

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

August 1, 2007

MEMBERS PRESENT: Chairman Sandra Dika, Vice-Chairman John F. Golumb; Richard Katz, John Wyckoff, Planning Board Representative Jerry Hejtmanek, and City Council Representative Edward Raynolds

MEMBERS EXCUSED: Tracy Kozak and Alternate Elena Maltese

ALSO PRESENT: Roger Clum, Assistant Building Inspector

I. OLD BUSINESS

A) Approval of minutes – July 11, 2007

It was moved, seconded, and passed unanimously to approve the minutes as presented.

Approval of minutes – July 18, 2007

It was moved, seconded and passed unanimously to approve the minutes as presented.

II. PUBLIC HEARINGS

1. Petition of **Elizabeth G. Fichera Revocable Living Trust, owner**, for property located at **47 Howard Street**, wherein permission was requested to allow new construction to an existing structure (add rear addition), a new free standing structure (install fence) and renovations to an existing structure (replace windows, siding, roof, and add garage door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 84 and lies within the General Residence B and Historic A Districts.

SPEAKING TO THE PETITION

Chairman Dika stated that members of the Commission were at a site walk for 47 Howard Street prior to the meeting.

Mr. Mark Fichera and Mrs. Elizabeth Fichera, owners of the property and Mr. Ralph Jensen, architect for the project, were present to speak to the application. Mr. Fichera stated that they were before the

Commission for a work session a few months ago. They recently went before the Board of Adjustment and received approval for their project.

Mr. Fichera said that they would like to put an addition on the rear of their house. To do this will require that they demolish the two back ells on the house, the chimney and a portion of the roof. He added that they would be changing the interior configuration of the house. It would allow them to put a bathroom on the second floor. He continued to say that there would be two patio doors in the rear that will allow them access to the kitchen and to the family room. The patio doors will be 5'4" in height. In addition, they are proposing two skylights, one in the bathroom and the other one in the stairway/hallway area. A means of egress on the third story will be removed.

Mr. Fichera explained that the front elevation would continue to look the same with the exception of the front door trim. The trim was poorly designed and needed replacing. The siding on the front of the house will be replaced with wood clapboards and the sides of the house will be replaced with white cedar shingles. Mr. Fichera pointed out that one of the Commissioners mentioned on the site walk that a vertical board on the left side elevation would be appropriate. He said that he was agreeable to making that change to the plans.

Mr. Fichera indicated that the windows that are currently in the house are replacement windows that were installed in 1996. He said new windows were needed and was proposing wood windows with simulated divided light by Marvin. He said that they would keep the exact same opening size. There are twenty-three windows of which nineteen are all of the same size. Mr. Fichera added that the patio doors would also be wood with simulated divided light.

Mr. Fichera explained that fencing surrounding the yard was in need of replacing. The Commission thought a straight run on the fence would be more appropriate than a scalloped run. Mr. Fichera stated that he was agreeable to that change.

In summary, Mr. Fichera said that they met with the abutting neighbors to explain the project. He pointed out that there were signed letters in their packets from the neighbors stating that they approved of the project.

Chairman Dika asked if there were questions for the applicant.

Mr. Wyckoff asked if all of the windows were going to be new construction. Mr. Fichera replied yes. Mr. Wyckoff pointed out that they will be disturbing the interior casings and the plaster on and around every window in the house. He suggested they try to reuse the interior casings.

Mr. Katz made an observation that the current windows were sash kits. He said that they would have a situation with out-of-square windows and he thought they were approaching the situation the right way.

Mr. Golumb asked the item number of the skylight. Mr. Fichera replied that it was Velux #306. Mr. Golumb also asked the item number of the French doors. Mr. Fichera said that it was model number 546A Marvin. Mr. Golumb asked about the windows. Mr. Fichera replied that they would be 6 over 6 and the call number was 2420.

Chairman Dika asked if the fence would remain the Northern white cedar with the same posts with a straight run instead. Mr. Fichera responded yes.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. David Adams of 210 Gates Street spoke in opposition to the application. He asked the architect to clarify the discrepancy that the rake and the eave's edge does not line up all the way around the three sides.

Mr. Adams said that this house has been added onto a number of times. He discussed in length the variety of the windows that were in the house. He felt that it would be a shame to see a number of 18th century windows and features ripped out and thrown away. He said that as a compromise he would try to keep the look of the 18th century style frames in the older portion of the house and use the more modern style frames in the newer sections of the house.

In summary, Mr. Adams did not feel that the shingling of the side walls was appropriate for this style of house.

Chairman Dika asked Mr. Jensen to clarify the discrepancy in the drawings. He said that the rear, front, and left elevations were correct. The right side elevation should be 2 feet taller than what was shown on the plans.

DECISION OF THE COMMISSION

Mr. Katz made a motion to approve the application as presented with the following modifications: that the fence was a straight run instead of a scalloped run, that a 2 foot correction be made to the right side elevation so that the rake lines up with the eave's edge, and that a vertical board be installed on the left side elevation. The motion was seconded by Mr. Wyckoff. Chairman Dika asked for discussion.

Mr. Katz said that this was, all together, a sympathetic alteration to the building. It did not follow historic precedence to the "enth" degree, but he did not think that was really necessary. He said that he was heartened by the inclination of the applicant to do this "first cabin" all the way down the line. He added that this building and the neighborhood would be better for it.

