

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

CONFERENCE ROOM "A"

7:00 p.m.

**August 18, 2010
reconvened from August 11 & 4, 2010**

MEMBERS PRESENT: Vice Chairman Richard Katz; Members John Wyckoff, Tracy Kozak, Elena Maltese; Alternates Joseph Almeida; George Melchior

MEMBERS EXCUSED: Chairman Sandra Dika; City Council Representative Anthony Coviello

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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In Chairman Dika's absence, Vice Chairman Katz conducted the meeting.

I. OLD BUSINESS

8. Petition of **John A. and Sandra S. Dika, owners**, for property located at **333 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace rear window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 13 and lies within the General Residence B and Historic A Districts. *(This item was postponed at the August 4, 2010 meeting to the August 11, 2010 meeting.)*

SPEAKING TO THE PETITION

Mr. John Dika, owner of the property stated that he would like to replace a rear window in which the seal has been compromised. He said he would like to replace it with a window of the same size but upgrade it to a more appropriate window for the house. He pointed out that only the sash would be replaced and the proposed window would have simulated divided light.

Ms. Kozak asked Mr. Dika if he was just replacing the center portion of the window. Mr. Dika replied yes.

Vice Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise he 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. Kozak. Vice Chairman Katz asked for discussion.

Mr. Wyckoff stated that this was an in kind replacement except that it would have simulated divided light.

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

II. PUBLIC HEARINGS (CONTINUED)

1. Petition of **Margaret M. Newville, owner**, for property located at **104 Gates Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 72 and lies within the General Residence B and Historic A Districts. *(This item was postponed from the August 11, 2010 meeting to the August 18, 2010 meeting.)*

SPEAKING TO THE PETITION

Ms. Margaret Newville, owner o the property was present to speak to the application. She stated that she would like to replace five second story windows. They would be Pella windows and would have a half screen. She added that this would save on her heating bill and she would qualify for a tax credit.

Ms. Maltese asked if these windows would match the other windows in her home. Ms. Newville said no, and pointed out that the other windows were Andersen windows. She added that she liked the half screens that Pella offered.

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

DECISION OF THE COMMISSION

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

Mr. Almeida stated that this application was a good example of something the Commission needed to address. He felt that when they give an approval for windows, they should give the approval for all of the windows in the house.

Hearing no other discussion, Vice Chairman Katz 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 **Elizabeth G. Vestner, owner**, for property located at **206 Northwest Street**, wherein permission was requested to allow demolition of an existing structure (remove existing bulkhead and dock) and allow new construction to an existing structure (rebuild bulkhead with associated rip rap and new dock) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 6 and lies within the General Residence A and Historic A Districts.

SPEAKING TO THE PETITION

Mr. Zach Taylor, project planner for Riverside and Pickering Marine Contractors was present to speak to the application. He stated that the applicant would like to replace the existing timber

bulkhead that has failed. He was proposing to use pressure treated southern yellow pine and explained in detail how it would be constructed. He added that it was a very standard utilitarian style timber bulkhead. The existing dock would be replaced in kind. Mr. Taylor also pointed out that they would like to add rip rap to one section of the shoreline. He said it would not be as excessive as the rip rap on Noble’s Island. They planned to restore any vegetation that was damaged in the process.

Vice Chairman Katz asked if there were any questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise he 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 Ms. Kozak. Vice Chairman Katz asked for discussion.

Ms. Maltese stated that this was a type of dock and other work that has been approved in the past. She added that the using of our waterways is what we do in the City. She felt it was an improvement and would not hinder the Historic District.

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

3. Petition of **Betty Belcher and Matthew Morton Associates, LLC, owner**, for property located at **85 Market Street**, wherein permission was requested to allow new construction to an existing structure (install awnings) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 43 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Ms. Jessie Aikman of Back Channel Canvas was present to speak to the application. She explained the scope of the project and gave details of how the awnings would be mounted and the area that they would cover. She said that the awnings would be retractable and would be black in color with a straight valance.

Ms. Maltese asked if the awning would be just over the windows and not the doorway. Ms. Aikman replied yes.

Ms. Maltese asked if the awnings would be the same length as the Macro Polo awning next door. Ms. Aikman replied yes but added that they would not be as big. Ms. Maltese did not recall an approval for the awning on Macro Polo. Ms. Aikman stated that it has been there for quite a while.

Mr. Almeida asked if the awning would cover the column capitals and the arched glass at the top. It was currently covered up with the Macro Polo awning. He felt it was a pretty special detail. Ms. Aikman explained that they would lose the roundness at the top of the window but would not lose the decorative details at the top.

Ms. Aikman explained that the awnings were retractable and would work with ropes and pulleys. She said when they are retracted in the up position, the arch will be blocked.

