

**MINUTES  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NH**

**Remote Meeting Via Zoom Conference Call**

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Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-24, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

**6:30 p.m.**

**January 06, 2021**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Reagan Ruedig, Margot Doering, Martin Ryan, and David Adams; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Karen Bouffard

**MEMBERS EXCUSED:** None

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

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*It was moved, seconded, and **passed** by unanimous vote (7-0) to **re-elect** Chairman Vincent Lombardi and Vice-Chairman Jon Wyckoff as Chairman and Vice-Chairman for the 2021 term.*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** Old Business Work Sessions A, C, and D until the February 3, 2021 meeting.*

**I. APPROVAL OF MINUTES**

1. December 02, 2020
2. December 09, 2020

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

## II. ADMINISTRATIVE APPROVALS

### 1. 232 Court Street

The request was to replace two wood doors. The applicant Gary Beaulieu was present and described how the existing doors were failing and said the new doors would be painted.

Vice-Chair Wyckoff noted that the Court Street door's bottom panels were out of proportion and that the other door looked like a Colonial reproduction. He asked if the replacement doors would be pre-hung in a frame, and it was further discussed. Mr. Beaulieu said they wouldn't be able to reproduce the door's ornamentation, so the new doors would be slabs. He noted that the chimney would be replaced by the end of February.

### 2. 34 Blossom Street

Mr. Cracknell said the request was to replace two previously-approved doors on the back and side entrances with 15-light doors

### 3. 51 Islington Street

The request was to change a commercial plate glass door to a single aluminum clad door with solid panels.

### 4. 124 State Street

Mr. Cracknell said that three skylights for the building were previously approved by the Commission but that the new owner decided not to install them.

### 5. 232 South Street

The request was to move a small staircase to the driveway side of the building.

*Vice-Chair Wyckoff moved to **approve** Administrative Approval Items 1 through 5, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

## III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Nobles Island Condominium Association, owner, and Michael Street, applicant**, for property located at **500 Market Street**, wherein permission was requested to allow renovations to existing structures (replace rear decks for buildings A, B, and C) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

## SPEAKING TO THE PETITION

The property manager Michael Street was present and reviewed the petition. He said they wanted to eliminate the steel cantilever and build raised decks supported by concrete sonotubes. He said the decks would look the same but that the supports beneath the decks would be visible.

Ms. Ruedig asked what material the supports would be, and Mr. Street said they would be pressure-treated wood. Vice-Chair Wyckoff asked about permitting for digging holes, seeing that the complex was in the buffer. Mr. Street said they submitted an application to the Conservation Commission. Ms. Doering asked if the I-beams would be replaced with the pressure-treated wood, and Mr. Street agreed and further explained how it would be done. Ms. Doering noted that some of the sonotubes would be hidden but other would be more exposed due to the slope of the ground. Mr. Ryan said there would be just a bit of exposure beneath the decks and thought the sonotubes and precast wood were good solutions. City Council Representative Trace asked what the new deck material would be. Mr. Street said it would be another composite material. Chairman Lombardi said it was a good project and solution. He opened the public hearing.

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

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

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Adams seconded.*

Ms. Ruedig said the project would cause very little change in the appearance of the structures and would help the functioning of the doors in the buildings. She said it would encourage the innovative use of technology and that the project design would enhance the existing structure.

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

2. (Work Session/Public Hearing) requested by **PNF Trust of 2013, owner**, for properties located at **266-278 State Street and 84 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) and exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition at 84 Pleasant Street) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and all lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

### **WORK SESSION**

The project architect Michael Keane was present and reviewed the changes, which included:

- The 84 Pleasant Street door pediment was reverted to the north of the storefront instead of the center of the building, duplicating the 2018 approval by the Commission;
- The alleyway by the State Street building was widened to accommodate the new entrance to the resident portion, which shortened the length of the main building by 2-1/2 feet;

- A louver was added in place of an infill on the Church Street elevation to accommodate mechanical systems for the underground parking garage;
- The frontage of the building along Church Street was reduced by 2-1/2 feet;
- The material on some elevations and the penthouse was changed to fiber cement; and
- The 84 Pleasant Street addition's brick sections and windows were narrowed.

