

**MINUTES
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE
SCHOOL BOARD CONFERENCE ROOM**

6:30 p.m.

May 02, 2018

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; Reagan Ruedig, Martin Ryan, Richard Shea; and Alternates Molly Bolster and Cyrus Beer

MEMBERS EXCUSED: Dan Rawling, City Council Representative Doug Roberts

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....

Chairman Lombardi read the postponed work sessions into the record.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work sessions to a future meeting.*

I. APPROVAL OF MINUTES

- A. April 4, 2018
- B. April 11, 2018

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** both sets of minutes.*

II. ADMINISTRATIVE APPROVALS

- 1. 6 Dearborn Street

Mr. Cracknell said the applicant wanted composite decking and to replace the railings, for which he had two options. The Commission stipulated that Option 2, the PVC material, be used.

- 2. 29 Vaughan Street

Chairman Lombardi had to recuse himself from the vote, so the Commission decided to address it at the end of the list.

- 3. 57 South Street

Mr. Cracknell said the applicant wanted to install two additional Marvin windows and add a pergola at the back of the house. The owner was present and said the pergola's material was pressure-treated wood, with cedar joints and PVC clad for the posts.

The Commission stipulated that the pergola shall be painted to match the house.

4. 299 and 225 Vaughan Street

Mr. Cracknell said the applicant wanted to relocate one door and window on the Green Street elevation, which would not make a discernable difference.

5. 17 Hunking Street

Mr. Cracknell said the owner wanted to install an outdoor gas fireplace.

6. 280 South Street

Mr. Cracknell said that the applicant had been before the Commission several times to replace his garage and put an addition on the back of the house. He said the architectural and construction drawings were not clear and that individual sills were placed on the windows. He noted that the architect did not finish the project and had made errors in the owner's plans. Mr. Shea said the addition couldn't be seen from the street, but he advised that more attention be paid to window sills and details in future drawings.

7. 33 Holmes Street

Mr. Cracknell said the owner received a variance to place a mechanical unit behind the house and to install an additional screen. He said that the garage windows would meet the same specifications as the house. The contractor Kevin Davis was present and said he would install brand new windows with historic sills and that they would be consistent with the house.

8. 180 Middle Street

Mr. Cracknell asked that the item be addressed at the end of the list.

9. 50 Daniel Street

Mr. Cracknell said the side clapboards would be replaced with Hardiplank and that the material wouldn't be visible from the street. The Commission stipulated that the exposure of the clapboards shall be three inches to the weather, with the smooth side out, and that the clapboards shall be field-painted.

10. 244 South Street

Mr. Cracknell said the chimney would be moved a few feet to the right and that it had been previously approved in a slightly different location.

11. 39 Pray Street

Mr. Cracknell said the applicant wanted to remove a fence to access the property from the back street and place it on Salter Street.

12. 77 Daniel Street

Mr. Cracknell read the minor changes that the applicant had done and noted that all of them were consistent with the Commission's previous stipulations.

Vice-Chair Wyckoff said he didn't care for the wide one-shutter look, and most of the Commissioners agreed. It was stipulated that a double shutter with a two-pane appearance shall be used.

13. 135 Market Street

Mr. Cracknell said the applicant wanted to add a condenser on the back of the building. Vice-Chair Wyckoff said the units could be mounted on the roof. The contractor Dan Joy was present and explained that there was no safe access to the roof. Mr. Shea said the condenser would detract from the historic essence of walking down the street, and he asked for a better solution. Mr. Joy said he could paint the units. Mr. Cracknell suggested pulling out the item separately for further discussion and separate vote.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to pull the item for further discussion.*

Vice-Chair Wyckoff said he didn't see a good plan and felt that Ceres Street couldn't be loaded up with air conditioners. Chairman Lombardi agreed and said a plan was needed for the whole building. Ms. Bolster said it could set a precedent. Mr. Shea suggested that the condominium board come up with a solution, like a cooling tower on the roof, and said he preferred to see a solution for the whole complex instead of each individual condominium.

