

## HISTORIC DISTRICT MEETING DECEMBER 3, 2015 – 7PM

Present: Rodney Rowland, Chair, Irene Bush, Lorn Buxton, Kate Murray, Elaine Nollet, and Peter Reed.

The meeting was called to order by the Chair at 7 pm. Rowland advised that anyone who would like to speak must sign in.

1<sup>st</sup> Item: public hearing:

Mark & Sally Fodero, 69 Piscataqua Street, Map 18 Lot 11 Sublot 1

Following up on a work session from last month.

Paul Meenen, architect and Mark Fodero addressed the committee. The plan is to take the existing structure and leave it much as it is but make changes to make more appealing but also to keep with other houses in the neighborhood. Have put an addition on the back for master BR and changing all windows; the full dormer on the east side has been eliminated. Their request for a new front entrance remains but have changed it a bit in keeping w/homes on street as many have horizontal roofline. While not in a position to put a front porch, you will see shed roof to right of the front door covers the windows in the front and adds to the look of the home.

Meenen pointed out on the north elevation that the bay window will be squared off and carry on the horizontal roof line which will provide balance to the entryway of the home. The entry is currently on the east side of the home. To the patio space to the right and above garage, they have added a trellis to blend w/house and make outdoor space. Adds to balance the house and proportionately looks better. Some windows have slightly changed for better proportion to the rest of the house. We carried across the siding on the west elevation to the edge of the patio area to aesthetically make it look like an extension of the house and adds privacy. These are changes from the work session.

Mark Fodero stated that the addition on the back was going to be 14' x 14' but have changed to 14' x 20'. What we seek today is your approval with contingency. In order to make sure we are in compliance I have met w/building inspector and he suggested a survey be done. Increases coverage by 266 SF total so we have already submitted a permit to the zoning board for relief but we meet all setbacks.

Meenen advised that they brought samples of windows – using Andersen – if the committee would like to look.

Lorn Buxton asked about the north elevation at front door and the roof over the bay windows, stating that it was somewhat hard to tell if it is perpendicular to the roof over entranceway.

The bay window comes out 1'6" and entranceway comes out 3' . If you look at west elevation can see it better.

Mark Fodero – if you look at the eave from the front of the house, over the door you have a dormer set back in and it's one horizontal line but doesn't come out as far as front entrance. If the roofline over the bay windows came out as far as front porch would be awkward. Buxton suggested making the roofline

all the same pitch. There was much discussion about the new front entrance, the roofline and the bay windows as the drawings do not show dimensions.

Rowland asked if they had gone through all their changes. Meenen stated that on the east elevation one window had been eliminated. If look at columns at entry and patio, they previously had tapered base w/straight columns. Now the base is an architectural millworked base w/tapered column on top which we thought would clean up the appearance. The columns at the garage have been eliminated.

Rowland asked if the porch is the full depth of the garage? Yes we have pulled the face of the patio back – it now measures to 10'5".

Buxton asked what is roofline there? It's the existing roof line and we added a trellis or pergola over the top of the patio.

Rowland stated that the door leading onto the porch doesn't show definition. Responded it is a standard sliding – we haven't included mullions but will probably have them matching windows on front of house. They will be 2 over 1 design.

Murray stated she was having a hard time seeing what is projecting out and how it sits on the property. We usually have a site plan w/more detail. The depth matters and there is no way of telling.

Sally asked "Are you worried about the dormer on the front?" Murray stated that she was worried about all of them. She would like to know how the addition on the back is impacting the property and how it affects other houses in the neighborhood. Rowland said it makes it hard to make an informed decision b/c we cannot see three dimensionality of the structure.

Petitioners stated that the only adjoining property is Mr. Asana that would be affected by the addition. The addition is off the south end of the house and Mr. Asana is on the east elevation of house. If you look at the drawings on the west side elevation, added 6'. We are not changing patios or landscaping but adding 6'. There's no neighboring home there but an elevated ledge. The nearest house is Schwartz on Main Street. On the small corner of Atkinson, there is a two family but it is more than 50' out.

Buxton stated that it is traditional that plot plans be submitted. Mark Fodero stated that there are two 24" x 36" plot plans in the building but they are probably in Graves' office. Buxton went looking and found them.

Nollet stated that on the east elevation the windows are shorter. Meenan stated that the three grouped on the left side are above the Master bed so changed for privacy and the other two are bathrooms so found appropriate to make smaller. They are on the side of Mr. Asano's property.

Reed asked about driveway and the right of way that comes in from Atkinson. Is it wide enough to drive your car? Yes. The right of way coming up from Piscataqua is not typically used.

Reed asked about reaching property line and Meenan stated the right of way has changed. Fodero advised that he had a new survey done, which was stamped 4 days ago. It has placement of the structure on the lot w/all setbacks.