Vice-Chair Wyckoff asked if the shutters were louvered. Mr. Keane agreed and said they would be installed so that they pointed down toward the side of the building. In response to further questions from Vice-Chair Wyckoff, Mr. Keane said the 84 Pleasant Street elevation would have wood siding and that State Street property was previously approved for all fiber cement above the sign band. He said the new storefronts on the State Street corner would be Boral wood composite and the 84 Pleasant Street elevation would be mahogany. He said the windows on the 84 Pleasant Street addition on the Church Street side were changed from Marvin to Pella fiberglass to match the rest of the project, and the brick on the Church Street portion would be a flashed brick instead of Vermont brick. Vice-Chair Wyckoff asked if there was discussion at the Technical Advisory Committee (TAC) meeting about the garage door on the Church Street side being wider. Mr. Cracknell said the issue had to go back to TAC because the underground parking level needed further discussion. Vice-Chair Wyckoff said it was a good idea to have the pediment on the north door of the Pleasant Street elevation and that he appreciated the wider alleyway. He asked about the round top window pattern on the old State Street building. Mr. Keane said the muntin would be down the middle, and it was further discussed.

Ms. Ruedig asked if the fiber cement siding on the back of the building on Church Street was due to the lot line and fire safety issues, and Mr. Keane agreed. She asked if the EcoStar slate roof would be solid black instead of the multicolored one presented. Mr. Keane said they wanted to do the roof in gray. Ms. Ruedig said she had no problem with the other minor changes. She said the Pleasant Street storefront arrangement looked good and that the alleyway door was a big improvement. She said more doors would increase activity in the streetscape. Ms. Doering agreed. Mr. Ryan said the proposed building facade on the Church Street side looked very powerful and symmetrical, yet it was in the back service side of the building. He also noted that the windowless façade toward Court Street was a powerless wall and asked whether that could be alleviated. Chairman Lombardi and Mr. Adams agreed with Mr. Ryan.

Ms. Ruedig said she didn't have a problem with the back side because it was a simple façade of the building but suggested that it be painted a muted tone to help it recede. She said the wall facing Court Street was a concrete blank wall that would be cleaned up and painted and would have solar panels, so there wasn't much that could be done to improve it. Vice-Chair Wyckoff agreed. He suggested that the lap siding on the Court Street side be painted a brick color. He said the street was only about twenty feet wide in that location, so the building's back side wouldn't be that visible. Mr. Ryan said it needed to be simplified because it seemed very bright, and it competed with the Times Building. City Council Representative Trace said she would tone down the white. She said the Court Street side was newer and cleaned up an uninteresting area and that she liked the rest of the building. Mr. Adams said he agreed with Mr. Ryan and thought it came down to three or four different materials that weren't part of the Times Building's common language. Mr. Keane said he would take a look at colors and would also consider adding a frieze board or trim. Ms. Doering said the new building reflected the Times Building well because it

did something more modern but took some of the old building's language. Mr. Sauk-Schubert said the elevation was overwrought and should be more cohesive to stand on its own.

There was no public comment. Chairman Lombardi closed the work session and opened the public hearing.

### **SPEAKING TO THE PETITION**

Mr. Keane reviewed the entire petition, including the points made during the work session.

Vice-Chair Wyckoff said he wanted to ensure that the muntins on the tall round top windows of the Times Building would be substantial and maybe wood, with an inch and a half. Mr. Keane said he proposed a Pella inch and a quarter. Vice-Chair Wyckoff said it was better but a bit small, and he suggested that Mr. Keane return for an administrative approval for the muntins. Ms. Ruedig asked if most of the windows had interior screens. Mr. Keane said the Pella windows on the State Street and Pleasant Street elevations had rolled screens, and that he'd see whether they were available for the Church Street addition windows. Ms. Ruedig asked if the doorway to the Times Building could come back via administrative approval since it wasn't in the Materials list. Mr. Ryan suggested that the blank wall on the Church Street side have some articulation like a mural or have the cornice run down, and it was further discussed.

Chairman Lombardi opened the public hearing.

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

No one was present 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 petition as presented, with the following stipulations:*

- 1. The muntin design and thickness for the arched windows on the Times Building shall be detailed and resubmitted as Administrative Approval.*
- 2. If exterior screens are used on the State and Court Street elevations, they shall be half-screens or the interior rolled option as presented.*
- 3. Design alternatives such as a mural or other surface treatment shall be considered and resubmitted for the blank wall facing Court Street.*
- 4. The color of the Eco Star composite slate shingle roof shall be resubmitted for Administrative Approval and a mock-up be inspected prior to full installation.*

*Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District with the infills for the unfortunate fire and would maintain the special character of the architectural details;

would preserve the significant historical architectural value of the existing structure, including its setting and scale; and would use innovative technologies.

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

3. Petition of **100 Market Street, LLC, owner**, for property located at **100 Market Street**, wherein permission was requested to allow new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades) as per plans on file on the Planning Department. Said property is shown on Assessor Map 118 as Lot 6 and lies within the Character District 5 (CD5) and Historic Districts.

City Council Representative Trace recused herself from the petition, and Alternate Ms. Bouffard took a voting seat.

