

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

April 6, 2011

MEMBERS PRESENT: Chairman Sandra Dika; Vice Chairman Richard Katz; Members John Wyckoff, Elena (Maltese) Whittaker; City Council Representative Anthony Coviello; Planning Board Representative William Gladhill; Alternate Joseph Almeida, Alternate George Melchior

MEMBERS EXCUSED: Tracy Kozak

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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I. OLD BUSINESS

A. Approval of minutes – March 2, 2011

It was moved, seconded, and passed (6-0) to approve the minutes as presented. Ms. Whitaker abstained from voting.

II. PUBLIC HEARINGS

1. Petition of **KRS Realty, LLC, owner, and Attrezzi, applicant**, for property located at **78 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (install lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 36 and lies with the Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

There was no one present to speak to the application.

DECISION OF THE COMMISSION

Ms. Whittaker made a motion to postpone the application to the end of the meeting. The motion was seconded by Mr. Wyckoff. The motion passed by a unanimous (7-0) vote.

2. Petition of **David A. and Catherine A. Anderson, owners**, for property located at **394 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 63 and lies within the General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. David Anderson, owner of the property was present to speak to the application. He stated that he was proposing to replace eleven windows with Marvin clad windows. He pointed out one change to the application and that was to keep the windows on the sides of the house a nine over six pattern.

Mr. Wyckoff asked if they were replacement windows where the casings would remain intact. Mr. Anderson replied yes, that was his understanding.

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. Whittaker made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Mr. Almeida. Chairman Dika asked for discussion.

Ms. Whittaker stated that the application was a common one. All of the realities the Commission asks for when replacing windows were submitted and it was a very thorough presentation.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

3. Petition of **355 Pleasant Street, LLC, owner**, for property located at **337 Pleasant Street**, wherein permission was requested to allow new free standing structures (install two HVAC condensers with associated fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 62 and lies within the General Residence B and Historic Districts.

Ms. Whittaker stated that she would be recusing herself from the discussion and vote.

SPEAKING TO THE PETITION

Ms. Anne Whitney, architect for the project was present to speak to the application. She stated that they were proposing to install two HVAC units with a fence enclosure. She explained that there would be a gate for access. She also explained that she worked the design around the

existing windows. Councilor Coviello had additional questions concerning the placement of the units around those windows.

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

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

Mr. Almeida stated that he appreciated the fact that Ms. Whitney worked to avoid the basement windows. He felt the fence was appropriate for the neighborhood and he added that the project was progressing beautifully.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

4. Petition of **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission was request to allow a new free standing structure (construct retaining walls) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

Councilor Coviello stated that he would be recusing himself from the discussion and vote of the two 30 Maplewood Avenue applications.

SPEAKING TO THE PETITION

Ms. Jennifer Ramsey, representing the applicant was present to speak to the application. Ms. Ramsey stated that page 3 of the packet showed the retaining walls in sections as they relate to the sidewalks. She pointed out that a cut sheet of the proposed stone was included in the packets. The stone walls would be on the corner of Maplewood Avenue and Hanover Street and the corner of Hanover Street and Bridge Street.

Mr. Wyckoff asked if this was a stone veneer. Ms. Ramsey said that it was a composite stone. She added that the sample shown on the cut sheet was the color they were going for. The stone walls would be capped.

Mr. Almeida asked if the intent was to have the installation appear to look like a dry layed wall. Ms. Ramsey replied yes, there would be no mortar. Mr. Almeida asked if the pattern would be random. Ms. Ramsey replied yes.

Mr. Wyckoff commented that the Pennsylvania cut face stone was appropriate.

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

Mr. Wyckoff made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Ms. Whittaker. There was no discussion.

The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

5. Petition of **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission was request to allow new construction to an existing structure (construct one story rear addition with roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Ms. Ramsey stated that the proposal was to place a one story addition on the back of the building. The chosen design was a board and batten structure with a brick base. The board and batten would have a stained weathered look and the shutters would be made of cypress wood. She pointed out that the second floor would have a railing system because there would be condominiums on the second floor. Ms. Ramsey also pointed out the barn door which would serve as a second means of egress. The light fixtures would match what was previously approved and the building would have the same closed window details.