Vice-Chair Wyckoff asked that the petition be postponed to the next meeting and that a few commissioners, along with Mr. Cracknell, research it more before then. The Commission agreed.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the Item #13 to the May 22 meeting.*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **approve** all the administrative approval items with applicable stipulations, with the exception of Items #2, 8, and 13.*

The Commission addressed Item #2, 29 Vaughan Street. Chairman Lombardi recused himself.

Mr. Cracknell said the applicant wanted to make changes to the storefront.

Ms. Ruedig moved that the item be approved, with the following stipulation:

-That the Azek be painted.

*Mr. Shea seconded. The motion **passed** by unanimous (6-0) vote.*

Chairman Lombardi resumed his seat. The Commission addressed Item 8, 180 Middle Street. They discussed the lighting options.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the item to the May 22 meeting.*

III. PUBLIC HEARINGS (CONTINUED)

1. (Work Session/Public Hearing) **Petition of the Provident Bank, owner**, for property located at **25 Maplewood Avenue**, wherein permission was requested to allow amendments to a previously approved design (misc. renovations to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

There was no work session.

SPEAKING TO THE PETITION

The architect Carla Goodknight was present on behalf of the applicant to speak to the petition, along with Steve Wilson. Ms. Goodknight reviewed the packet and discussed the changes that were made in response to the Commissioner's suggestions. The changes included lowered dormers, more window variety, simplified grill patterns and railings, and heavier mullions.

Mr. Shea confirmed that the storefront systems were wood. He said the building still felt the same but thought some of it was much better.

Vice-Chair Wyckoff asked about the glass blocks at the parking garage. Ms. Goodknight said they were aligned with the cast stone and split in half. Vice-Chair Wyckoff said he agreed with Mr. Shea. He said he preferred the simplified version and was satisfied with the changes. Mr. Beer and Chairman Lombardi also agreed.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the application as presented. Mr. Shea seconded.*

Vice-Chair Wyckoff stated that the Commission had previously discussed the building a year before, and he thought the changes simplified it. He noted that the Commission all agreed that the changes were good. He said that the project would preserve the integrity of the District, conserve and enhance property values, maintain the special character of the District, and would be consistent with the special and defining character of the surrounding properties.

Ms. Ruedig said she would not vote in favor because she saw the building as just another large brick one that was quasi-traditional and more of the same in making the City exceedingly bland.

*The motion **passed** by a vote of 6-1, with Ms. Ruedig voting in opposition.*

IV. WORK SESSIONS

A. Work Session requested by **Deer Street Associates, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 17-3 and lies within the CD 5, Historic, and Downtown Overlay Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

B. Work Session requested by **PNF Trust of 2013, Peter N. Floros, trustee and owner**, for property located at **278 State Street**, wherein permission is requested to allow exterior renovation of an existing structure (to discuss rehabilitation options for 278 State Street and its relationship to future reconstruction of 266 & 270 State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 80 and lies within the CD 4, Historic, and Downtown Overlay Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

C. Work Session requested by **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to an existing structure (construct rear additions to both structures) and allow a new free standing structure (construct single family dwelling at rear of #137) and allow exterior renovations to an existing structure (misc. renovations to both structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4-L1, Historic, and Downtown Overlay Districts.

