

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**July 1, 2015  
to be reconvened on July 15, 2015**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; Members John Wyckoff, Reagan Ruedig, Vincent Lombardi; Alternate Richard Shea

**MEMBERS EXCUSED:** Dan Rawling, City Council Representative Esther Kennedy

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

**I. APPROVAL OF MINUTES**

1. January 28, 2015
2. June 3, 2015

*Mr. Wyckoff made a motion to **approve** the January 28 and June 3, 2015 minutes. Mr. Lombardi seconded the motion. The motion **passed** unanimously with all in favor, 6-0.*

**II. ADMINISTRATIVE APPROVALS**

- A. 456 Middle Street
- B. 7 Portwalk Place
- C. 18 Mt. Vernon Street
- D. 35 Mark Street

Mr. Cracknell briefly explained each Administrative Approval petition and recommended that Item B, 7 Portwalk Place, be pulled to discuss the plaque and the door substitution.

*Vice-Chair Gladhill made a motion to **remove** Petition B for an individual item to be discussed under the secondary approval. Ms. Ruedig seconded the motion. The motion **passed** unanimously with all in favor, 6-0.*

*Ms. Ruedig made a motion to **grant** a Certificate of Approval for Petitions A, C, and D, and Mr. Shea seconded the motion. The motion **passed** unanimously with all in favor, 6-0.*

### **B. 7 Portwalk Place**

The applicant Mr. Tim Levine of Old Harbor LLC representing the owners showed the Commission a color photo of plaque and described it. He stated that the doors were originally part of the storefront system and was approved as aluminum.

Mr. Wyckoff asked whether the door handles could be placed on the wooden doors, and Mr. Levine agreed. Ms. Reagan said that the aluminum doors were fine for a metal storefront. Mr. Wyckoff said the Commission had approved the quality upgrade to wood and he felt that they should stick with it. Vice-Chair Gladhill agreed. Mr. Shea felt that aluminum would be fine because it would look the same as wood. Chairman Almeida said that he recalled the Commission discussing a custom mahogany door so as to further humanize Maplewood Avenue but wasn't sure. Vice-Chair Gladhill suggested checking the records to verify it. Mr. Lombardi said he preferred a wooden door because it would be a nicer appearance for the building.

*Ms. Ruedig made a motion to **continue** the petition to the July 15, 2015 meeting so that the records could be checked. Vice-Chair Gladhill seconded the motion. The motion **passed** unanimously with all in favor, 6-0.*

### **III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

Vice-Chair Gladhill requested that each item be considered individually with the exception of Item #1, which they then approved.

1. Petition of **Zoe Copenhaver Daboul and Michael Edward Daboul, owners**, for property located at **53 Humphreys Court**, 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 39 and lies within the General Residence B and Historic Districts.

*Ms. Ruedig made a motion to **grant** the Certificate of Approval for the application as presented. Vice-Chair Gladhill seconded the motion. The motion **passed** unanimously with all in favor, 6-0.*

2. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street**, wherein permission was requested to allow amendments to a previously approved design (misc. changes to doors/windows, add screens to all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The architect Ms. Jennifer Ramsey of SOMMA Studios representing the applicant stated that the dormer and window/door assembly couldn't be produced by the manufacturer, so she wanted to eliminate Sheet #2, which was the approval for full screens and the dormer.

Vice-Chair Gladhill asked why there were no half screens and whether the full screens could be internal. Ms. Ramsey replied that half screens gave a muddled look on the exterior and that the full screens could not be internal because they were cost-prohibitive and took up too much space. Mr. Wyckoff noted that the Commission had previously said that the landmark building had to maintain the highest level of standards, so he felt that the aluminum screens were inappropriate. Ms. Ramsey said she would provide a sample. Mr. Shea said he preferred to see a half screen and suggested that the windows be single hung instead of double hung. Ms. Ramsey replied that they could do a half screen but would have to stay on the outside of the building. Ms. Ruedig thought it was preferable to see the glass and the muntins and to have the texture.

There was no public comment.

