

**MINUTES OF THE MEETING
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

JUNE 2, 2010

MEMBERS PRESENT: Chairman Sandra Dika; Vice Chairman Richard Katz; Members John Wyckoff, Tracy Kozak, Elena Maltese; City Council Representative Anthony Coviello;

MEMBERS EXCUSED: Alternates Joseph Almeida; George Melchior

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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I. OLD BUSINESS

A. Approval of minutes – April 14, 2010

It was moved, seconded, and passed 5-0 to approve the minutes as presented. City Councilor Coviello abstained from voting.

II. PUBLIC HEARINGS

1. Petition of **GRN Realty Trust, Glenn and Robin Normandeau, trustees, owner**, for property located at **7, 11 and 15 Pickering Avenue**, wherein permission was requested to allow removal of an existing structure (remove portion of fence) and allow a new free standing structure (replace with granite blocks) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 24 and lies within Waterfront Business and Historic A Districts.

SPEAKING TO THE PETITION

Ms. Robin Normandeau, owner of the property was present to speak to the application. She explained that she was starting a bait and tackle shop on the site. A 30 year old stockade fence on the property has now become a safety issue. She explained that backing out of the property was dangerous because of the fence. She felt that removing the fence would be the safest alternative. She planned to landscape the area with concrete blocks and shrubbery which would match what currently existed on the site.

Chairman Dika wondered whether the concrete blocks were within the HDC's purview. Ms. Normandeau stated that they would strive for uniformity with the concrete blocks.

Hearing no questions for the applicant, Chairman Dika asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Ms. Maltese.

Mr. Wyckoff stated that the removal of this particularly onerous fence was appropriate. He added that it was nice to see a bait shop come into the area.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a unanimous (6-0) vote.

2. Petition of **John C. and Jane C. Angelopoulos, owners**, for property located at **36 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace four windows on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 9 and lies within the Central Business B and Historic A Districts.

SPEAKING TO THE PETITION

There was no one present to speak to the application.

DECISION OF THE COMMISSION

Ms. Maltese made a motion to postpone the application to the end of the meeting. The motion was seconded by Ms. Kozak. The motion passed by a unanimous (6-0) vote.

3. Petition of **Dennett M. Page and Hugh E. Jencks Revocable Trust of 2004, owners**, for property located at **25 Hunking Street**, wherein permission was requested to allow removal of an existing structure (remove fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 37 and lies within the General Residence B and Historic A Districts.

SPEAKING TO THE PETITION

There was no one present to speak to the application.

DECISION OF THE COMMISSION

Councilor Coviello made a motion to postpone the application to the end of the meeting. The motion was seconded by Ms. Maltese. The motion passed by a unanimous (6-0) vote.

4. Petition of **Rockingham House Condominium Association, owner**, for property located at **401 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace gutter) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 5 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

Chairman Dika stated that the applicant has requested to postpone the application to the July 7, 2010 meeting.

DECISION OF THE COMMISSION

Councilor Coviello made a motion to postpone the application to the July 7, 2010 meeting. The motion was seconded by Ms. Maltese. The motion passed by a unanimous (6-0) vote.

At this point in the meeting the Commission took a ten minute recess.

5. Petition of **Sean Mahoney, owner**, for property located at **27 Austin Street**, wherein permission was requested to allow renovations to an existing structure (renovations to existing garage), allow new construction to an existing structure (construct new garage) and allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 28 and lies within the Mixed Residential Office and Historic A Districts.

Councilor Coviello stated that he would be recusing himself from the discussion and vote.

SPEAKING TO THE PETITION

Ms. Lisa DeStefano and Ms. Sarah Hourihane of DeStefano Architects were present to speak to the application.

Ms. DeStefano stated that they were before the Commission last month for work session. She said that there were no changes to the project from that meeting but they have layered onto the design by putting in the details and the dimensions.

Ms. DeStefano walked the Commission through the submitted plans. She pointed out that they would be matching all of the eave details, exposure, trim, windows to the existing structure. She pointed out that they would be working with a landscape architect for the courtyard, vegetation around the house and the fencing. Page 7 showed the details of the cupola with a copper roof.

Ms. DeStefano pointed out that they were proposing a larger garage door but it would match the detail of the existing garage door.

Mr. Wyckoff asked if the cupola was functional. Ms. DeStefano said it would be used for venting.

Chairman Dika commented that the Commission had a very thorough work session.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Ms. Maltese made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Mr. Wyckoff. Chairman Dika asked for discussion.

Ms. Maltese stated that most everything was covered in the work session. She added that she felt the addition was respectfully done and it felt like the completion of the design.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a unanimous (5-0) vote.

Chairman Dika took the work sessions out of order because the representatives for 77 South Street had not arrived yet.