Mr. Wyckoff asked about the trim, the posts, and the cornice. Ms. Ramsey said they would all be black and would match what was previously approved.

Mr. Almeida asked about the underside of the roof deck. Ms. Ramsey said that they would be matching what was previously approved. Mr. Almeida also pointed out that he did not see a gutter over the entrance. Ms. Ramsey explained that they were proposing an internal drain system.

Mr. Wyckoff asked what color the wood siding would turn to over a period of time. Ms. Ramsey said they would be staining the wood to get the weathered look. Mr. Wyckoff voiced his concern over types of woods that weather to a black finish because of mold. Ms. Ramsey explained that they chose cypress wood because it would take well to staining and would show a good grain.

Mr. Almeida asked if the window casings would be a similar species of wood. Ms. Ramsey replied yes. Mr. Almeida said that he would not like to see an aluminum drip cap. Ms. Ramsey said that copper would be preferred.

There was detailed discussion concerning the detail surrounding the roof deck.

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

Mr. Almeida made a motion to grant a Certificate of Approval for the application as presented with the following stipulation:

- 1) That where cypress siding is employed, a copper drip cap will be used on the window and door casings.

The motion was seconded by Mr. Gladhill. Chairman Dika asked for discussion.

Mr. Wyckoff stated that he was not in favor of this design when it came to the Commission for a work session but he felt the architect would do a good job of keeping the structure from looking dark and dreary.

Vice Chairman Katz said that both options that were presented at the work session were appropriate so when that is the case, Vice Chairman Katz said that he liked to defer to the judgment of the applicant. He added that he was looking forward to its completion.

Mr. Almeida applauded the applicant for using quality materials.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented with the following stipulation passed by a unanimous (7-0) vote:

- 1) That were cypress siding is employed, a copper drip cap will be used on the window and door casings.

6. Petition of **Martha Fuller Clark Revocable Trust, Martha Fuller Clark, owner and trustee**, for property located at **534 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 16 and lies within the Mixed Residential Office and Historic Districts.

SPEAKING TO THE PETITION

Mr. Bob Cook of Adapt Design was present to speak to the application. He stated that the building was part of a complex built in 1864. This particular building was the carriage house and he was proposing a series of improvements and upgrades to it.

Mr. Cook explained that they would like to replace the single door with two double doors. They would also like to replace all windows, add additional windows, and reconfigure some of the existing ones. They would also be updating the asphalt roof. Mr. Cook also told the Commission that the entire structure would be re-pointed and where brick was being removed, it would be used in other areas.

Mr. Almeida asked if the small cluster of buildings around the carriage house were of all the same material and related to one another. Mr. Cook said that they were all brick and were of the same quality and details.

Mr. Wyckoff asked about the doors. Mr. Cook explained that they were patio doors with four panes of glass, designed to let light into the lobby space. Mr. Wyckoff commented that he had never seen window style muntins on a full glass door. Ms. Whittaker pointed out that the Commission approved a similar situation at the Four Restaurant on Penhallow Street.

Ms. Whittaker asked if the complex was on any register. Mr. Cook stated that he was not aware of any. Ms. Whittaker commented that it was a very thorough package and she appreciated it.

Mr. Almeida stated that he did not find any spec sheets for the doors. Mr. Cook said the information was in the packet but that they would be Pella Architectural series patio doors. Mr. Almeida asked if the doors would be recessed back. Mr. Cook replied yes, they would be centered and set back about 3-4 inches within the arch.

Mr. Gladhill asked what the current material on the roof was. Mr. Cook said that it was currently diamond shaped asphalt shingles. Chairman Dika pointed out that the application indicated that maybe some slate would be used. Mr. Cook said yes, if the project were to come in on budget, they may use slate on the mansard on the front of the building.

Chairman Dika asked if the chimney would be removed. Mr. Cook replied yes and explained that it was not needed and was not original to the building. Chairman Dika asked if any of the windows were original. Mr. Cook replied no.

At this point in the meeting, there was considerable discussion concerning the roof and possible materials such as asphalt, slate, and simulated slate.

Mr. Almeida asked about flashing and whether it would be aluminum or copper. Mr. Cook said it could be copper or it could be a metal that looks like copper.