Mr. Almeida wondered if the frame was of a galvanized material. Ms. Aikman replied yes.

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

DECISION OF THE COMMISSION

Ms. Kozak made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Mr. Melchior. Vice Chairman Katz asked for discussion.

Ms. Kozak stated that the awnings were in keeping with what was in place currently on Market Street. She pointed out that they would still be retaining the decorative features.

Mr. Wyckoff said that he would support the motion because they were temporary. He said that it was disappointing however to have one of the best examples of building details covered up with canvas. He also thought they should check on the awning at Macro Polo.

Ms. Maltese expressed concern that the wonderful detail elements would be hidden by the awning. She said that interior shades existed and the sun issues could be dealt with internally. She did not think the awning was appropriate to this particular building.

Vice Chairman Katz said that he concurred with Ms. Maltese and Mr. Wyckoff on their reservations with this application. He felt they had to balance that against the fact that retractable awnings are a very important part of the downtown landscape. He said that he would support the application.

Hearing no other discussion, Vice Chairman Katz called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a 5-1 vote with Ms. Maltese voting in opposition.

4. **Petition of 113 Bow Street Condominium Association, owner,** for property located at **113 Bow Street**, wherein permission was requested to allow removal of an existing structure (remove top section of gazebo) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 56 and lies within Central Business A, Historic A, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Gene Fisk, property manager for the condominium association was present to speak to the application. He stated that when Mr. Joe Sawtelle was granted permission to build the building it was agreed to that he would build the gazebo for the general public to view the river area. He said that the condominium association has maintained the structure over the years but are now concerned with the cost and time of maintaining it. Mr. Fisk explained that they have been having trouble with rot. He proposed removing the trellis part of the structure, taking it down to the handrails.

Mr. Almeida stated that he finds it difficult to hear from applicants about their concerns of maintenance. Wooden structures on the waterfront have been there for 250 plus years and, of course, they have to be maintained. He felt it was a weak argument.

Ms. Maltese asked about the metal fences located next to the gazebo. She wondered how they would be handled. Mr. Fisk said the plan was to bring it down to the level of the white fence. Ms. Maltese said that if that was the case, the metal fences would sit about a foot higher than the white fence.

Mr. Wyckoff added that it made for an awkward situation. He felt that a good solution was to make the two front posts taller than the rest of the posts and put caps on them.

Vice Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise he 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 with the following stipulation:

- 1) That the two front columns are cut off at the height of the attached metal railings and are capped.

The motion was seconded by Ms. Kozak. Vice Chairman Katz asked for discussion.

Ms. Maltese stated that when you own something in the Historic District, you take on the cost of maintaining it. She felt that this particular structure was not going to change any value to the Historic District by removing the gazebo top.

Mr. Wyckoff said that he was torn by this proposal. This was suggested twenty years ago when the building was constructed and built as part of a condition by past Commissioners. He pointed out that this was a glorified structure to dress up a fenced area so he did not feel it would be a great loss. He pointed out that no one from the public came to speak against it and if they had, he might have been persuaded to vote against it. But since no one did, he said he would vote in favor of the motion.

Ms. Maltese pointed out that the Planning Department submitted a memo outlining the easement pertaining to the structure.

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

5. Petition of **Nicholas Gegas Revocable Trust 2007, Nicholas Gegas, trustee and owner**, for property located at **128 Penhallow Street**, wherein permission was requested to allow exterior renovations to an existing structure (misc. renovations to front and rear elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106as Lot 21 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Vice Chairman Katz stated for the benefit of the public that the Commission had several work sessions on this project.

Mr. Wayne Rawley, architect for the project and Mr. Larry Dukes, contractor, were present to speak to the application.

Mr. Rawley pointed out the changes that were made as a result of the last work session. He said that the clapboarded annex of the building would be re-clapboarded with a window added on the first floor. The second story windows would be moved and centered on the façade. On the right side of the building, a doorway would be moved to allow a new window in between the two doorways. Mr. Rawley also explained that the awning had been shortened to be placed just over the main entrance. He added that the column details would be done in a dark bronze paint or mahogany.

Ms. Maltese asked if the Commission has ever approved an awning without sides. No one could recall a specific situation.

Mr. Rawley said that he would like to apply rock faced granite to the area below the windows. He explained in detail how that would be accomplished. Ms. Kozak asked if there would be any exposed fasteners. Mr. Dukes replied no and explained how they would achieve that. Mr. Almeida asked what would be seen on the ends. Mr. Rawley said about 3/4" of a joint would be seen.

Mr. Rawley stated that he brought a sample of the true shutter hardware. It was passed to the Commission.

