

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**June 6, 2012
reconvened on June 13, 2012**

MEMBERS PRESENT: Chairman Richard Katz; Vice Chairman Joseph Almeida; Members John Wyckoff, Tracy Kozak, City Council Representative Jack D. Thorsen; Planning Department Representative William Gladhill; Alternate George Melchior, Dan Rawling

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Planning Consultant

I. OLD BUSINESS

1. Approval of minutes – March 7, 2012

It was moved, seconded, and passed unanimously (7-0) to approve the minutes as presented.

Approval of minutes – March 14, 2012

It was moved, seconded, and passed unanimously (7-0) to approve the minutes as presented.

Approval of minutes – April 4, 2012

It was moved, seconded, and passed unanimously (7-0) to approve the minutes as presented.

2. Petition of **Norman T. Ohr, Jr. and Jane A. Ohr, owners**, for property located at **69 New Castle Avenue**, wherein permission was requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 49 and lies within General Residence B and Historic Districts. *(This item was postponed at the May 9, 2012 meeting to the June 6, 2012 meeting.)*

SPEAKING TO THE PETITION

Mr. Norman Ohr, owner of the property was present to speak to the application. He stated that when he was before the Commission a couple months ago, the Commission had questions about how the lines would run from the condensing unit up the side of the house. He gave the

Commission a new hand out that showed how the lines would be run and that the lines would be covered with a slim duct cover. It would be white in color to match the house and there would be no horizontal run from the lines.

Mr. Wyckoff commented that the proposal was keeping the run very low profile and he thanked the applicant for making the extra effort to minimize the visibility of the run.

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 Approval for the application as presented. The motion was seconded by Mr. Melchior. Chairman Katz asked for discussion.

Mr. Almeida stated that the applicant had provided the information that the Commission requested and that the run would be successfully tucked against the corner board.

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

II. NEW BUSINESS

A. Request for a one year extension of the Certificate of Approval for 28 South Street granted on July 13, 2011 – requested by Theodore M. Stiles and Joan Boyd

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to grant a one year extension of the Certificate of Approval. The motion was seconded by Mr. Almeida. The motion passed by a unanimous (7-0) vote.

B. Request for a one year extension of the Certificate of Approval for 118 Pleasant Street granted on July 6, 2011 – requested by Lord House, LLC

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to grant a one year extension of the Certificate of Approval. The motion was seconded by Mr. Almeida. The motion passed by a unanimous (7-0) vote.

III. PUBLIC HEARINGS

1. Petition of **Gilman Anderson and Winifred Amature, owners**, for property located at **129 State 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 107 as Lot 47 and lies with the Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Ms. Lisa DeStefano of DeStefano Architects was present to speak to the application. She stated that an electrical permit was recently applied for to install lighting and she was told that the lighting would require HDC review. She explained that some of the lights had already been installed and showed the Commission photos of those lights. She also pointed out on the submitted photographs where the rest of the lights would be located. She said they were gas lantern lights but the owners would have the ability to turn them on and off.

Mr. Wyckoff complimented Ms. DeStefano and the owners for their choice of the gas lighting.

Ms. DeStefano informed the Commission that this was the first time in her eighteen years of coming before the Commission that she had to do so for residential lighting. She said that it has represented a hardship for her client to have to come back before the Commission. She added that if this was going to be the new standard, then she would present lighting at the same time that she presented the overall project.

Mr. Cracknell stated that currently, the ordinance does not exempt exterior lighting. He said he could not tell her why lighting had been excluded in the past because it was an integral part of a design. He explained that going forward; the Commission must follow the requirements of the ordinance or take steps to exempt exterior lighting from HDC review.

Mr. Almeida recalled reviewing other applications for lighting, especially on State Street. Ms. DeStefano said that the Commission has reviewed lighting on commercial projects but not for residential projects.

Mr. Gladhill asked if all of the lights would be copper or would some of them be a dark brass. Ms. DeStefano confirmed that the finish on some of the fixtures was a dark brass.

Councilor Thorsen commented that this was an issue that should be resolved and he asked that the HDC or the Planning Board put some language together for the City Council to consider in the very near future. Mr. Almeida mentioned that the Commission was doing just that, they were assembling a list of possible exemptions and this could be one of them.

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 Approval for the application as presented. The motion was seconded by Mr. Gladhill. Chairman Katz asked for discussion.

Mr. Almeida stated that the fixtures were very appropriate and the true gas lantern added to the value of the design.

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

2. Petition of **Rebecca L. and Michael J. Bernier, owners**, for property located at **33 Northwest 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 141 as Lot 27 and lies within General Residence A and Historic Districts.

SPEAKING TO THE PETITION

Ms. Nicole Bernier, owner of the property was present to speak to the application. She stated that they would like to replace all of the windows in the home. She said that they have finished their barn project a couple years ago and would now like to upgrade the house.

Mr. Gladhill asked if the windows would be the same windows as what was approved for the barn. Ms. Bernier replied no and said that they were upgrading the ones for the home. She added that they were proposing that all windows would be 2/2.

Mr. Wyckoff asked if the interior grills on the windows were removable. Ms. Bernier replied no. Mr. Wyckoff asked if the windows were the Andersen 400 series windows or the 400 Woodwright series windows. Ms. Bernier said that there were a couple windows that would be the Woodwright series but the rest would be the 400 series.

Ms. Kozak asked if the windows were wood or clad with aluminum or a fibrex material. Ms. Bernier said she believed that they were clad but was not sure whether they were clad with aluminum or the fibrex material. Mr. Wyckoff stated that the frame was aluminum and the windows were the fibrex material.

Ms. Kozak pointed out that the application was missing information. Mr. Melchior agreed and reminded the Commission that this has been the topic of recent conversation. He said that they also needed details on how the sash was going to be installed.

Chairman Katz asked the Commission if they felt they needed more information. Mr. Wyckoff replied no. Mr. Melchior asked Ms. Bernier if she had explored restoration of the windows. Ms. Bernier replied no and said that was something that they did not want to do.

Ms. Kozak said that she felt she knew the window well enough but she thought they needed to be fair and ask for the same information that other applicants submit. Mr. Melchior added that they would also need information about the trim surrounding the windows.

DECISION OF THE COMMISSION

Ms. Kozak made a motion to postpone the application to the June 13, 2012 meeting. The motion was seconded by Mr. Melchior. Chairman Katz asked for discussion.

Councilor Thorsen commented that when homeowners work on their own properties they cannot present the same sorts of information that a contractor could present. He wanted the Commission to be flexible enough to accept information that was readily available to a homeowner who was doing their own work.

Hearing no other discussion, Chairman Katz called for the vote. The motion to postpone the application to the June 13, 2012 meeting passed by a unanimous (7-0) vote.

3. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission was requested to allow new construction to an existing structure (rebuild dormer, extend rear entry room) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. John Merkle of TMS Architects was present to speak to the application. He stated that he was before the Commission two months ago and received approval for a pair of dormers. He explained that he was before them again to receive approval to replace the other pair of dormers in exactly the same configuration as the approved pair.

Mr. Wyckoff commented that he felt they did not have sufficient information with this applicant because they did not have window specification sheets. He felt that if they had to hold this applicant to the same standards as the previous applicant. Mr. Almeida thought that since they approved the same window two months ago with this applicant, he thought that was sufficient.

Mr. Merkle also proposed extending a bumpout in the rear of the structure to construct a mudroom addition. It would be extended by 12 feet. The windows would be Marvin Ultimate double hung windows.

Mr. Almeida asked if clapboard was considered between the two windows on the mudroom addition. He wondered about mulling the windows together. Ms. Kozak commented that she thought either way was appropriate. Mr. Gladhill and Mr. Melchior agreed. Mr. Wyckoff stated that he would like to see them mulled together. Mr. Merkle said that he would rather see the evidence of what was there. It was then agreed to leave the windows as shown on the plans.

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 Approval for the application as presented. The motion was seconded by Mr. Almeida. Chairman Katz asked for discussion.

Mr. Wyckoff felt that the extension of the mudroom was appropriate and that the copper roof made a lot of sense.

Hearing no other discussion, Chairman Katz 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 **Peter G. Morin Trust, Peter G. Morin, trustee and owner**, for property located at **49 Pickering Street**, wherein permission was requested to allow a new free standing structure (install A/C condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 6 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Gladhill disclosed to the Commission that when he visited the site earlier in the day he had discussion with the property owner. He said that the owner clarified the location of unit for him but that no opinions were offered by Mr. Gladhill.

Mr. Peter Morin, owner of the property, stated that he wanted to amend his application to propose a larger condensing unit. He explained that by going with the larger size, it would eliminate the need to have ductwork running up the side of the house. He also pointed out the proposed location on the submitted plans.

Mr. Almeida asked Mr. Morin how he was able to achieve running the duct internally. Mr. Morin explained the process in detail and Mr. Almeida pointed out that this was proof that it was possible to run this type of duct internally. He added that it was a huge improvement to the application.