Mr. Cook added that he would like to propose two small skylights, 2'3" x 2'3" in dimension, on the south elevation. Mr. Almeida pointed out that it was a difficult elevation to see. He also asked Mr. Cook if he could assure him that the skylights would not be wider than the windows

below them and that they would line up with the windows below. Mr. Cook assured the Commission that he would follow those guidelines.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Ms. Martha Fuller Clark, owner of the property and resident of 152 Middle Street spoke to the project. She stated that they were very pleased with the proposal that came before them and felt that it respected the underlying integrity of the building. She explained that it was her understanding that the house was built as a wedding present for the two daughters of Mr. Parrott. She thanked the architect for putting time into the project and pointed out that the building has had no investment in it in over 50 years and so it was time.

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

Ms. Whittaker made a motion to grant a Certificate of Approval for the application as presented with the following amendment:

- 1) That two Velux skylights may be installed on the south elevation. Additionally, the skylights must align with and be smaller than the windows directly below them.

The motion was seconded by Councilor Coviello. Chairman Dika asked for discussion.

Ms. Whittaker stated that the application was a perfect example of the melding of economic vitality and historic preservation.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented with the following amendment passed by a unanimous (7-0) vote:

- 1) That two Velux skylights may be installed on the south elevation. Additionally, the skylights must align with and be smaller than the windows directly below them.

7. Petition of **JEDA Revocable Trust, Darle Macfadyen and Jeffrey Paolini, owners and trustees**, for property located at **272-274 New Castle Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (replace and reconfigure misc. windows and doors) and allow a new free standing structure (install shed) as per plans on file in

the Planning Department. Said property is shown on Assessor Plan 207 as Lot 37 and lies within the Single Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Jamie Paolini, representing the owner, was present to speak to the application. He stated that he was proposing to reposition some doors and windows. He then proceeded to guide the Commission through the submitted plans.

Mr. Almeida asked if the siding would remain. Mr. Paolini explained that they already received approval from the HDC to replace the siding, trim, windows, and roof. He added that they would also like to install a shed at the back of the property.

Mr. Wyckoff asked if the proposed windows were replacement windows. Mr. Paolini replied yes and added that they would be Andersen Woodright two over two double hung windows. Councilor Coviello asked various questions concerning the placement of certain windows.

Chairman Dika asked Mr. Paolini if he knew how old the house was. Mr. Paolini replied that he thought it was 200 years old and that the addition was 100 years old.

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

Mr. Wyckoff made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Councilor Coviello. Chairman Dika asked for discussion.

Mr. Wyckoff stated that the proposal would not affect the neighboring properties. He felt the doors and windows were appropriately styled for that type of house.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

Prior to the start of the work sessions, Chairman Dika asked for a motion to postpone Petition #1, KRS Realty, LLC, 78 Market Street application.

Mr. Almeida made a motion to postpone Petition #1 to the May 4, 2011 meeting. The motion was seconded by Councilor Coviello. The motion passed by a unanimous (7-0) vote.

Councilor Coviello and Ms. Whittaker left the meeting at this point.

III. WORK SESSIONS

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission was requested to allow new construction to an existing structure (renovate and enlarge existing pavilion structure, consolidate three seasonal structures into one structure). Said property is shown on Assessor Plan 104 as Lot 1 and lies within the Municipal and Historic Districts.

- Mr. Steve McHenry of McHenry Architecture and Ms. Eileen Dugan, chairman of the building committee of the Prescott Park Arts Festival were present to speak to the application.
- Mr. McHenry stated that they were before the Commission this evening to show how the proposed buildings would sit on the site. He then guided the Commission through the plan packet. He explained that the point of the design was to enlarge and create better experiences for the restrooms and food service in the pavilion building. The auxiliary building would combine three uses into one building.
- Mr. McHenry showed photos of the site with the proposed buildings Photoshopped in place.
- Pages A7 and A8 showed rendered views that had been upgraded since the last work session. He pointed out that the Prescott Park trustees have endorsed the design.
- Ms. Dugan stated that they have a concern with vandalism so they have to take that into consideration with the design. She added that they were looking into security cameras.
- Mr. Almeida said that that he was pleased to see the renderings with the windows open on the buildings.
- Mr. Wyckoff commented that he did not have a problem with the warehouse look for the auxiliary building.
- Chairman Dika commented that the public hoped that the auxiliary structure would not look like a clam hut and she was pleased that the design was very utilitarian.
- Ms. Dugan stated that they would like to move forward with the auxiliary building but the pavilion building was about a year and half off.

