

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**April 03, 2019  
To be reconvened on  
April 10, 2019**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff;  
Members Reagan Ruedig, Martin Ryan, Dan Rawling, Cyrus Beer;  
Alternates Heinz Sauk-Schubert and Margot Doering

**MEMBERS ABSENT:** City Council Representative Doug Roberts

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

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Chairman Lombardi stated that Alternate Margot Doering would assume absent City Council Representative Roberts' voting seat for the evening.

**I. APPROVAL OF MINUTES**

A. March 6, 2019

*It was moved, seconded, and passed by unanimous vote to **approve** the March 6, 2019 minutes as presented.*

B. March 13, 2019

Mr. Beer abstained from the vote.

*It was moved, seconded, and passed by unanimous vote **approve** the March 13, 2019 minutes as presented.*

**II. ADMINISTRATIVE APPROVALS**

**1. 3 Hancock Street**

The request was to install three ground-mounted condensers on the sides and rear of the structure. Vice-Chair Wyckoff noted that the condensers were the mini-split type.

**2. 173 & 175 Market Street**

The request was to install two mechanical vents on the rear elevation and sign brackets on the Market Street elevation. Mr. Cracknell noted that the vents were already installed at the back of the building and that there would be 5-6 sign brackets.

(Note: The Commission next addressed Item 4 and later addressed Item 3).

### **3. 29-41 Congress Street**

Mr. Cracknell stated that the applicant was before the Commission at the previous meeting and was asked to submit a final window proposal that would meet the guidelines. He said the new window submittal was for a Marvin aluminum clad window.

The applicant Keith Buzzell was present and stated that the window's jamb liners and clad would be black. He showed samples of two color choices to the Commission. Ms. Ruedig asked that half-screens be stipulated.

*Ms. Ruedig moved to **approve** the request, with the following stipulations:*

- 1. Half-screens shall be used, and*
- 2. The B3 special brownstone shall be used.*

*Ms. Doering seconded. The motion **passed** by unanimous vote.*

### **4. 873 Middle Street**

Mr. Cracknell said the request was to place the condenser on the side of the house and run the conduit up the edge of the corner board to the attic. He recommended that the Commission stipulate that the owner paint the conduit to match the siding and not the trim.

### **5. 403 Deer Street #7-13**

Mr. Cracknell said the request was to change from a soldered copper roof on top of a dormer to a standing seam copper one. Mr. Rawling said the standing seam one would stay waterproof and look better; Ms. Ruedig said it was a better design and more historically appropriate.

*Ms. Ruedig moved to **approve** Items 1, 2, 4, and 5, with the following stipulation on Item 4:*

- 1. The conduit shall be painted to match the siding of the house.*

*Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote.*

## **III. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **38 South Street Condominium Association, owner** and **Ann Daw**, applicant, for property located at 38 South Street, wherein permission was requested to allow exterior renovations to an existing structure (replace existing windows) as per plans on file in the

Planning Department. Said property is shown on Assessor Map 102 as Lot 44 and lies within the General Residence B and Historic Districts.

### **SPEAKING TO THE PETITION**

The applicant Ann Daw stated that the home consisted of two units, condominiums on the first and second floors. She showed photos of the home's windows, noting that they were all in disrepair and that she wanted to replace them a Marvin Integrity window with a half-screen. She said everything would be in white and showed a mock-up of the window.

Mr. Beer referenced a submitted letter that he said was proof that the windows were beyond repair. Mr. Rawling said the windows were insert ones that would have a different appearance by decreasing the glass size and creating an extra frame so that the home would no longer look historic. Ms. Daw said she reviewed several windows in the south end and spoke to her neighbors to get more background on replacement windows. She emphasized that the existing windows could not be repaired. Mr. Rawling recommended a replacement sash, but Ms. Daw said the windows were not squared up anymore.

The window representative David Scott explained the window installation process and noted that the reduction in glass would be difficult to see from the street and that the new windows would improve efficiency. Vice-Chair Wyckoff agreed. He said that removing the storms, which took up light from the glass size and amplified the shrinkage on the sides, and replacing them with the new window units would be supportable. Ms. Ruedig said she would accept the window replacement but wanted it to match the original windows as much as possible. She asked if the muntin was a 5/8 one and was told that it was not. She said the proposed window was so thick that it gave a different look. Mr. Scott said the window had a glazing profile and was intended to represent an original production window. Mr. Ryan agreed with Vice-Chair Wyckoff that removing the storm would go a long way in making the window look more historically accurate.

Mr. Rawling stated that a lot of replacement windows in the neighborhood served as standards for window replacements that were not appropriate, including the applicant's proposal, and that the Commission had to be specific about modeling dimensions. He recommended that the vote be postponed and that the Commission request 5/8 muntins and reduced jamb liners. Vice-Chair Wyckoff said the difference between 5/8 and 7/8 wouldn't be seen from the street.