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 Approval for the application as presented with the following stipulation:

- 1) That all conduits shall be located internally versus the “slim duct” system shown in the application.

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

Mr. Almeida stated that this was a minimal application and was very tastefully done.

Hearing no other discussion, Chairman Katz 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 all conduits shall be located internally versus the “slim duct” system shown in the application.

5. Petition of **Esther’s Marina, LLC, owner**, for property located at **41 Pickering Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (raise height of bait house with associated repairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 25 and lies within Waterfront Business and Historic Districts.

SPEAKING TO THE PETITION

Mr. Jeff Greene, representing the applicant was present to speak to the application. He stated that the bait house currently sits on a slab that was in a few different pieces and was not level. He said that he would like to raise up the bait house about 15 inches so that a proper floor could be put in place. It would also help to keep it out the water when there are storm surges.

Mr. Wyckoff asked how the one or two courses of shingles would be added at the bottom of the bait house. Mr. Greene said that he had not worked that out yet but the bottom would be an azek skirt. Mr. Wyckoff said that it was a difficult situation. Mr. Greene also told the Commission that he was proposing to remove the little bumpout on the side and replace it in kind.

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.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. Peter Morin of 49 Pickering Street, an abutter spoke in favor of the application. He stated that when the area floods, the shed gets flooded as well. He felt it would be an improvement to raise it up to eliminate the flooding scenarios.

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. Kozak. Chairman Katz asked for discussion.

Mr. Wyckoff said that it was an appropriate building on the waterfront and in the historic district. He felt that lifting it up would help with the flooding. He said that the addition of the shingles would be difficult but over time, they would blend in with the rest of the shingles.

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

6. Petition of **Jessica Realty, LLC, owner**, for property located at **64 Market Street**, wherein permission was requested to allow new construction to an existing structure (add steel supports to awning, install portable heaters) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 35 and lies within Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Paul Sorli, owner of the property was present to speak to the application. He stated that he would like to install some hanging heaters. It would require the adding of ribs to the awning to support the weight of the new heaters. This would allow him to get rid of the old mushroom heaters that he was currently using.

Mr. Gladhill asked how far down the new heaters would hang down. Mr. Sorli said that they should not fall below the line of the awning.

Chairman Katz asked if the units would be permanent or seasonal. Mr. Sorli said they would be seasonal.

Councilor Thorsen commented that he did see any change to the aesthetic appearance of the awning.

Mr. Rawling asked what color the units would be. Mr. Sorli said they would be black.

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 Approval for the application as presented. The motion was seconded by Mr. Melchior. Chairman Katz asked for discussion.

Ms. Kozak stated that she thought the public would be hard pressed to notice any of the changes. It was a very minimal request.

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

7. Petition of **51 Islington Street, LLC, and Arthur E. and Joan T. Jones, owners**, for property located at 51 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (remove two windows, replace with French doors, add exterior light fixture) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 33 and lies within Central Business B and Historic Districts.

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to postpone the application to the June 13, 2012 meeting. The motion was seconded by Mr. Gladhill. The motion passed by a unanimous (7-0) vote.

8. Petition of **Christopher Lemerise, owner**, for property located at **36 Market Street, Unit C, (9 Ladd Street)**, wherein permission was requested to allow new construction to an existing structure (install French door and iron railing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29-3 and lies within Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Christopher Lemerise, owner of the condominium unit and Mr. Tyler Jackson, owner of Haven Hill Builders were present to speak to the application. Mr. Jackson said that they would like to get more light into the condominium unit by adding a French door with a railing to the Ladd Street side of the building.

Mr. Gladhill asked what the distance was from the proposed door to the existing windows. Mr. Jackson thought it was about 16 inches. Mr. Gladhill did not think the drawing was to scale.

Mr. Wyckoff asked if the height of the door would interfere with the horizontal triple course of bricks. Mr. Jackson said that the door was a 6'8" door and it would not come close to the brick coursing. He said he planned to put a header in.

Mr. Wyckoff asked if the opening would be cut or would the bricks be removed. Mr. Jackson said that they would try to remove as many whole bricks as possible and put in a header above. Mr. Wyckoff asked how the sides would be finished in the new opening. Mr. Jackson said that he would prefer to have wood trim around the doorway. He added that the mason would turn the brick and make a woven corner around each side of the door.

Mr. Almeida said that his initial concern with the application was cutting into a historic and significant building. He said that he was trying to keep an open mind but he felt they needed a

better understanding of the project before they allowed them to cut into the building. He added that he would like to know more about the mortar. Mr. Jackson said that there was already miss matched brick on the building but that the mason was very skilled at mixing mortar and could supply color samples.

