

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**September 8, 2010
reconvened from September 1, 2010**

MEMBERS PRESENT: Chairman Sandra Dika; Vice Chairman Richard Katz; Members John Wyckoff, Tracy Kozak, Alternate Joseph Almeida, George Melchior

MEMBERS EXCUSED: City Council Representative Anthony Coviello; Elena Maltese

ALSO PRESENT: Rick Taintor, Planning Director

I. OLD BUSINESS

A. Approval of minutes – July 14, 2010

It was moved, seconded, and passed unanimously (6-0) to approve the minutes as presented.

B. Petition of **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 (construct additions with associated misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 48 and lies within the General Residence B and Historic Districts. *(This item was postponed at the September 1, 2010 meeting to the September 8, 2010 meeting for a work session/public hearing.)*

WORK SESSION

- Mr. Robert Rodier was present to speak to the application. He passed out additional material to the Commission which showed the details requested from last week's meeting. He provided information on the garage doors, the railing system, the columns, the planter, the storage door and the dimensions of trim work. There was detailed discussion concerning these items.

At the end of the discussion, Mr. Wyckoff made a motion to move into a public hearing. The motion was seconded by Mr. Almeida. The motion passed by a unanimous (6-0) vote.

SPEAKING TO THE PETITION

Mr. Rodier stated that he was submitting Addendum #1 to support his original submissions.

Chairman Dika asked if anyone from the public wished to speak to, for, or against the application.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. Nicholas Johnson of Franklin Street stated that he was not speaking in favor or against the application. He pointed out that this area has been developed considerably over the past decade. Some of the old houses have been expanded considerably as well. He felt it seemed congested. Mr. Johnson said that this addition could not be seen from the front of the house at all; however, the back could be seen from across the Mill Pond. He said that this becomes the view for those people and he wanted the Commission to take that into consideration when reviewing the application. He also wanted to make sure the addition fell within the proper ratio of lot size and setbacks.

Chairman Dika asked if anyone else 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. Almeida made a motion to grant a Certificate of Appropriateness for the application as presented with the following stipulation:

- 1) That the approval includes the submitted plans dated 09/08/10.

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

Mr. Almeida stated that it was a very thorough application of which the Commission was quite familiar with. He thanked Mr. Johnson for speaking to the application. He pointed out that the Commission considers pond views very important also. He also thanked Mr. Rodier for providing the requested detail.

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

- 1) That the approval includes the submitted plans dated 09/08/10.

II. WORK SESSION

1. Discussion on miscellaneous topics pertaining to the review criteria and process

Chairman Dika stated that from time to time the Commission accumulates various issues that need to be discussed but full agendas as of late have not allowed them the time to do so. She said that tonight's work session was to begin to discuss some of those issues.

Mr. Rick Taintor was present to participate in the work session. Mr. Almeida asked if members of the public could participate. Ms. Kozak thought it would be a good idea and suggested opening the floor up for public comment after the conclusion of each topic.

The following topics were discussed:

- Appropriateness vs. historic preservation
- Inconsistencies in decision making
- Buildings in the Northern Tier
- Appropriateness of stockade fences
- Guidelines vs. prohibited items
- Exterior attachments - signs, meters, mechanical equipment, fire escapes, antennas, satellite dishes, shutters, awnings, access keypads
- Landscaping and hardscaping
- Planning Board representative on the HDC
- Purview of the Commission concerning sidewalks, lampposts, etc. on public property
- Possible HDC representation in the site review process
- Neglect of historic buildings

Ms. Lisa DeStefano of DeStefano Architects spoke as a member of the public to the issues of appropriateness vs. historic preservation, prohibited items, fire escapes, and mechanical equipment.

III. ADJOURNMENT

At 9:30 p.m., a motion was made, seconded, and passed unanimously to adjourn meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on November 10, 2010.