Chairman Lombardi opened the public hearing.

### **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, and Mr. Beer seconded.*

Vice-Chair Wyckoff stated that removing the storms and installing the replacement windows would preserve the integrity of the District, conserve and enhance property values, maintain the special character of the District, and have compatibility of design with surrounding properties.

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

2. Petition of **Treadwell House, Inc., owner** and **Deborah Garland, applicant**, for property located at **70 Court Street**, wherein permission was requested to allow renovations to an existing structure (siding rot repair and replacement, replacement of 17 windows, and 1 door on the rear façade). Said property is shown on Assessor Map 116 as Lot 49 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

### **SPEAKING TO THE PETITION**

The building owner Bill Scott reviewed the building's background and stated that one tenant currently rented the building. He said he wanted to upgrade the back of the building, replace the door, and replace the windows with double-glazed ones.

Ms. Ruedig referred to the letter previously submitted to the Commission stating that the windows could be restored, and she noted that the specification was for a new single-glazed Brosco window, which was important because a window became bigger when it was double glazed. She said the single-glazed window was fine but that the Commission needed a better specification. In response to Mr. Rawling's questions, Mr. Scott said the roof would be replaced in kind and that he didn't know how the windows would be trimmed out. Mr. Rawling said the Commission needed a specification for the mullions as well as documentation showing existing and proposed. It was further discussed. The Commission decided that the best action was to restore the existing Brosco windows in the main structure and replace the ones in the basement and in the newer addition.

Chairman Lombardi opened the public hearing.

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

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

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval for the roof replacement (noting that the building's rot replacement would be in kind and did not need the Commission's approval) and also **grant** the approval for the restoration of the existing windows, with the following stipulation:*

- 1. The windows shall be restored and any windows that cannot be restored shall be submitted for Administrative Approval.*

*Vice-Chair Wyckoff seconded.*

Ms. Ruedig said that the project would preserve the integrity of the District, conserve and enhance property values, and relate to the structure's historic and architectural value.

*The motion **passed** by unanimous vote, 7-0.*

3. (Work Session/Public Hearing) requested by **Potter- Schwartz Family Revocable Trust, Michael Schwartz and Sharyn Potter, Trustees, owners**, for property located at **442 & 444 Middle Street**, wherein permission was requested to allow renovations to an existing structure (replace existing canopy over front door, chimney, siding and rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 44 and lies within the Mixed Research Office and Historic Districts.

Mr. Rawling recused himself from the petition.

## **WORK SESSION**

The applicant Michael Schwartz stated that he wanted to replace the rotted overhang, repair the back porch, and repair the chimneys. He said he wanted to do a similar overhang to one he had seen on McDonough Street, using either wood or a composite clear trim board. Ms. Ruedig said that she and Vice-Chair Wyckoff did a site walk and found that there were no clapboards underneath the aluminum siding. Vice-Chair Wyckoff noted that the applicant's submitted drawing looked like a computer animation and that the requested molding type was missing, along with other details. He referred to another drawing and said he could support the proposal if the overhang was built using similar moldings and proportions to that drawing.

The trim boards were discussed. Mr. Beer suggested that the siding be wood instead of PVC, although he thought it would be okay for the back porch because it was tucked away. He said the applicant could meet with the Building Department about the seeming lack of a landing for the doors. He also asked whether the porch should have a railing.

The granite steps were briefly discussed. Mr. Sauk-Schubert said the steps could be wider. Chairman Lombardi agreed that someone opening the storm door could step off the side if there was no railing. Mr. Cracknell said it was the Building Department's purview.

Ms. Ruedig said she preferred wood or Boral for the siding. She asked whether the design direction could be approved and then the molding profiles and other details could return for review. Mr. Cracknell recommended that the applicant get a shop drawing and return. The applicant explained how he came up with the dimensions. Mr. Ryan described how the design could be simplified, and it was further discussed. The Commission agreed that the exposure should be four inches and that the wood siding would be more appropriate than PVC due to the age of the house. They determined that the material for the sides and back should be either Boral or wood and that the front trim or overhang should be wood.

There was no public comment.

Chairman Lombardi opened the public hearing.

## **SPEAKING TO THE PETITION**

The applicant Mr. Schwartz briefly reviewed the work session results. He stated that he wanted to replace the overhang with wood construction and mimic a house on McDonough Street. He said he would submit more detail as an Administrative Approval item. He said he would use a wood 4-inch exposure on the front of the house and either wood or Boral on the sides and back; replace the back porch with PVC or Trex; rebuild the chimney with brick and matching mortar; and install a railing in the back.

Ms. Ruedig noted that if the applicant used a PVC railing, it would be more consistent with the rest of the building if it were painted.