*Vice-Chair Gladhill made a motion to **grant** the Certificate of Approval as presented for the change in the door with the following stipulation:*

- 1) That the dormer options shown on Sheet 2 have been removed from the application.*
- 2) That a half screen shall be used in the "invisible" product line and color to match the window finish.*

*Ms. Ruedig seconded the motion. The motion **passed** unanimously with all in favor, 6-0.*

3. Petition of **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission was requested to allow amendments to a previously approved design (add skylight, locate condensers on roof, replace window with door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The architect Ms. Jennifer Ramsey of SOMMA Studios representing the applicant was present. Mr. Cracknell noted that there were a few missing items that Ms. Ramsey had agreed to amend, and Ms. Ramsey said she would submit them the following day. Mr. Wyckoff asked what covered the two condensers, and Ms. Ramsey said it was a plastic cover. Chairman Almeida asked about the surrounding screen, and Ms. Ramsey replied that the deck had been built earlier that day. Mr. Wyckoff asked if there would be new illustrations, and Ms. Ramsey said that the revised site plan would show all the mechanical systems. Mr. Wyckoff thought the shutters were supposed to be Alaskan cedar, and Ms. Ramsey said they were stained to look weathered. Chairman Almeida said he didn't care for the way the deck was thrown against the building and felt it was a poor decision made by the contractor. Ms. Ramsey said that they would move it if necessary. Ms. Ruedig asked how visible the fence would be, and Ms. Ramsey said it would be tall enough so that the mechanical systems wouldn't be seen. Ms. Reagan said she preferred that it go through an opening rather than the brick and suggested that it be painted.

Vice-Chair Gladhill suggested postponing that part of the application until they had more detail. Mr. Wyckoff asked why there was a 2-story condenser table, and Ms. Ramsey said that the piece of equipment had to sit over the two below it.

There was no public comment.

*Vice-Chair Gladhill made a motion to **grant** the Certificate of Approval for the application as presented, with the following stipulation:*

- 1) That the items listed on Sheet 3 shall be removed from the application until additional information is submitted and reviewed.*

*Mr. Wyckoff seconded the motion.*

Mr. Wyckoff said the Commission normally required details about mechanicals, and he felt that Ms. Ramsey had to submit a drawing showing the locations. Chairman Almeida added that the new application should cover everything on Sheet 3.

*The motion **passed** unanimously with all in favor, 6-0.*

4. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission was requested to allow amendments to a previously approved design (revisions to railings, paving, rooftop appurtenances, minor façade elements, add fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

The architect Ms. Carla Goodnight of CJ Architects representing the applicant was present. Vice-Chair Gladhill asked whether the two black boxes on each side of the balcony were lights or vents, and Ms. Goodnight said they were lights. Mr. Lombardi asked whether there was a ramp of just stairs on Sheet 2.1, and Ms. Goodnight replied that there was a ramp on the side.

There was no public comment.

*Vice-Chair Gladhill made a motion to **grant** the Certificate of Approval for the application as presented, and Mr. Shea seconded. The motion **passed** unanimously with all in favor, 6-0.*

5. Petition of Wenberry Associates, LLC, owner, and Zachary Gregg, applicant, for property located at 15 Congress Street (also known as 155 Fleet Street) wherein permission was requested to allow exterior renovations to an existing structure (replace and add windows, reconfigure misc. windows on second floor on High Street elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 12 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The applicant Mr. Zac Gregg was present to speak to the petition. Vice-Chair Gladhill asked whether the grills would be external on the other windows to match the existing ones, and Mr. Gregg stated that they would be identical windows.

*Vice-Chair Gladhill made a motion to **approve** the Certificate of Approval for the application as presented, and Ms. Ruedig seconded. The motion **passed** unanimously with all in favor, 6-0.*

6. Petition of **Portsmouth Historical Society, owner**, for property located at **43 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (add trim to rake, add gutter to rear façade, relocate utilities panel) as per plans on file in the

Planning Department. Said property is shown on Assessor Plan 116 as Lot 2 and lies within the Civic, Historic, and Downtown Overlay Districts.