III. WORK SESSIONS

B. Work Session requested by **Nicholas Gegas Revocable Trust 2007, Nicholas Gegas, trustee, owner**, for property located at **128 Penhallow Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovations to the front façade). Said property is shown on Assessor Plan 106 as Lot 21 and lies within Central Business B, Historic A, and Downtown Overlay Districts.

- Chairman Dika informed the public that a site walk was held prior to the meeting.
- Mr. Wayne Rawley, architect for the project and Mr. Larry Dukes, contractor, were present to speak to the application.
- Mr. Rawley stated that the Commission commented at the last meeting that they would like one continuous awning on the building. He showed the Commission that change on his plans. Ms. Maltese asked how far out did the awning project. Mr. Rawley answered two feet. Mr. Rawley explained that the reason for the awning was to soften the look of the repaired brick behind it. Vice Chairman Katz pointed out that throughout the City there are many instances where brick has been repaired and it is evident. He added that he would rather see the evidence than an awning covering it up. It was suggested to have the awning just at the main entrance.
- Mr. Rawley stated that it was not their intention do make any changes to the building above the awning.
- There was considerable discussion concerning the small wood structure to the right of the building and how to tie it into the main structure.

- Councilor Coviello said that he thought they needed another work session to gather more information.
- Mr. Rawley stated that he felt the general consensus was that the two buildings remain the way they are with one being brick and one remaining wood.
- Vice Chairman Katz suggested bringing photos of existing storefronts downtown that they would like to emulate.
- Mr. Rawley asked what the Commission thought of painting the lower sections of wood or leaving it mahogany color. Chairman Dika told him the Commission had no purview over color. Ms. Kozak commented that having a clear finish on wood can express a different look than a painted surface.
- Ms. Kozak suggested bringing drawings the next time that introduced lower windows into the basement. She also pointed out that the door to the far right of the building was made smaller sometime over the years. She asked if the door would be returned to its original size. Mr. Rawley said that there would be no alterations done to that door. Ms. Kozak suggested restoring it.
- Mr. Rawley asked what the Commission would think if the wood structure was just to the window sill heights on the first floor. Mr. Wyckoff said that he was uncomfortable with that.
- Mr. Rawley stated that he was struggling with the fact that the second floor has a very colonial look but the first floor has four picture windows. He thought it sounded like what was there already was objectionable. Ms. Kozak said that the piers should relate to what was above.
- Mr. Wyckoff suggested moving over the second story windows over a couple feet. Ms. Maltese said that she it made her nervous to design the building for them.
- Councilor Coviello cautioned the applicant about using brick from other sites because some brick is interior brick and so it would be an inferior brick if used on the exterior. He suggested bring a sample.
- There was considerable discussion on the venting hood and its proposed location.

A. Work Session requested by **Craig W. Welch and Stefany A. Shaheen, owners**, for property located at **77 South Street**, wherein permission was requested to allow new construction to an existing structure (additions) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 102 as Lot 48 and lies within the General Residence B and Historic A Districts.

- Mr. Robert Rodier, architect for the project, Mr. Craig Welch and Ms. Stefany Shaheen, owners of the property were present to speak to the application.
- Mr. Rodier stated that he would like to get the Commission’s impressions of the site walk that took place prior to the meeting. Councilor Coviello said that he appreciated the site walk because he found the project to be much less obstructive as first thought. He said he was okay with the size of the additions. Ms. Kozak stated that she was much less concerned about the various roof lines as they seemed to be the vernacular on the back of the homes on that street. Mr. Wyckoff agreed and said that he originally thought the massing was too much but after the site walk, it was acceptable to him. Vice Chairman Katz commented that he was intrigued when he first saw the design. He pointed out that

there was a lot going on in that area and he felt this was a successful design and would be a nice addition to the neighborhood.

- Mr. Rodier passed out photos of stone work in the South Mill Pond area. He felt they were proceeding in the right direction with the proposal of stone on the carport area. He explained that the stone would be rough textured granite.
- Councilor Coviello asked if the tree would be saved. Mr. Rodier said yes and they would consult with a tree arborist as the project progresses.
- Ms. Kozak commented that the pictures of stone work in the area were very helpful. Ms. Maltese added that the model and the site walk were helpful as well. Councilor Coviello asked if the stone work would go all the way up the piers. Mr. Rodier thought it seemed more powerful in its statement to let the stone become the pier. Mr. Wyckoff pointed out that they were now talking about veneer stones and he felt it would be difficult to match. Mr. Rodier said it would be the face of the stone they would be looking for.
- Mr. Rodier said that he would come back for one more work session to discuss more details.

Chairman Dika asked if representatives for Petition #2 (36 State Street) and Petition #3 (25 Hunking Street) were present to speak to their applications. Seeing no one rise, Ms. Maltese made a motion to postpone the applications to the end of the meeting agenda for June 9, 2010. The motion was seconded by Vice Chairman Katz. The motion passed by a unanimous (6-0) vote.

IV. ADJOURNMENT

At 8:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on July 14, 2010.