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

D. Work Session requested by **Portsmouth Housing Authority, owner**, and **Ed Pac, LLC, owner**, for properties located at **140 and 152 Court Street**, wherein permission is requested to

allow demolition of an existing structure (partial demolition of building at 152 Court Street) and allow a new free standing structure (construct a new free standing residential structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 37 & 38 and lies within the CD 4 and Historic Districts. *(This item was continued from the April 11, 2018 meeting to the May 02, 2018 meeting.)*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

E. Work Session requested by **P.F. Jax Real Estate, LLC, owner**, for property located at **159 Middle Street**, wherein permission is requested to allow new construction to an existing structure (misc. additions and renovations to existing structure to allow for three residential units) and allow a new free standing structure (construct a two unit townhome at the rear of the property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 4 and lies within the CD 4-L1 and Historic Districts. *(This item was continued from the April 11, 2018 meeting to the June, 2018 meeting.)*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

F. Work Session requested by **Unitarian Universalist Church, owner**, and **206 Court Street, LLC, applicant**, for property located at **206 Court Street**, wherein permission is requested to allow new construction to an existing structure (construct two story addition at rear of building) and exterior renovations to an existing structure (renovations to the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the CD 4-L1 and Historic Districts. *(This item was continued from the April 11, 2018 meeting to the June, 2018 meeting.)*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** the work session to a future meeting.*

G. Work Session requested by **Mary A. Mahoney, owner**, for property located at **206 Northwest Street**, wherein permission was requested to allow construction of a detached two-car garage (with attic storage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 6 and lies within the General Residence A and Historic Districts.

The architect Michael O'Brien was present on behalf of the applicant. He reviewed the petition and noted that the owner preferred Option A for the design. He asked the Commission for their input on the garage's location, massing and style.

Vice-Chair Wyckoff asked what the horizontal board separated and what the siding on the bottom was. Mr. O'Brien said there was clapboard on the top that was similar to the house, and on the bottom was a shiplap material that kept some traditional elements and made it a bit contemporary. Vice-Chair Wyckoff said it was a simple fisherman's cottage style and that the

applicant was almost doubling the size. He suggested a simple, traditional design and asked that it not make an architectural statement.

In response to Mr. Cracknell's questions, Mr. O'Brien said the garage was close to the street because they couldn't get past the water line, and that it was 33 feet deep because there was an internal staircase for the attic above.

Mr. Shea said he thought that the garage overpowered the house. He noted that it was probably so big because of the second story over the garage doors and a high ceiling due to the windows above the doors. He suggested removing some of the height. Mr. O'Brien noted that there was a hip roof in the front and that another option was to pull down the roofline and eliminate the third story. Ms. Ruedig said the hip roof didn't speak to the house at all and thought that keeping the gable was important. Mr. Shea suggested keeping the same roof pitch as the house. He asked whether Mr. O'Brien preferred the gable facing the street, and Mr. O'Brien agreed. Mr. Shea suggested bringing the scale down and making it more traditional. Mr. Beer said he preferred to see the garage match the other two buildings on the property. Chairman Lombardi said the casement window seemed a bit small.

Mr. Cracknell said he thought the garage was a few feet too tall, too big, and too close to the street, and thought there was room to move it back. Vice-Chair Wyckoff agreed. He said it was also too deep and felt that it was about five feet longer than necessary. Mr. Ryan suggested keeping the design details on the garage simple to match the house. Chairman Lombardi said he didn't want to see the garage make a statement.

The setbacks were discussed. Vice-Chair Wyckoff suggested reducing the length of the garage and pushing it back to the water line, which would give the applicant the space she needed and would also be away from the street. Mr. Shea asked whether the applicant thought of making the buildings parallel to each other. Mr. O'Brien said they thought the garage would stand alone and that they were still limited by the side setback. Chairman Lombardi suggested making the garage subsidiary to the main house and keeping it simple.

Public Comment

Larry Booz of 172 Northwest Street said he was an abutter. He said he maintained a detached cottage as a rental, and he distributed photos of the cottage, noting that it was architecturally and historically correct. He said that he objected to the proposed garage's mass and thought it would impact his water view.

No one else rose to speak, and Chairman Lombardi closed the public comment session.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session to the June meeting.*

H. Work Session requested by **State 67 LLC, owner**, and **Andy Ozgur, applicant**, for property located at **76 Congress Street**, wherein permission was requested to allow the removal and replacement of a storefront and entry (including renovations to an existing first floor tenant space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 44 and lies within the CD 5, Historic and Downtown Overlay Districts. Doug Green of Port City Design was present on behalf of the applicant. He said they wanted to renovate the first-floor retail space and change the existing façade. He noted that he wanted to use 142 Congress Street as a model because it was similar.