Ms. Ruedig recused herself.

Ms. Reagan Ruedig, Chair of the Buildings and Grounds Committee, was present to speak to the application. Chairman Almeida noted that the rake board extended and came to an untraditional point and asked whether that detail could be replicated on the other side. Ms. Ruedig replied that the detail was taken from the opposite side of the building, noting that the image on Page 3 showed both ends of the rake boards hacked off. Mr. Wyckoff said that as long as the other side was replicated, he was fine with it. Ms. Ruedig suggested a stipulation about the rake board being cut off. Vice-Chair Gladhill asked if the gutter was aluminum, and Ms. Ruedig replied that it was the same painted aluminum that was approved for the main house. Chairman Almeida noted that the shadow board looked awkward at 4 inches off. Ms. Ruedig said she didn't think the drawing was correct because she knew it extended all the way.

There was no public comment.

*Vice-Chair Gladhill made a motion to **approve** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1) That the rake board, shown on Page 4, shall be cut off below the gutter and the shadow board and trim shall extend to the edge of the rake board.*

*Mr. Wyckoff seconded the motion. The motion **passed** unanimously with all in favor, 5-0.*

#### **IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)**

7. Petition of **White Revocable Trust of 2013, owner, David E. and Kristen E. White, trustees**, for property located at **127 New Castle Avenue**, wherein permission was requested to allow new construction to an existing structure (construct two dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 54 and lies within the General Residence B and Historic Districts.

#### **SPEAKING TO THE PETITION**

Ms. Jennifer Ramsey of SOMMA Studios and owner Mr. David White were present to speak to the petition. Ms. Ramsey reviewed the package.

Mr. Wyckoff noted that there was 1'1" space between the roof and the windowsill on the west dormer, and Ms. Ramsey said it was the trim board. Mr. Wyckoff said it looked awkward and asked whether the east elevation was the same, and Ms. Ramsey said it became part of the fascia board on the main eave. Mr. Wyckoff noted the 9" trim board with no other casing and said he thought the trim would be minimized, and Ms. Ramsey said the taller windows seemed awkward. Ms. Ruedig asked if the standing seam roof was true, and Ms. Ramsey agreed. Chairman Almeida said they had to consider the thickness of the wall.

**SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

**DECISION OF THE COMMISSION**

*Ms. Ruedig made a motion to **approve** the Certificate of Approval for the application as presented, and Mr. Shea seconded.*

Ms. Ruedig stated that it was a new addition to an apartment house and that the applicant did a good job of making it complement what had already been put there yet making it a noticeably modern addition. She felt that it was consistent with itself as well as surrounding properties, and was consistent with the Historic District. Vice-Chair Gladhill stated that he would not approve it because it was a modern addition with modern dormers and did not complement the architectural and historic character of the south end. Mr. Wyckoff agreed and said he felt the dormers were fine but was uncomfortable with the lack of siding and the immense boards that were left.

*The motion **passed** by a vote of 4-2 with Vice-Chair Gladhill and Mr. Wyckoff voting opposed.*

8. Petition of **Ruth R. and William A. Faribault, owners**, for property located at **35 Park Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace roof, replace shakes on dormer with clapboard siding, replace trim on dormer with composite material, remove and replace windows on second floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 45 and lies within the General Residence A and Historic Districts.

**SPEAKING TO THE PETITION**

The owners Ms. Ruth Faribault and Mr. William Faribault and the contractor Mr. David McNicholas were present to speak to the petition. Ms. Faribault stated that it was a straightforward application and that they wanted to make the house more energy efficient.

Vice-Chair Gladhill about the mullions, and Mr. McNicholas said they were internal, divided light inside the glass, with internal grills. Vice-Chair Gladhill asked whether the original windows were wood, and Mr. McNicholas agreed. Mr. Wyckoff said the Commission normally did not approve vinyl windows and suggested that the applicant make exterior muntins by cutting pieces of Azek with a beveled edge and putting double-sided tape over the internal grids. Ms. Ruedig thought it was a valid point because of the change to the materials of the dormer, and she also suggested using clapboards rather than shingles to keep the 1950s look.

**SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

**DECISION OF THE COMMISSION**

*Mr. Wyckoff made a motion to **approve** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1) That an exterior muntin (3/4" wide to match internal grill with a beveled edge) shall be added to the replacement windows and shall be applied with commercial grade two-sided tape.*

*Mr. Lombardi seconded the motion. The motion **passed** unanimously with all in favor, 6-0.*

9. Petition of **William T. and Annelise Ellison, owners**, for property located at **687 Middle Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage) and allow a new free standing structure (construct new garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 34 and lies within the General Residence B and Historic Districts.

### **SPEAKING TO THE PETITION**

The owner Mr. William Ellison noted that they had originally asked for 2/2 windows but wasn't sure how it ended up. He stated that the windows were Andersen 400 series windows and that the exterior door was Andersen.

Vice-Chair Gladhill stated that there were no cut sheets for the windows and doors and felt that there should be a stipulation. Ms. Ruedig said she had asked for an elevation drawing of the proposed next to the existing house for an idea of how the new garage would compare in scale.

The Commission viewed the current garage on the screen. Ms. Ruedig said she was concerned that the garage looked like more of a secondary structure. Mr. Wyckoff said it was a wonderful design and was more concerned about not seeing any specifications on the garage doors. He asked if the doors were wooden, and Mr. Ellison agreed. He also stated that there were no shingles on the peak and side of the dormer, and that they were clapboards and matched the house. Mr. Wyckoff asked whether the door on the second floor peak of the garage would remain, and Mr. Ellison said he preferred that it did because it was an aspect of a storage-type area. Mr. Wyckoff said he would take Mr. Ellison's word that the windows were Andersen 400 series and that the doors were custom wood. Mr. Shea asked whether the new garage would be exactly where the old shed was, and Mr. Ellison said it would be moved to slide closer to Middle Street by a few feet. Mr. Ellison also said he had BOA approval for extending the building within the setback area.

Ms. Ruedig said she was disappointed that there were no revised drawings, and Mr. Ellison offered to stipulate that revised drawings be submitted. Chairman Almeida said he thought the current design was very appropriate, with a high level of quality, and was a vast improvement.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

**DECISION OF THE COMMISSION**

*Mr. Lombardi made a motion to **approve** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1) That Anderson 400 Series windows and doors are used as presented.*
- 2) That custom wood doors will be used on the garage.*
- 3) That the siding shall be cedar clapboards.*

*Mr. Shea seconded the motion.*

Mr. Lombardi stated that the structure preserved the integrity of the District and would enhance property values, and that it was compatible with the character of the existing house and surrounding properties. It added to the character of the District and was complementary to it.

Ms. Ruedig stated that she could not vote for it because it was a big project and a big part of the house and property, and she didn't think it was a complete application because there were no cut sheets and no details, which was inconsistent with what the Commission usually did. Vice-Chair Gladhill said he agreed with Ms. Ruedig and felt that the Commission had to be consistent and ensure that applications were complete, so he could not support the motion.

Chairman Almeida stated that he preferred a custom wood door, and the graphics were clear, so he appreciated the lack of a cut sheet from a manufacturer for the garage doors. He thought that the Andersen 400 Series was the most popular window, and the Commission was very familiar with it. Since matching existing details of the house was discussed during the work session and the applicant had done so, he was comfortable supporting it.

*The motion **passed** by a vote of 4-2 with Ms. Ruedig and Vice-Chair Gladhill voting opposed.*

10. (Work Session/Public Hearing) Petition of **PNF Trust of 2013, owner, Peter N. Floros, trustee**, for property located at **282 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace clapboards/trim on north east and, replace front columns, changes to door and window casings/details, repairs to substrate as required) as per plans on file in the Planning Department. Said property is shown on Assessor Plan136 as Lot 8 and lies within the Mixed Residential Office and Historic Districts.