Ms. Kozak asked what the piers at the front entrance would be wrapped with and what the side walls of the interior of the vestibule would look like. Mr. Rawley explained that the door would be recessed in five feet. The side walls were currently a stucco material. He said that they could maintain the stucco or veneer it with mahogany.

Mr. Wyckoff had a concern about the hardware and felt it was not a Portsmouth look. Mr. Dukes said that they could use a simple "S" hardware. It was agreed that the "S" hook would just be applied on the bottom of the window. Mr. Almeida complimented Mr. Rawley and Mr. Dukes for hanging the shutters instead of screwing them onto the face of the building.

Ms. Kozak asked if the new windows would be aluminum clad or wood exterior. Mr. Rawley said that they would be wood.

Mr. Almeida asked about the back side of the building. He commented that it was a very special area back there. Mr. Rawley explained that the majority of the trunk lines are within the buildings. There would be four penetrations that would be placed on the flat roof. He pointed out that it would be difficult to see them from the ground in the alleyway. Mr. Almeida asked if there was a parapet wall. Mr. Rawley replied no. Mr. Almeida stated that not running the venting up the back of the building was a huge improvement.

Vice Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise he 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 with the following stipulations:

- 1) That the shutters will each have only one lower “hold back.”
- 2) That rock faced granite (with no exposed fasteners) will be applied to the second story window sills.

The motion was seconded by Mr. Wyckoff. Vice Chairman Katz asked for discussion.

Ms. Maltese stated that this was exactly what the Commission wanted – someone dealing with a historic building knowing that they are not easy – and understanding that they are difficult and take a lot of money and a lot of work. She added that she appreciated the fact that the applicants listened to the Commission’s comments and incorporated those comments into the final design.

Mr. Wyckoff said that this was a very historic building that was in bad shape. He felt the applicants had done a first class job. He was especially impressed with the basement windows.

Hearing no other discussion, Vice Chairman Katz called for the vote. The motion to grant a Certificate of Appropriateness for the application with the following stipulations as passed by a unanimous (6-0) vote:

- 1) That the shutters will each only have one lower “hold back.”
- 2) That rock faced granite (with no exposed fasteners) will be applied to the second story window sills.

Vice Chairman Katz echoed Ms. Maltese and Mr. Wyckoff’s comments and stated his appreciation for the work and the spirit in which the applicants entered into the application. He said he was looking forward to the finished product.

6. Petition of **Thirty Maplewood Avenue, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (new trim, eave band, windows, skylight, storefront, awnings, and lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within Central Business B, Historic A, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Vice Chairman Katz informed the public that this application had a number of work session.

Ms. Jennifer Ramsey of Somma Studios was present to speak to the application. She presented a rendering of the corner of the building showing the proposed restaurant area. The rendering showed the lighting and much of the details of the building. She brought a sample of the skylight material that would be placed on the roof over the internal pedestrian area. Ms. Ramsey explained that they would be applying a new eave band, a parapet wall, installing new windows, and new awnings. She added that the windows that would be closed in would be replaced with a closed shutter detail. She also explained the pedestrian flow of the building and pointed out that the proposed restaurant would have two floors.

Mr. Almeida asked if the hardscape features shown in the plans were part of this proposal. Ms. Ramsey replied no and said they would have to come back for that. She pointed out however; that the lighting shown on the hardscape features were part of this proposal.

Mr. Almeida asked about the location of mechanical units. Ms. Ramsey explained that currently, the mechanicals were at ground level and a chain link fence surrounded them. She said that as they move forward, they will look to put anything on the roof that they can. She told the Commission the roof mechanicals would be concealed by the parapet wall. Ms. Ramsey explained that they would replace the existing chain link fence with a wood fence.

At this point in the public hearing, Ms. Ramsey reviewed the specification sheets with the Commission.

Mr. Almeida expressed concern about the lighting and how it would look. He stated the importance of the quality of light – warm vs. cold blue. Ms. Ramsey explained she was continuing to work toward that end. He also pointed out that the quality of lighting was important since there were a large quantity of fixtures. Ms. Ramsey said that there would be no exposed conduit. A considerable discussion ensued regarding the proposed lighting and locations.

Vice Chairman Katz commented that the proposed skylight had its own architectural aesthetic. He thought it might add some interest. Ms. Maltese agreed. Mr. Almeida asked Ms. Ramsey what the color the skylight would be. Ms. Ramsey said it would be a charcoal color. She said that the tallest point of the skylight would be eight feet. It would not be very visible except from possibly The Hill and the third floor of the Port Walk building.

Ms. Ramsey stated that the windows would be Eagle and a Nano system would be installed as well. Mr. Almeida asked if the bottom track would be flush with the floor. Ms. Ramsey replied yes. Ms. Ramsey also pointed out that there would be some casement and awning windows, and a French door system. Ms. Maltese asked Ms. Ramsey if she would come back for approval of the door hardware. Ms. Ramsey said that she could although she did not ever recall coming back in the past.