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

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

## **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented, with the following stipulations:*

- 1. A shop drawing of the wood door surround shall be submitted for Administrative Approval.*
- 2. Siding shall be 4 inches and shall be clapboards on the front façade and Boral siding may be used on the sides.*
- 3. The trim shall be wood on the front façade and AZEK or wood on the rear.*

*Vice-Chair Wyckoff seconded.*

Ms. Ruedig said the project would preserve the integrity of the District and maintain compatibility of design with surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

4. Petition of **J & S Investments, LLC, owner**, for property located at **14 Market Square**, wherein permission was requested to allow exterior storefront and façade renovations as per plans on file in the Planning Department. Said property is shown in Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

Mr. Rawling resumed his voting seat.

## **SPEAKING TO THE PETITION**

The project architect Erika Deroche, Tuscan Kitchen Principal Joe Faro, and Attorney Bernie Pelech were present to address the petition. Ms. Deroche reviewed the revisions from the

previous work session, noting that the storefront was recessed on the Daniel Street side and that the murals would be painted on the side of the building instead of on its façade.

Ms. Ruedig asked whether the storefront windows would have to be rebuilt since the door would be brought forward. Ms. Deroche said they would not, but that they would re-use the existing door and bring the surround forward. She said they would try to preserve the historic window corners and would follow up with a detail of it, as well as a detail for two proposed sidelights.

Chairman Lombardi noted that the City staff viewed the murals as signs and that the request might have to go before the Planning Board. Mr. Cracknell agreed and advised the applicant to discuss it with the Planning Department sign ordinance personnel. He said the Commission could stipulate it as part of the approval. Attorney Pelech said the murals were artwork and did not advertise anything. Mr. Faro said the murals were Italian impressionism and that he could submit something else if necessary. Ms. Doering said she liked the mural concept but wondered how they would be maintained in ongoing years, or removed if they weren't wanted anymore. Mr. Faro said he had no intention of removing the murals and would allow them to patinate.

Ms. Ruedig asked the applicant to submit the paint specifications. She said the Commission could stipulate that the paint was safe for the brick. She asked whether the window units would be painted. Ms. Deroche said they would.

Chairman Lombardi opened the public hearing.

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

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

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented and advertised, with the following stipulations:*

1. The paint type for the murals shall be submitted for Administrative Approval.
2. The mortar shall be cleaned, tested, and matched in color and joint profile. A mock-up shall be prepared and inspected by the Planning Department prior to full repointing.
3. Final details for the side door alterations shall be submitted for Administrative Approval in the form of a shop drawing.

*Vice-Chair Wyckoff seconded.*

Ms. Ruedig said the project would preserve the integrity of the District and maintain its special character, and would have compatibility of design with surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

#### IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **RJF-Maplewood, LLC, owner**, and **RW Norfolk Holdings, LLC, applicant**, for property located at **111 Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (construct a 4 – 4 ½ story mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item continued from the March 13, 2019 meeting.)*

#### WORK SESSION

Lisa DeStefano of DeStefano Architects, Haril Pandya and Stefan Vogelmann of CBT Architects, and Michael Kane of the Kane Company were present to speak to the petition.

Mr. Pandya reviewed the Commission's comments and suggestions from the previous work session, noting that the site plan had not changed much. He said the gateway park might be enlarged a bit and placed closer to the property line to make it seem more accessible.

He compared before-and-after images of the project that included the following:

2. The terra cotta material was brought up two floors to give the podium more dimension.
3. Some vertical components on the trellis piece were removed.
4. The penthouse had more metal and glass components to be in keeping with the architecture, and had more pushes and pulls so that it didn't look like just one level.
5. On the Maplewood Avenue elevation, the terra cotta was brought up to the second story to give it more of a base and relate it more to the bay, with a glass railing on top.
6. The terrace was infilled with wood slates.
7. Doors were added to the garden level of the Maplewood Avenue elevation.
8. Some elements were removed from the park to make it look less busy.
9. The planes of the park were made usable by allowing tables and chairs, and for street access.

Chairman Lombardi asked whether the entryway connected to a central corridor. Mr. Pandya said there would be access from the inside of the building but that it would depend on the uses. Ms. DeStefano said the doors in the center area made sense at that location and that they could be the entrance to a restaurant.

Mr. Pandya said that extending the park more toward the property line would allow more access from Raynes Avenue and make the park more of a gateway one and not just a gated park. He discussed the wall section and said they had a mock-up of a component. Ms. Doering asked about the stairs that led to an entrance along the Maplewood Avenue elevation. Mr. Pandya said it was to demonstrate a height differential, and that the door was to comply with zoning regulations. He also discussed the grade change. Vice-Chair Wyckoff noted that a raised sidewalk the full length of the building worked for the Optimum Bank, and he said it would also allow the project to have 2-3 doors if they were already at that level. They discussed it further.