**WORK SESSION:**

The architect Mr. Michael Keane representing the owner stated that the owner wanted to use a fiber-reinforced column and wanted to change the trim on the front windows by eliminating the current crown molding and detail over the windows to bring it back to a more historic style.

Mr. Lombardi asked when the portico was added, and Mr. Keane replied that it was added after the 1970s. Ms. Ruedig felt that the history of the house was worth investigating to see what the original design was. Mr. Shea said he was bothered by the arch condition with the roof over it. They further discussed the plain windows, casings and moldings.



Mr. Wyckoff asked whether the portico ceilings could be removed without structural damage and suggested placing the columns under the beam supporting them. Mr. Keane said they were limited by the granite stoop. He said that all the clapboards on the north, east and west sides would be pulled off and would be replaced with clapboards matching existing. Ms. Ruedig asked why Mr. Keane was doing away with the plaster on the sides, and Mr. Keane said it was because it gave an inappropriate Palladian window effect, and they wanted to express the arch. He passed out an alternative sketch, which they further discussed. Mr. Keane said that everything had been redone in 1975. They further discussed the clapboards. Ms. Ruedig asked whether the columns would be field painted, and Mr. Keane agreed.

They then went into the public hearing.

### **SPEAKING TO THE PETITION**

Mr. Keane stated that they proposed to re-side using wood clapboards on the north, east and west elevations. They would replace window trim, eliminate the crown molding and dental detail over the windows, change the profile of the back band and the basing, re-trim the main entrance and portico with in-kind materials, and replace the columns with fiber ones. They would also do more study on the entrance detail and return with it.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

### **DECISION OF THE COMMISSION**

*Vice-Chair Gladhill made a motion to **grant** the Certificate of Approval by dividing the application and removing the discussion of the door to continue it to a later meeting with the following stipulation:*

- 1) That items #1, #3, and #5 on the door improvements shall be removed from the application.*

*Ms. Ruedig seconded the motion.*

Vice-Chair Gladhill said that the petition would preserve the integrity of the District, would complement and enhance property values and maintain the special character of the District, and would complement and enhance the arch and historical character.

*The motion passed unanimously with all in favor, 6-0.*

11. Petition of **Howard Street Condominium Association, owner, and Lynda Andersson, applicant**, for property located at **33-35 Howard Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove wood gutters, replace with fiberglass gutters, replace soffits, and fascia boards) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 83 and lies within the General Residence B and Historic Districts.

### **SPEAKING TO THE PETITION**

Mr. Shea recused himself.

The owners of 35 Howard Street, Ms. Joanne Foster and Mr. Peter Foster, and the owner of 33 Howard Street, Ms. Lynda Andersson, were present to speak to the petition. Ms. Foster stated that they wanted to replace existing wood gutters with fiberglass and repair the fascia soffit with cedar boards that would be painted to match. She noted that they removed the wood gutters due to water damage from the winter. They decided on the Andersen fiberglass system because it looked like wood, was durable, maintenance-free and guaranteed for life. She also passed out samples of the existing wood gutter and the fiberglass gutter.

Vice-Chair Gladhill asked whether the fiberglass gutters would be field painted, and Ms. Foster said they would. Ms. Ruedig said she was pleased with the option because the profile was very convincing and looked much better than aluminum.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

### **DECISION OF THE COMMISSION**

*Vice-Chair Gladhill made a motion to **grant** the Certificate of Approval as presented. Mr. Lombardi seconded the motion.*

Vice-Chair Gladhill stated that the application was an example of compatibility of innovative technologies with surrounding properties by bringing in something new that the Commission had not previously seen. It would also maintain the special character of the District and preserve the integrity of the District. Mr. Wyckoff said that fiberglass was very durable and not petroleum-based, so it was the way to go.

*The motion **passed** unanimously with all in favor, 5-0.*

12. Petition of **David A. and Regina H. Schirmer, owners**, and **Richard S. Hayes, applicant**, for property located at **241 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (repair siding and trim, replace windows on sides and rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 36 and lies in the General Residence B and Historic Districts.