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

DECISION OF THE COMMISSION

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

Mr. Almeida commented that any detail that they could possibly have a question about had been answered. He felt this was one of the most exciting things that could happen to this building. He said it was a very well designed and presented project.

Ms. Maltese stated that although enthusiasm was not within her purview, she was very enthused with the project. She added that she was surprised that no one from the public was here to speak to it given the size and scope of the project.

Vice Chairman Katz echoed Ms. Maltese’s comments.

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

7. Petition of **Gunter Seelhof, owner**, for property located at **379 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 4 as lies within the Central Business B and Historic A Districts.

SPEAKING TO THE PETITION

Mr. John Irish, representing the applicant was present to speak to the application. He had a computer presentation prepared for the Commission but ran into complications with the equipment.

Mr. Irish stated the project involved replacing approximately 47 windows on a very historic building. He said that they were proposing Marvin aluminum clad windows and explained in detail how they would be installed. He added that the windows would have a 6 over 6 light pattern.

Mr. Almeida commented that this was a very special building because of its prominent location so they were looking at a museum quality restoration. He said the goal should be to see no exterior changes to the sashes. Mr. Irish brought a mock up of the proposed window and showed it to the Commission.

There was considerable discussion concerning how the windows would fit into the existing openings.

Mr. Wyckoff asked if the screens would be full or half size. Mr. Irish said the windows would have a full screen. Mr. Wyckoff stated that a full screen covers all of the window details. He thought half screens would be more appropriate.

Mr. Paul Koontz, assisting Mr. Irish, stated that the window was available with a half screen.

Mr. Irish pointed out that there are problems with internal screens, most specifically bugs.

Mr. Almeida asked about the palladium window over the front entrance. Mr. Irish said that the Marvin company would make an identical window to replace it.

Ms. Kozak asked about the approval received a couple of years ago to replace the clapboards with a new composite material. Mr. Irish explained that the applicant chose not to do that and instead used a product call Palmerex which was a coating that protects the wood for 25 years.

Vice Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise he 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 with the following stipulation:

- 1) That Marvin aluminum clad windows with half screens will be installed.

The motion was seconded by Mr. Almeida. Vice Chairman Katz asked for discussion.

Mr. Wyckoff stated that the applicant will make a good effort to close the gaps. He felt the windows were appropriate for the building.

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

Ms. Maltese recused herself from Work Session A and left the meeting.

III. WORK SESSIONS

A. Work Session requested by **Alison L. and Christopher J. Pyott, owners**, for property located at **774 Middle Street, Unit 4**, wherein permission was requested to allow new construction to an existing structure (construct rear addition, misc. renovations). Said property is shown on Assessor Plan 153 as Lot 9-4 and lies within General Residence A and Historic A Districts.

- Ms. Alison Pyott and Mr. Chris Pyott, owners of the property were present to speak to the application. They stated that they have been before the Commission several times over the years and most recently, they had been before them in January to discuss an addition to the rear of their carriage house.
- Ms. Pyott explained that they would like to add on with a foundation, first floor and second floor addition.
- Mr. Almeida asked how the plan has changed since the last time they were before the Commission. Ms. Pyott explained that they added the shed dormer and the farmer’s porch. She pointed out that some of the window layouts were different and the entry way to the basement was different.
- Vice Chairman Katz commented that the structure was invisible to traffic. Mr. Wyckoff disagreed and pointed out that it can be seen from Aldrich Road. Ms. Pyott added that in the winter months, the structure can be seen.
- Mr. Almeida commented that he thought that what they were proposing was very appropriate to the structure. He said that he did not like the high window that was up in the gable. Ms. Pyott said that beyond that window was a bathroom and she agreed that it was awkward.
- Mr. Wyckoff said that he liked the barn door that was hanging from the hardware. He added that unfortunately the only people who would see it would be the neighbor.
- Ms. Kozak asked if it was possible to align the heads of the windows to the tops of the doors on the back deck. Ms. Pyott stated that was an area that they were still working on.
- Ms. Kozak also suggested aligning the two skylights on the left elevation to the openings below them.
- Mr. Wyckoff asked if they were planning to put casings around the windows. Ms. Pyott stated that they do not currently have trim around the windows but understood that it was preferable.
- Mr. Pyott pointed out that they can only access the basement from the outside.

- Mr. Almeida explained that some Commission members were missing so they might get other comments from them. He added that they would need details of the railing around the deck. Window and door specifications would need to be submitted also.

V. ADJOURNMENT

At 9:10 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 October 13, 2010.