All commission members took a look at the plot plan. The architect explained the patio over the garage and the new entrance. Murray was interested in how you would see the addition from the street.

Rowland asked if petitioners brought a window sample and was that intended for all the windows? Yes, the 400 series is the style for all windows.

Siding will be white cedar replacing the vinyl. Color will be a gray w/white trim. Existing roof is the architectural shingle and the addition will match as the original is only 2 years old.

Murray asked if there was a picture of the sliding door? Was told to imagine the 2 over 1, the slider looks like that but is the height of a door. It is an Andersen door, same style and material is the same. Sally Fodero stated that their intent in building the home is to create a bungalow in every aspect of the house. We want the front and all of the house to have that integrity – color scheme, molding and window scheme.

Rowland asked if there was anyone from the public to speak for or against the petitioners. No one rose and the public hearing was closed.

Rowland stated will have to have a motion contingent on ZBA approval, with the slider over garage to be 2 over 1 to match window design, all windows to be Andersen 400 series, refer to site plan dated 12/1/15 and roof material to match existing roof.

Nollet stated she thinks it is very nice that petitioners took a 1950's house and converted to a bungalow.

Bush asked about the portico over the garage. Sally Fodero stated it is really a "pergola" w/strips of wood, not a portico. Meenen said it is just a very nice outside space to sit and enjoy neighbors.

Rowland stated that when he talked to Mark Fodero on the phone that it was looking to the simple end of Craftsman style but that this feature goes in other direction, this is something usually seen on a patio, a little high style.

Buxton stated that the best thing was eliminating the shed dormer.

Rowland asked if the front steps are wood? The existing is granite and will relocate this same material and make it look even better.

Nollet stated that she would want a covering on the porch and that they've minimized it.

Bush stated that it's more decorative than for shade. Meenen advised that if the sun is going east to west it will give you shade.

Buxton – move for approval of the plan for 69 Piscataqua Street dated 12-1-15, subject to or contingent upon ZBA approval on 12/17, with the slider over the garage matching all windows as a 2/1 design, contingent upon all windows being Andersen 400 series as on site plan 12/1/15 Issue I, conditional upon the roof on the addition to match existing roof shingles, conditional upon granite steps to be new front entry steps.

Motion passed unanimously.

The commission reviewed the Minutes of the meeting of September 3, 2015 and made edits.  
M/S/P to approve minutes of 9-3-15 as amended.

The commission reviewed the Minutes of the work session of November 5, 2015 and made minor edits.  
M/S/P to approve minutes 11-5-15 as amended.

Christine Ambrose of 3 Oliver Street approached the commission with questions. They bought their property one year ago and came before the committee in August or September. They are still not done with their improvements. She stated that she and her husband read through the instructions and weren't sure the best way to approach the commission w/a small amendment to their plan. They have put all this energy & effort into building a four season porch. When standing in the 2<sup>nd</sup> story addition, this side doesn't get much light and they would like to put a skylight and wondered the best way to approach the commission about it.

Rowland advised that since it is on the side of the road, they would have to come before the HDC again. He advised to talk to the secretary and may be able to do as a continuation. Bush asked if they could put a larger window? Was advised it's the 2<sup>nd</sup> floor Bath and they are trying to get afternoon light into the bathroom. Rowland stated the house the way it is so pure, and a skylight is not pure, and it's in the most visible spot.

Ambrose said they were trying to get a feel if they should come before the board again but it sounds like you would not approve.

She had a second question – we haven't made any plans w/the garage yet. It's really more of a shed and we wouldn't park a car in there now. It is within the set back. Murray asked if it is on the property line? Yes, but w/in set back. We're trying to figure out if we can get a 2 car garage on the property. Would have to come in on Portsmouth Avenue which means we would need permission for a curb cut. Rowland stated that's a tough corner. Ambrose said they are trying to figure out what kind of relief we can get from set backs.

Rowland stated the 1<sup>st</sup> stop is the building inspector. What is the lot coverage allowance? Bush asked if it would be grandfathered in as to the existing shed and was advised No b/c its non-conforming and cannot expand a non-conforming structure. They could reinforce it but cannot add to it. If they could drive in existing driveway and tear down current shed, then put new garage.

Rowland again advised that the 1<sup>st</sup> step is the building inspector, Terry or Don, then would have to go to the ZBA.

Any other new business? Peter Reed – the Llewellyn property – have you noticed their front yard looks almost like a fish pond? Did they put in a drain? Was advised it's a rain garden.

Are they going to fill in or are they going to cover? It runs across the street.  
Murray advised there was a problem w/drainage and they've been trying to fix.

M//S/P to adjourn at 8:04 pm  
Respectfully submitted,  
Diane Cooley