### **SPEAKING TO THE PETITION**

The owner Mr. Richard Hayes reviewed the application and noted that some clapboards would have to be replaced, and they would do so in kind.

Vice-Chair Gladhill asked about the style of the Andersen windows, and Mr. Hayes said they were divided light with spacers and an external and internal grill. Vice-Chair Gladhill noted that

the paperwork didn't indicate the material of the grill. Mr. Wyckoff said they were the 400 Series windows, and Vice-Chair Gladhill suggested that it be stipulated.

Ms. Ruedig asked how old the original windows were, but Mr. Hayes said he didn't know. She suggested removing the windows to have the lead paint taken out and then restoring them. Mr. Wyckoff asked if there were Andersen replacement windows on the front of the house, and Mr. Hayes said there were five of them and that the attic windows would be replaced and that the new construction windows were necessary due to the poor trim. Mr. Wyckoff felt that Mr. Hayes would be better off rebuilding the trim casings around the windows and then installing replacement windows, and he suggested a site walk to look at the windows and the age of the house. Chairman Almeida said he felt that the way the windows were installed on the front was the correct way and thought the detail should be continued around the house. Ms. Ruedig asked if they would do replacement in kind, and Mr. Hayes agreed. Mr. Shea asked if the missing gutter would be replaced, and Mr. Hayes said they would replace it with fiberglass. Mr. Lombardi preferred preserving the original fabric than putting in replacement windows, and Ms. Ruedig agreed. She thought a site visit would be worthwhile because the Commission had no images or details of the conditions of the windows.

It was decided to schedule a site walk before the July 15 meeting at 6:30 p.m.

#### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

#### **DECISION OF THE COMMISSION**

*Ms. Ruedig made a motion to **continue** the application to the July 15, 2015 meeting. Mr. Lombardi seconded the motion.*

*The motion **passed** unanimously with all in favor, 6-0.*

13. Petition of **Kristen J. Campbell, owner**, for property located at **31 Cabot Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing porch) and allow new construction to an existing structure (construct new porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 40 and lies within the Mixed Residential Office and Historic Districts.

#### **SPEAKING TO THE PETITION**

The owner Ms. Campbell summarized her application.

Ms. Ruedig said that she was familiar with the street and that the porch would not be seen from anywhere else. She thought the design was fine. Chairman Almeida agreed and said he would support the project because it was in the back of the house and not visible from the main road.

#### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

### **DECISION OF THE COMMISSION**

*Ms. Ruedig made a motion to **grant** the Certificate of Approval for the application as presented, and Mr. Shea seconded.*

Ms. Ruedig stated that it was a small structure replacing the basic footprint and outline, would be out of view, and was appropriate.

*The motion **passed** unanimously with all in favor, 6-0.*

14. Petition of **Northern New England Telephone Operations, LLC, c/o Fairpoint Communications, Inc., owner, and Jeremy Lamothe, applicant**, for property located at **56 Islington Street**, wherein permission was requested to allow new free standing structures (remove seven rooftop HVAC units and associated piping and screening, replace with two HVAC units and screening) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 23 and lies within the Central Business B and Historic Districts.

### **SPEAKING TO THE PETITION**

The architect Mr. James Pelsor stated that he wanted to replace seven rooftop condenser units and that the existing was partially protected by wooden stockade fences. Chairman Almeida asked what the finish was on the horizontal equipment enclosure, and Mr. Pelsor said that it was deep-ribbed and louvered panel with a flat finish.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, so Chairman Almeida closed the public hearing.

### **DECISION OF THE COMMISSION**

*Mr. Wyckoff made a motion to **grant** the Certificate of Approval for the application as presented, and Ms. Ruedig seconded.*

Mr. Wyckoff stated that it was an industrial building and that the changes were compatible with innovative technology.

*The motion **passed** unanimously with all in favor, 6-0.*

## **V. ADJOURNMENT**

*At 9:45 p.m., it was moved, seconded, and **passed** unanimously to **adjourn** the meeting.*

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on August 5, 2015.