Mr. Melchior said that he would like to better understand the thickness of the walls and the floor beams because whatever was done here would be irreversible. Mr. Jackson told Mr. Melchior that the thickness of the wall was two courses of brick.

Mr. Almeida felt they needed more information. He wondered about the plain iron railing and suggested attaching it to the trim of the door. He also asked what door they were proposing. Mr. Lemerise said that they supplied a couple of options but in the end, they thought the Commission would want the door material to match the window material. Mr. Jackson added that they would not be opposed to using a wood door.

Chairman Katz asked the Commission if they had reservations about making this kind of change to the building. Mr. Melchior and Mr. Wyckoff said that they were reserving their opinion for now but that they were not dead set against it. Mr. Gladhill and Mr. Almeida said they were leaning against it. Councilor Thorsen said that he needed to wrap his head around it since it was a big change to the building. Ms. Kozak thought the opening was too big but she said that an opening in that location could work. Mr. Rawling said that he had trouble with the size of the opening and the fact that it was a historic elevation. He added that it was too significant of a change. Chairman Katz felt it would be a tough row to hoe because of the symmetry to the building. He suggested the applicant ask for a work session to further discuss the project. Mr. Lemerise said that he was open to a work session.

DECISION OF THE COMMISSION

Mr. Almeida made a motion to postpone the application to a work session at the July 11, 2012 meeting. The motion was seconded by Mr. Wyckoff. The motion passed by a unanimous (7-0) vote.

9. Petition of **Elizabeth B. Larsen, owner**, for property located at **668 Middle Street**, wherein permission was requested to allow new construction to an existing structure (construct rear egress stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 18 and lies within General Residence A and Historic Districts.

SPEAKING TO THE PETITION

Mr. Paul Burke of Classic Building and Design Co., representing the owner, was present to speak to the application. He stated that the insurance company had requested that egress stairs be installed on the home that contained three apartments. He said that he had designed a balcony porch that was four feet wide and would hang on three big timber braces. He added that he had positioned the stairs on the right side of the house where it was heavily landscaped and would be shielded from view.

Mr. Gladhill commented that he was comfortable with the egress being a window and not a door. Mr. Burke said that designing it this way did not require changing out a window.

Mr. Wyckoff asked if the brackets would be made as drawn. Mr. Burke said yes, they would be made of western red cedar. Mr. Almeida felt the design was tastefully done.

Mr. Rawling stated that he felt the detailing on the stairs needed a lot of work. He commented that all of the parts seemed to be just separate parts. Mr. Burke pointed out that he was trying to apply some practicality to the design.

Mr. Melchior felt it was an aesthetic difference and he was fine with it. He commented that it would be nice to minimize the view of the stringers that would be seen underneath. Mr. Wyckoff agreed but said he would support it.

Mr. Almeida stated that he thought it was very appropriate and felt that the structure would be very difficult to see. Mr. Gladhill and Ms. Kozak both said they would support it.

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 Approval for the application as presented. The motion was seconded by Mr. Melchior. There was no discussion.

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

10. Petition of **Houston Holdings, LLC, owner**, for property located at **653 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove garage door replace with entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 164 as Lot 5 and lies within the Business and Historic Districts.

SPEAKING TO THE PETITION

Mr. Josh Pierce, general manager of Papa Wheelies was present to speak to the application. Chairman Katz informed the Commission that the work had already been done.

Mr. Pierce explained that they changed the garage door to a double swinging entrance door that currently leads into the service area of the bike shop. He said that the building was built in 1955 and was a concrete block structure. He also pointed out that the exterior lighting shown in the

submitted photos was installed in 2008 when the building went through some major exterior renovations.

Mr. Wyckoff recalled a work session a while back where an addition on the building was proposed.

Mr. Almeida stated that he felt what was done to the building was appropriate and pointed out that there was no context to follow with this building.

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 Approval for the application as presented with the following stipulation:

- 1) That approval includes the relocation of the exterior lights as shown on the submitted plan.

The motion was seconded by Mr. Wyckoff. There was no discussion.

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 approval includes the relocation of the exterior lights as shown on the submitted plan.

In other business, it was announced that the next work session on exemptions would be prior to next week's meeting at 6:30 p.m.

There was discussion concerning what submission materials were needed for window replacement applications and communicating that to the applicants.

IV. ADJOURNMENT

At 8:45 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 August 1, 2012.