Ms. Ruedig remarked that a lot of the changes were subtle but made a difference, and she appreciated the way the second floor along Maplewood Avenue was defined more clearly, blended in better with the building and made it look less like an office park.

Mr. Rawling said that the trees helped define the street edge and asked whether the applicant had gotten feedback from the City regarding City services. Ms. DeStefano said they were still working with TAC (Technical Advisory Committee) and would also meet with the Trees and Greenery Committee. She said the duct bank was still problematic. Mr. Cracknell said that nothing could go on the duct bank. Ms. DeStefano said it was presented to TAC as raised planters. Mr. Cracknell noted that Sheet 16 of the packet showed trees where they probably could not be planted. Mr. Rawling said that the row of trees planted down the center with two wide sidewalks along the edge wasn't inviting and suggested pushing the street edge over as much as possible. He said it would be more appealing from a pedestrian standpoint if one would walk through an alley of two lanes of trees. He also said the tree planting could be staggered. Mr. Pandya said it would triple the amount of trees required. Mr. Cracknell suggested that the project consider the double row of trees at TD Bank's drive-through, which was like a passageway.

Mr. Rawling suggested having the storefront entrance in the center of the building to make it more inviting and eliminate the need for a tree alley. He said he was glad the park was being reworked because he felt that it previously looked like someone's backyard instead of an urban park space. He also suggested putting a reflective water feature in one corner to reference the pond to create some interest. It was further discussed.

Ms. Doering said the park's challenge had a lot to do with Maplewood Avenue being a high-speed transit road. She asked who would want to sit at a park on a busy corridor, and she felt that a terrace would be important in making the space succeed instead of dead green space. She suggested that the terrace be protected due to the traffic corridor. Ms. DeStefano said the new design for the sitting area would have a landscaped barrier.

Mr. Ryan said all the changes were positive but that he preferred the old version for the top deck level because it was more transparent. Mr. Pandya said they could point the spacing differently and work with the angling. Mr. Ryan also noted that people would cut through the sharp corner in the park and make a dirt path. Mr. Pandya said the location would be high up on Raynes Avenue and would be like a wall that one had to climb. Mr. Ryan suggested an artscape instead of green space, like a sculpture on the little pointed island. In general, he said the building was appropriate for the area and that he liked the detail and looked forward to seeing more of it.

Mr. Rawling said he preferred the original version's different textures of material and the bolder blocks and lines that broke up on the second floor, as well as some of the vertical elements. He said it was something more to look at from a pedestrian level, and also helped scale the building where the top receded a bit. He said the new version was simpler but lost some of that texture and scaling. He said he could see the scaling coming back a bit to be more in harmony with the two stories but felt that more emphasis could be given to the tops of the building, perhaps even a glass atrium sort of space. He said it was important to scale it some to the other side of the street and suggested a cornice on the second floor. He said he still had concerns about the glassiness of the building and its illumination aspect, noting that it looked like a glowing white box in stark

contrast to everything around it. He said the neighborhood's character was much different on that particular side of the building and that the glass would work on any of the other sides.

Vice-Chair Wyckoff agreed. He noted that the applicant made an effort to enclose the second floor with brick vertical elements but that the Commission looked at it as an office building in the historic district and would rather blend it in a bit more than allow something to be built that might be more appropriate in another location. Mr. Pandya reminded him that the tops and bottoms of the building and the penthouse would have spandrel glass. Vice-Chair Wyckoff said that would help. It was further discussed. Ms. Doering asked why the Maplewood Avenue elevation had the most glass. Mr. Pandya said it was so they could have traditional bays as well as something more contemporary, and that they wanted the Maplewood Avenue elevation to have more of the metal and glass look going around the corner. He noted that the terra cotta look might be pushed more on the Maplewood Avenue side to make it feel like the rest of the building. Chairman Lombardi said he had no problem with a modern building next to a historic one. Mr. Ryan said it was a matter of how tempered the glass was so that the small homes across the street were not lit up at night by it. Mr. Pandya said the glass would be coated.

Mr. Rawling asked the applicant to submit views from the center of the street showing the houses on one side and the building on the other. Mr. Cracknell suggested that the applicant put the graphics in a 3-dimensional file. Mr. Sauk-Schubert said that adding more value to the spandrel would help people realize that the building was not all reflective or illuminated.

There was no public comment.

## DECISION OF THE COMMISSION

*The applicants said they would **continue** the work session to the May meeting.*

## V. ADJOURNMENT

*It was moved, seconded, and passed by unanimous vote to **adjourn** the meeting at 9:30 p.m.*

Respectfully submitted,

Joann Breault  
HDC Recording Secretary