Ms. Ruedig asked whether Mr. Green had researched whether the storefront was original. Mr. Green said he couldn't find photos of the building. Ms. Ruedig suggested that it would be worth doing more research than just copying someone else's storefront. Vice-Chair Wyckoff thought the basement floor would be the key. Ms. Ruedig agreed that it might be the original design.

The storefront was discussed. Mr. Shea said he thought it represented a vintage 1940s storefront and suggested that the applicant do a takeoff on that design instead of basing his design on a model that seemed like a contrived storefront and didn't speak to the original one. It was further discussed. Mr. Ryan said he would be hard-pressed to support removal because of the original brickwork. Ms. Ruedig said she thought more history was needed, adding that the storefront was what the Commission wanted to preserve in the District as part of a historic building. She said the applicant's points for usage were valid but that she'd have a hard time supporting it if the storefront was an original design. It was further discussed.

Chairman Lombardi said he preferred that more research be done before making further suggestions and that more thought be put into preserving the existing storefront. He suggested that the applicant go to the Portsmouth Athenaeum or the public library for historical information on the building. Vice-Chair Wyckoff noted that storefronts got changed and that the historic fabric of the building front could still be kept.

There was no public input.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session to the June 6 meeting as a work session/public hearing.*

Mr. Shea recused himself from the following work session.

I. Work Session requested by **Linda Preble McVay, owner**, and **John F. McVay, owner**, for property located at **42 Hunking Street**, wherein permission was requested to allow the construction of a master bedroom suite (one story) as per plans on file in the Planning Department. Said Property is shown on Assessor Plan 102 as Lot 8 and lies within the General Residence B and Historic Districts.

The owner Linda McVay was present and stated that she and her husband needed the master bedroom addition for medical reasons because her husband could not go up and down stairs and

that the existing master bedroom was too narrow and steep. She said the new design would complement the 1750s part of the house by mimicking the same historic details.

Hubert Croft of Hubert Croft Designs reviewed the petition and confirmed that it would mimic all the historic details from the original house. Vice-Chair Wyckoff asked for more clarification on the floor plan as to where the addition would be located. Ms. Ruedig said the design was fine but felt that it was a bit large in how it stuck out toward the street and obscured the façade of the house. She suggested pulling it back a bit from the street. She said the transom window didn't seem to fit. Ms. McVay said they wanted a high window to prevent someone from looking into the bathroom. Ms. Ruedig suggested small double hung windows and keeping the shades drawn. Indian shutters were also discussed.

Mr. Ryan suggested that the ridge could be slightly broken and that the new addition could rise up a bit for a bookend effect. He said it could be like a connector between the two and would give it a nicer scale and massing. Vice-Chair Wyckoff agreed. It was also suggested that the bathroom be moved to have a few more windows. Ms. Bolster noted that the addition was wider. Mr. Croft said it would allow for a king-size bed and future home care items, like a wheelchair or walker. Chairman Lombardi said he struggled with the overall mass. Ms. Ruedig asked whether the massing could be moved a few feet away from the road. Mr. Croft said they hadn't wanted to go further back but could consider it.

Public Comment

Bill Southworth said he was an abutter and felt that the structure seemed overpowering compared to the original house. He also noted that the addition was very close to his property and would remove a lot of their view, especially if it was raised.

No one else rose to speak, and Chairman Lombardi closed the public comment session.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (6-0) to **continue** the work session to a work session/public hearing at the June meeting.*

V. ADJOURNMENT

*At 8:45 p.m., it was moved, seconded, and **passed** by unanimous vote (7-0) to adjourn the meeting.*

Respectfully submitted,

Joann Breault
HDC Recording Secretary