B. Work Session requested by **R and L Enterprises, owner**, for property located at **53 Bow Street**, wherein permission is requested to allow new construction to an existing structure (install awnings over exterior decks). Said property is shown on Assessor Plan 106 as Lot 51 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

- Mr. Steve McHenry of McHenry Architecture and Mr. Mike Labrie, owner of the property were present to speak to the application.
- Mr. McHenry stated that they were seeking the Commission’s opinion on the idea of putting two retractable awnings over the outdoor decks.
- Mr. McHenry guided the Commission through the plans. He pointed out that they were proposing blue colored awnings and there would be no advertising on them.

- Mr. Labrie commented that they would like to go with a state-of-the-art product because the use would be extensive. He added that cost would not be a factor but instead they wanted to find the best functioning system.
- Mr. Almeida stated that he liked the idea. Vice Chairman Katz added that he did not have a problem with it. Mr. Almeida asked if they would be using lights. Mr. McHenry said that it was a possibility. Mr. Labrie said that he would prefer to use smaller lights. Mr. McHenry added that they would address the light situation prior to the next meeting.

C. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct 4 and 5 stories high). Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

Request To Postpone

Mr. Wyckoff made a motion to postpone the application to the May 4, 2011 meeting. The motion was seconded by Mr. Gladhill. The motion passed by a unanimous (6-0) vote.

D. Work Session requested by **JEDA Revocable Trust 2010, Darle Macfadyen and Jeffrey Paolini, owners and trustees**, for property located at **272-274 New Castle Avenue**, wherein permission was requested to allow new construction to an existing structure (replace porch). Said property is shown on Assessor Plan 207 as Lot 37 and lies within the Single Residence B and Historic Districts.

- Ms. Darle Macfadyen and Mr. Jamie Paolini, owners for the property were present to speak to the application.
- Ms. Macfadyen stated that she would like to change the direction of the existing porch, enclose it, and add an exterior door. The size of the porch was currently 8’x16’. The new porch would have the same dimensions. Mr. Paolini pointed out that by turning the porch, it would allow for a couple parking spaces in front.
- Mr. Almeida commented that when they come back to the Commission for a public hearing, they would need very detailed plans. Vice Chairman Katz agreed with Mr. Almeida and added that it was very doable.
- Ms. Macfadyen stated that they are currently working on other aspects of the house such as replacing the siding. She said she would like to remove the porch for better access and noted that if she removed it, she would lose the current footprint of the porch.
- Mr. Clum pointed out that once the porch was rotated, there was probably a side lot set back issue which would require going to the Board of Adjustment. He pointed out that on the grandfathering of the porch; it is lost once it is taken down. At this point in the meeting, there was considerable discussion regarding how best to deal with the situation given the grandfathering and set back issues.
- Mr. Clum explained that the applicant should receive Board of Adjustment approval prior to going to the Historic District Commission.

- Mr. Almeida reiterated that the Commission would need to see a high level of detail and trim, how the porch intersects with the existing building, window sills and casing.

In other business, Chairman Dika stated that a proposal came before the Parking Commission for a downtown advocate. She explained that the proposal was not put forth by the City but by a separate group. She said that the proposal would be heard by the Economic Development Commission at their meeting on the first Friday in May. She said that she thought the Commission might want to see the proposal in case something like this was adopted, then they might have an idea of how it might impact the decisions made by the HDC and also how they might interface with a person in that position.

She also presented the Commission with the February 1999 Northern Tier Feasibility Study. She pointed out that the Commission currently oversees that area even though it is a blank slate right now. She added that there was constant discussion in the Planning Department as to whether that oversight should be removed from the HDC. She encouraged the Commissioners to review the document so that a discussion could be had in the near future.

III. ADJOURNMENT

At 9:15 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 May 4, 2011.