for another work session.
- Ms. DeStefano replied that she would do just that.



H) Work Session requested by Scott Osgood for property owned by Captain Andrew Hussey, LLC 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. (Replace front door; window replacement; and enlarge a window.)

- Mr. Scott Osgood, the contractor for the project and the co-owner of the property, presented photographs of the building;
- The existing front door is metal and would like to replace it with a four raised panel wood Simpson door;
- The side lights on the side of the door will remain;
- Proposing to replace the windows on the sides of the building with Harvey windows to match windows on the third floor.
- As work progressed, we found that the carriage house was dangerous and Roger Clum, the Assistant Building Inspector deemed it unsafe for construction workers to crawl underneath to restore it;
- Windows in the basement will be boarded up and bricked over to eliminate any security issues;
- Vice-Chairman Adams asked Commission members if they were concerned with the masonry;
- Have demolished most of the carriage house and there are only 1-1/2 walls left standing;
- Mr. Clum stated he visited the site and the carriage house it looked extremely tired and ready to fall down.
- The Commission suggested a site walk should be scheduled to the property on Saturday, January 31, 2004 at 9:30 a.m.;
- Mr. Osgood agreed and added that he will visit with the Commission on January 31, 2004.



I) Work Session requested by Portsmouth Community Radio for property owned by Friends of the Music Hall located at 28 Chestnut Street. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the Central Business B and Historic A districts. (Placement of a 20' tall low power FM radio antenna on rooftop of the Music Hall and will consist of a single 4" diameter pole with two antenna elements spaced ten feet apart.)

- Mr. Tim Stone of the Portsmouth Community Radio gave a brief history of the low powered radio station;
- The process started 3-1/2 years ago and we now need to pick a location that would enhance their uses for transmitting a strong signal; therefore, the Music Hall was best location;
- It took 2- 3 years for the FCC to come through;
- It is close to the studio location;
- Mr. Jay Smith was on the Board at that time and felt that this was a great idea;
- The radio station started plugging in the pieces and here we are at the HDC;
- Proposing to place the 4" antenna on the roof of the Music Hall with two antenna elements space 10' apart that will be very similar to an electrical conduit.
- Chairman Rice asked if the antenna could be placed on the back wall of the Music Hall because the only place you would see it is on the corner of Middle and Congress Street.
- Mr. Stone presented photographs from different locations in town and discovered that the antenna could not be seen except from a view point of the roof top garden area of the Rockingham Condos; however, it does not block the skyline of Portsmouth;
- When looking south, the Verizon tower is visible;

- Mr. John Sullivan, an abutter a the Rockingham Condo Association, stated his unit is very close to the roof top deck and feels there is no way this antenna cannot have guy wires and would rather have the antenna further away than the proposed location because of interference and the view of all the wires on the rooftop;
- Chairman Rice asked the applicant if other locations had been looked at such as the Button Factory:
- Mr. Stone replied when making application to the FCC a latitude and longitude has to be given and they determined the Music Hall was the best place and added this is a use or lose permit and we are extremely hesitant about throwing out permit.
- A Commission member suggested that they talk to the Mr. Sullivan, the abutter at the Rockingham Condo Association about the interference on their radios and TV that may be involved.
- Mr. Stone stated that we will need Board of Adjustment approval to allow a 20' Antenna on the rooftop of the Music Hall where only 10' is allowed before requesting an approval from this Board.

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II. PUBLIC HEARINGS

1) Petition for Huldah Lashar and Helen Steele, owners, and the City of Portsmouth for property located at 3 Gray Street wherein permission is requested to allow work otherwise authorized by the Board of Adjustment to repair to 38' of damaged retaining wall along shore of the Waterfront. If the Board of Adjustment finds that repair shall be made to 10' of the contiguous right of a front lot or the adjacent property is shown on Assessor Plan 102 as Lot 040 and lies within the Waterfront Business and Historic A districts.

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2) Petition for Antonios Tzortzakis, owner, and Robert Cannon, applicant, for property located at 413-415 Islington Street wherein permission is requested to allow new construction to an existing structure (a one-story 165 s.f. addition being 11' x 15' in size and windows to match existing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 33 and lies within the Mixed Residential Business and Historic A districts. This application was tabled at the January 7, 2004 to the reconvened meeting on January 14, 2004.

Let the record reflect that Mr. Golumb stepped down from the application and Mr. Katz sat in.

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

SPEAKING IN FAVOR OF THE APPLICATION

Mr. Cannon, the contractor for the project, presented an elevation drawing of the project to the Commission members to review adding that it will be an 11' x 15' addition to the side of the structure. The chimney will be extended up through the new roof and will be 3' above the peak.

Mr. Katz stated he was concerned about the pitch of the roof affecting this addition.

Vice-Chairman Adams moved the application into a work session; Mr. Becksted seconded and all agreed with a 7 – 0 vote.

The Commission members stated they were not comfortable with the roof configuration and that it would not be within keeping with what is existing. The loss of the gable window is no great loss, and this might extend the chimney up even higher. They also were concerned about the cornice.

Ms. Fineberg made a motion to table the application to a work session/public hearing at the February 4, 2004 meeting; Mr. Becksted seconded and all agreed with a 7 – 0 vote.



III. OTHER BUSINESS

Mr. Katz stated he would like to make improvements to the Historic District Commission Procedures pamphlet because he feels it may change the attitude of property owners coming to the HDC for skylights. The Commission discourages the use of skylights in the district although we do have criteria for them.

Chairman Rice stated the reason for the criteria is because we were sued about not allowing a homeowner to have a skylight. He asked Mr. Katz to draft some language for the procedures pamphlet and if anyone wishes to contribute to the draft to contact Mr. Katz.

The Commission members all agreed that they would like to be involved in this procedure.



III. ADJOURNMENT

The motion was made and seconded to adjourn the meeting and meet at the next scheduled meeting on February 4, 2004 at 7:00 p.m. in the City Council Chambers.

Respectfully submitted,

Joan M. Long
Secretary

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