### **SPEAKING TO THE PETITION**

Project architect Tim Hart was present and reviewed the petition. He said they incorporated the Commission's previous feedback and kept the main entrance but pushed it back, redesigned the corner canopy, and kept the Market Street and Hanover Street canopies. He said the business entrance would have the same treatment that the new column covers at the corner entry had, and the stainless steel finish on the entry system would be changed to a darker finish.

Mr. Ryan thanked the applicant and said the changes exceeded what he had hoped for. Mr. Adams said he was impressed with how well the applicant made all the Commission's suggestions happen. Vice-Chair Wyckoff and Mr. Sauk-Schubert agreed. Chairman Lombardi opened the public hearing.

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

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

### **DECISION OF THE COMMISSION**

*Mr. Adams moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Doering seconded.*

Mr. Adams said the project was innovative in design and respectful to the building as well as an asset to the architectural community.

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

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

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an existing structure (elevate, remove additions, and re-locate the Shaw warehouse on-site) as per

Request to Postpone



plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts.

*It was moved, seconded, and passed by unanimous vote (7-0) to postpone the petition to the February 3, 2021 meeting.*

B. Work Session requested by **Michael Stasiuk, owner**, and **Louis Canotas, applicant**, for property located at **41 Dearborn Street**, wherein permission is requested to allow exterior renovations to an existing structure (construct addition between existing home and garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

The petition was withdrawn by the applicant.

C. Work Session requested by **Anne Moodey, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (expand front deck and rebuild (1) chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts.

*It was moved, seconded, and passed by unanimous vote (7-0) to postpone the petition to the February 3, 2021 meeting.*

D. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts.

*It was moved, seconded, and passed by unanimous vote (7-0) to postpone the petition to the February 3, 2021 meeting.*

## V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow demolition of the existing garage and rear 1-story addition on the existing home, new construction to an existing structure (construct 2-story rear addition, 1-story side addition, and dormer addition), and the construction of a new detached garage and screen-house as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts.

City Council Representative Trace resumed her voting seat, and Ms. Bouffard returned to alternate status.

**WORK SESSION**

The project architect Anne Whitney was present and reviewed the petition, noting that they would also add a retaining wall due to the sloped site, and a landing with steps and a rail for safer access to the house. She discussed the new doors and windows in detail and said the greenhouse design would return as an administrative approval.

Ms. Doering asked how tall and massive the front steps would be. Ms. Whitney said they would be 40 inches on the right and the landing itself would be a wooden 4'x5' structure with four steps. Mr. Ryan said the garage looked odd and suggested that the cornice of the garage match the cornice on the lower section of the main house and have the same profile of the roof slope. He also thought the space above the garage door needed something. Ms. Whitney said she could make the roof line work better with the existing house by doing a full return of the roof pitch. Mr. Ryan said the dormer looked like it should have five windows instead of four. Ms. Whitney said five windows would be too crowded and that she could do bigger stud pockets. Mr. Adams said the garage door would have to be in the center if something were put in the space above it and that the front landing could be more prominent. He said the triple window in the addition with the dormer was awkward for a house of that period and suggested that it be broken up into two double windows. Ms. Ruedig agreed. She said that elevation was the most prominent one and that the windows should be simplified. Vice-Chair Wyckoff said the garage door should be centered, with a small 4-light above it. He said the pitch of the roof could be increased a bit and didn't have to correspond with the greenhouse section, and it was further discussed. He agreed that the dormer windows should be divided up into two sets of two windows to get the outside edges in line with the second-story windows. He said the house wouldn't be so simple once it was renovated, so he had no problem with the three windows on the new addition and for the kitchen. City Council Representative Trace said she had an issue with the house having two sets of two windows and thought there should be more pitch on the garage roof. Mr. Ryan said he had no problem with the proposed size of the greenhouse. Ms. Whitney said she would return with details of how the greenhouse would connect to the back of the garage.

Chairman Lombardi agreed that the dormer windows could be two sets of two windows, and it was further discussed. He said the three sets of three windows on the addition were okay since the first floor was set back. He agreed that the garage should be more symmetrical. Mr. Sauk-Schubert said he supported the separation of the four dormer windows into two sets of two windows and that he thought something could be done so that the garage door appeared to be in the center. He thought a simpler step railing could center the door more.

There was no public comment.

**DECISION**

Ms. Whitney said she would return at the March 3 meeting for a work session/public hearing.

**OTHER BUSINESS**



Vice-Chair Wyckoff expressed that he would like the City to recognize HDC members who have retired or left, specifically mentioning Dan Rawling and Cyrus Beer. City Councilor Trace said she would raise the issue at the City Council meeting.

**VI. ADJOURNMENT**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary