

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

August 1, 2012

MEMBERS PRESENT: Chairman Richard Katz; Vice Chairman Joseph Almeida; Members John Wyckoff, Tracy Kozak, Elena Whittaker; City Council Representative Esther Kennedy; Planning Department Representative William Gladhill; Alternate Dan Rawling

MEMBERS EXCUSED: Alternate George Melchior

ALSO PRESENT: Nicholas Cracknell, Planning Consultant

From 6:30 – 7:00 p.m., a work session was held to discuss possible HDC exemptions. The purpose of the work session was to finalize a list of exemptions that clarified current practices and to possibly add new exemptions such as condensing units, generators, and wall and ground equipment to the list. The goal was to forward the list on to the City Council for their review and final vote.

Mr. Wyckoff and Ms. Kozak arrived toward the end of the work session. At 7:00 p.m., Chairman Katz called the regular meeting to order.

I. OLD BUSINESS

A. Approval of minutes – May 30, 2012

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

Approval of minutes – June 6, 2012

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

II. PUBLIC HEARINGS

1. Petition of **34 Hunking, LLC, owner**, for property located at **34 Hunking Street**, wherein permission was requested to allow exterior renovations to an existing structure (complete exterior renovation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 9 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Kyle Engle, owner of the property was present to speak to the application. He reminded the Commission that he was before them last month for a work session. He then proceeded to explain in detail the scope of the work which included removing and replacing the siding, trim, windows, doors, door surround and front steps. He was also proposing to install bishop chimney caps and lighting. The side shed addition would be removed permanently.

Mr. Engle stated that Andersen windows and Hinkley Cape Cod series lighting would be used and that the gutters would be boxed in with wood.

Ms. Kozak commented that it was a very complete application.

There was discussion concerning the size of the panes of glass in the windows and the size of the corner boards.

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. Wyckoff. Chairman Katz asked for discussion.

Mr. Almeida stated that the earlier work session was a very useful tool in the success of the application. He felt that everything proposed was appropriate and would be a great improvement to the street.

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 **Lawrence M. Brewer, owner**, for property located at **37 South School 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 101 as Lot 72 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Chad Callihan, representing the property owner was present to speak to the application. He stated that the owner was proposing to replace his windows with Marvin aluminum clad windows.

Mr. Almeida asked if he had considered a narrower spacer bar and muntin. Mr. Callihan explained that he was just trying to match what existed currently. There was discussion among

the Commissioners as to what was an appropriate size for the style of home. It was determined that a narrower spacer bar and muntin was more appropriate. Mr. Wyckoff asked if the applicant was amendable to a 5/8 inch spacer and muntin. Mr. Callihan replied yes.

Mr. Almeida asked what the color of the windows would be. Mr. Callihan replied ebony.

Mr. Callihan explained that the addition on the house had much larger windows than the original portion of the house. He asked if the spacer and muntin size should be the same as the rest of the house. Mr. Almeida did not think the addition was as important since it was on the back of the house.

There was also discussion about filling any gaps around the windows with caulking or wood trim.

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 with the following stipulations:

- 1) That a 5/8" spacer bar and muntins shall be used on the front and side windows of the house. The rear windows may match the existing window design.
- 2) That the window sash glass shall be in the same plane as the existing window sash glass.
- 3) That any gap between the replacement window and the trim and casing shall be either caulked or trimmed.

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

Mr. Almeida stated that the Marvin windows were a good replacement; however, the Commission had a lot of work to do with regard to window applications.

Mr. Wyckoff added that they were good windows and that they would have to let the professionals make the decisions when installing them.

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

- 1) That a 5/8" spacer bar and muntins shall be used on the front and side windows of the house. The rear windows may match the existing window design.
- 2) That the window sash glass shall be in the same plane as the existing window sash glass.

- 3) That any gap between the replacement window and the trim and casing shall be either caulked or trimmed.

III. WORK SESSIONS

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 (changes to a previously approved addition) and allow exterior renovations to an existing structure (changes to a previously approved). Said property is shown on Assessor's Plan 116 as Lot 48 and lies within General Residence B and Historic Districts. *(This item was postponed at the July 18, 2012 meeting to the August 1, 2012 meeting.)*

Withdrawn

This item was withdrawn from consideration by the applicant.

B. Work Session requested by **Edmund C. Tarbell, owner**, and **Shawn Donovan, applicant**, for property located at **75 & 77 Court Street**, wherein permission was requested to allow demolition of an existing structure (demolish carport). Said property is shown on Assessor Plan 116 as Lot 20 and lies within Mixed Residential Office and Historic Districts.

- Mr. Shawn Donovan, representing the applicant was present to speak to the application. He stated that the owner would like to demolish the carport which was probably built in the 1920's or 1930's and replace it with a historically appropriate fence.
- Mr. Wyckoff thought that the proposal made sense.
- Chairman Katz told Mr. Donovan that he would need fence specifications for the public hearing. Mr. Almeida asked if it would be an all wood fence. Mr. Donovan replied yes and added that it would probably have a cap with some detailed columns. He asked if the Commission would be open to using a composite material for the posts. Mr. Almeida stated that certainly an all wood fence would be the best bet but composite materials have been approved for certain situations. Mr. Donovan said he would probably use cedar fencing with caps and posts.

C. Work Session requested by **Lawrence P. McManus and Mary Elizabeth Herbert, owners**, and **David Lovelace, applicant**, for property located at **40 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace window with a door, install granite steps). Said property is shown on Assessor Plan 107 as Lot 81 and lies within Central Business B, Historic, and Downtown Overlay Districts.

- Mr. David Lovelace, owner of the Portsmouth Book and Bar which is currently leasing space in the building was present to speak to the application. He stated that they were doing some substantial work on the interior and were also looking to install a door on the State Street side of the building to access outdoor seating. He presented old photographs of the building which showed that a door originally existed in the proposed location. He

said he would also like to replace the granite steps as close to the original configuration as possible and that they would mirror the front steps. The new door would be custom built to match the doors on the front of the building.

- There was considerable discussion about the proposed door. Ms. Kozak said it would not be necessary to have shop drawings if they were planning to replicate the front door. Just a good photo of the front door was necessary.
- Mr. Lovelace pointed out that the existing fence would need to be closed in on the Church Street side so they would match the new fence to the existing fence.
- Mr. Wyckoff commented that it was a great project. He asked if there would be any ventilation systems installed. Mr. Lovelace replied no and explained that there was an existing type 2 hood that was venting out the roof of the addition for the Thai restaurant but that they would not be installing anything.
- Mr. Almeida encouraged the use of the existing holes when hanging signs. Mr. Cracknell said that the signage did not need to come before the Commission but that the lighting for the signage did.
- Mr. Lovelace told the Commission that he would be moving ahead soon with the lighting and signage but the door and steps would be addressed in the spring.

D. Petition of **Mara K. Khavari, Suzanne M. Brown, and A.T. Michael MacDonald, owners**, for property located at **46 Mark Street**, ~~wherein~~ was requested to allow demolition of an existing structure ~~(with a permit)~~. Said property is shown on Assessor Plan 116 as Lot 52 and lies within Mixed Residential Office and Historic Districts.

This application was withdrawn at the applicant's request.

IV. WORK SESSION/PUBLIC HEARING

3. Petition of **Parade Office, LLC, owner**, for property located at **195 Hanover Street**, wherein permission was requested to allow amendments to a previously approved design (misc. changes to various building elevations, crosswalks, and landscaping) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the July 18, 2012 meeting to a work session/public hearing at the August 1, 2012 meeting.)*

WORK SESSION

- Ms. Lisa DeStefano of DeStefano Architects, Mr. Matt Worth of Pro Con, Inc., and Mr. Jeffrey Johnston of Cathartes Private Investments were present to speak to the application. Ms. DeStefano stated that the team met after the last presentation and has made changes in response to the discussion from that presentation. She pointed out that they have made some adjustments to the parapets on the corner of Maplewood Avenue and Hanover Street. She then proceeded to guide the Commission through the submitted plans.
- Mr. Almeida asked if the material proposed for this building was similar to the green material that was used on the residential building because he felt it was a successful look.

Ms. DeStefano said that the upper material on the proposed building would be the same material but the lower three floors would be brick.

- There was discussion about the dumpster location and where pickup and deliveries would take place. Mr. Johnston explained that they would have a roll up door and that no pickups or deliveries would happen on the street.
- Councilor Kennedy asked the height of the building. Ms. DeStefano stated that the height had been previously approved. Councilor Kennedy expressed concern that they would not be able to see the church steeple when coming into town on Maplewood Avenue so she encouraged them to try to keep the building as compact as possible.
- Mr. Wyckoff and Mr. Almeida expressed their disappointment with the design change of the originally approved porte cochere. Mr. Wyckoff asked if the doors above the porte cochere were to be painted green or were they copper. Ms. DeStefano said that they would be painted green to match the copper. Mr. Almeida asked why the big change to the porte cochere. Mr. Wyckoff thought it was an economy move. Ms. DeStefano said that the majority of the change had to do with supporting the structure.
- Ms. Kozak said that she liked the earlier version better but she said that in her opinion, this was the back of the building. She was pleased that Maplewood Avenue was being filled in. Mr. Rawling agreed and said he would rather see them spend the money on other parts of the building. Mr. Wyckoff agreed with Ms. DeStefano about having to support the structure and backed off of his original comments. Mr. Gladhill said it was not a deal breaker for him. Mr. Almeida stated that the original design served as an anchor to the building and added that it broke up the long flat plane. Now with the new design, he felt it was simply serving as an infill between the two buildings. Ms. Kozak, Mr. Gladhill, and Mr. Wyckoff agreed. Councilor Kennedy also agreed and added that it needed some pizzazz.
- Chairman Katz polled the Commission about the porte cochere. All of the Commissioners, with the exception of Councilor Kennedy and Mr. Almeida were okay with the new change. There was more detailed discussion concerning this element.
- Ms. DeStefano said that she would make some adjustments to the design that maintained the simplified, pure, and light look before going into the public hearing.
- Ms. DeStefano pointed out that page 3 showed a three foot taller cornice on the corner of the building. Ms. Kozak felt it was a good change as something was needed on that corner. Councilor Kennedy asked how tall the building would be with the change to the cornice. Ms. DeStefano said that she did not have the exact figure but it met the requirements of the City. There was considerable discussion concerning the height of the building.
- Councilor Kennedy stated that the City attorney indicated that the HDC had purview over height. Mr. Almeida reminded the Commission that they asked the applicant to make sections of the building taller than the rest of the cornices.
- Discussion shifted to the Maplewood Avenue elevation. Mr. Almeida stated that he felt it was a successful elevation. He commented that the single awning looked a little weak. Mr. Wyckoff agreed but said that he disagreed with the choice of color on the top of the building. He thought a darker color would be better. Ms. DeStefano displayed the color board of the building.
- Mr. Almeida stated that he was disappointed to see a metal storefront. Ms. DeStefano pointed out that there was a granite base to off set it.

- Mr. Rawling asked about the mechanical systems. Ms. DeStefano said that they would be back for approval of the mechanical equipment. She added they have pulled staircases and elevators back into the inside corners of the building.
- Mr. Wyckoff asked how the residential units are heated. Mr. Johnston explained that they had used individual units in the existing residential building but they have not finalized the plans for this building yet. Mr. Wyckoff stated his discontent with the look of the individual units on the Residence Hotel. Ms. DeStefano said that the proposed hotel would have the individual vents but the residences would not.

At this point in the meeting, Mr. Almeida made a motion to move from the work session into the public hearing. The motion was seconded by Mr. Gladhill. The motion passed by a unanimous (7-0) vote.

SPEAKING TO THE PETITION

Ms. DeStefano stated that she would like to make the following amendments to the applications as a result of the previous work session:

- 1) The color of the material on the 5th floor of Façade 7 shall be changed to Sherwin Williams, #6061Tambark.
- 2) That the project shall maintain the 2nd and 3rd floor façade above the porte cochere as originally approved and the original canopy will be pulled in to match the projection shown on the revised canopy in size and detail.

Mr. Almeida commented that he felt the change to the porte cochere was an excellent suggestion.

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 with the following stipulations:

- 1) The color of the material on the 5th floor of Façade 7 shall be changed to Sherwin Williams, #6061Tambark.
- 2) That the project shall maintain the 2nd and 3rd floor façade above the porte cochere as originally approved and the original canopy will be pulled in to match the projection shown on the revised canopy in size and detail.

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

Mr. Wyckoff stated that this was the largest project that the Commission has every reviewed. He felt the applicant had done an amazing job in bringing these building to the City appropriately sized and styled.

Councilor Kennedy said that she was uncomfortable voting for it until she found out the exact height of the building which would not be known until the end of the month. She added that the community wants applicants to stay within the rules. She felt the improvements made tonight were significant.

Ms. Kozak commented that she thought the project would have a positive impact in the downtown. She felt it supported Portsmouth’s sense of place. It was well detailed and well composed. She did not think it read as one large building. Lastly, she felt the project was defining Maplewood Avenue which has been lost for a long time.

Mr. Almeida stated that he has been a big supporter of the project and he wanted to make sure the Commission was thorough. He added that he felt confident the building met the City’s height requirement.

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 stipulations passed by a vote of 6-1 with Councilor Kennedy voting in opposition:

- 1) The color of the material on the 5th floor of Façade 7 shall be changed to Sherwin Williams, #6061Tambark.
- 2) That the project shall maintain the 2nd and 3rd floor façade above the porte cochere as originally approved and the original canopy will be pulled in to match the projection shown on the revised canopy in size and detail.

WORK SESSION CONTINUED

Chairman Katz reconvened the 6:30 p.m. work session to continue discussion on HDC exemptions. Discussion focused on the replacement of a single window, storm window, or door, ground-mounted mechanical or electrical equipment, satellite dishes, electric meters, flag poles, new or replacement piers, chimney caps and bishop pots.

Mr. Cracknell stated that he would make the necessary adjustments to the document and get a draft to them tomorrow for their final approval.

Councilor Kennedy made a motion to send the twenty three exemption items to the City Council, pending final draft approval. The motion was seconded by Mr. Almeida. There was no discussion. The motion passed by a unanimous (7-0) vote.

It was agreed that the HDC Rules and Procedures and the requirements for work sessions would be the Commission’s next topics to be discussed at a date in the near future.

In additional business, there was discussion about the 161 Gates Street outdoor shed/kitchen project that recently received approval. Also, it had been brought to the attention of the Planning Department, that a 6" x 6" post had been installed to hold a large flat screen TV and the neighbors were upset about it. He told the Commission that the TV would be coming to the HDC for review.

V. ADJOURNMENT

At 10:15 p.m., it was moved, seconded, and passed to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on December 5, 2012.