Mr. Wyckoff stated that he too was also disturbed, like Mr. Adams, with the windows, especially on the sides. He said that he could see the applicant's problem with the front windows which are not square. He felt they would have to be entirely removed to be rebuilt, to even place replacement sashes in there. He said that he would prefer that he keep the old window casings that are in line from the gable on the third floor down to the first floor and replace the front windows which are the main problem. He felt it will be a lot of trouble for the carpenter and will take someone with his wits about him to maintain everything in the proper form and plane and will require some heavy patching of the sheathing. He said that it was unfortunate that the applicant has decided to do this, in his opinion, but

having said that, after looking at the way most of the houses in that neighborhood have been renovated, he felt it was a very similar style. Mr. Wyckoff said that the clapboards have been kept on by caulking and paint for a long time. He added that if this were Strawberry Banke you would be trying to renovate the scarf joint historic 18th century clapboards but he did not see that happening. He said that with that in mind, he would approve of this renovation.

Chairman Dika stated that this was a house that she was familiar with and she recognized that it has been neglected for quite a long time. She felt it was quite exciting to see that it is going to be brought up to the standards of the homes around it.

Chairman Dika reminded the Commission that there was a motion on the floor and she called for the vote.

The motion to approve the application as presented with the following stipulations passed by a unanimous (6-0) vote:

- 1) That a 2 foot correction be made to the right side elevation so as to line up with the eave's edge.
- 2) That a vertical board be added on the left side elevation.
- 3) That the fence have a straight run instead of a scalloped run.

2. Petition of **Mitchell Manin and Joyce Bellevue, owners**, for property located at **296 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace decking and railing on porch at rear of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 19-6 and lies within the General Residence B and Historic A Districts.

SPEAKING TO THE PETITION

Ms. Joyce Bellevue and Mitchell Manin, owners of the property were present to speak to the application. Ms. Bellevue stated that the planking on the rear porch was rotting and they would like to replace it. In addition, she thought that the railings should be replaced at the same time as well. They would like to match theirs to the neighboring units but realized that they were not built to code. Ms. Bellevue said that they were proposing to build them with wood. She explained to the Commission that they would like to use Trex, a composite decking material in the color gray for the replacement of the deck planking.

Mr. Wyckoff asked about the vinyl fence on the property. Ms. Bellevue replied that it was there when they purchased the property in 2005.

Mr. Katz asked Mr. Clum if the 2"x6" top rail on Ms. Bellevue's stairs was to code. Mr. Clum said that the building code would require one graspable handrail on the stair. The dimension requirements were between 1 1/4" and 2 1/2" in diameter and 34" to 38" in height. He added that the distance between the balusters needed to be 4 3/8".

Mr. Golumb said that he did not think that the Commission had enough information on the railing to move forward with an approval. Mr. Katz thought that it seemed to be pretty straightforward as it will be built to match the adjacent deck. He felt that he had enough information to move forward.

Chairman Dika pointed out that they did not know if the existing balustrade on the neighboring deck meets code. Mr. Clum said that if the applicant was willing to meet what was next door, it meets the rules.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to approve the application as presented with the following stipulations:

- 1) That the porch be built with the same railing system as the existing porches.
- 2) That the new construction be built to code.

The motion was seconded by Mr. Katz. There was no discussion. The motion to approve the application as presented with the two stipulations passed by a unanimous (6-0) vote.

3. Petition of **M.H. Wentworth Home for Chronic Invalids, owner**, for property located at **346 Pleasant Street**, wherein permission was requested to allow an amendment to a previously approved design (install gypsum wallboard and siding to exterior façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic A Districts.

SPEAKING TO THE PETITION

Ms. Mary Ellen Dunn, executive director of the Mark Wentworth Home spoke to the application. She stated that as a result of finding mold in the walls, 38 people had to be moved to other facilities and employees had to be laid off. She said that she hoped that the Commission would feel comfortable approving the application so that residents could move back home and employees could come back to work. She pointed out that the architects would be showing them options and they would be pleased with any option that was chosen.

Mr. Todd Hanson, of JSA Inc., spoke next. He said that they would be showing the Commission a couple options that were a direct result of the feedback given at the work sessions and on the site walk. He said that this was the 1987 building. They are now in the process of replacing the windows and the siding. They are proposing a cementitious siding and panel to give variation to the building. Mr. Hanson showed the Commission a couple drawings with color variations. He added that they have also made a modification to the eave line by bringing the gables up to break up the mass. In addition,

the dormer windows that project forward have been detailed out with brackets on the bottom. Mr. Hanson gave the Commission additional plans showing the bracket detail.

Chairman Dika asked if there were any questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Councilor Reynolds made a motion to approve the application as presented. The motion was seconded by Mr. Hejtmanek. Chairman Dika asked for discussion.

Councilor Reynolds said that he thought that the plan was greatly improved and he felt good about the final design.

Chairman Dika stated that they have been through a difficult time but she too was pleased with the changes as well.

The motion to approve the application as presented passed by a unanimous (6-0) vote.

4. Petition of **George C. Hurtt Revocable Trust, owner**, for property located at **69 Newcastle Avenue**, where in permission was requested to allow exterior renovations to an existing structure (replace windows, trim, and sills) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 49 and lies within the General Residence B and Historic A Districts.

SPEAKING TO THE PETITION

Ms. Heather Hurtt and Mr. George Hurtt, owners of the property, and Mr. John Melleon, a Pella sales consultant were present to speak to the application.

Ms. Hurtt stated that they would like to replace all of their windows with replacement windows. She said that 22 of the 33 windows were about 20 years old and the remaining windows were installed in 1998. They are proposing to replace the existing windows with historically correct solid wood windows with aluminum cladding. They would have a 6 over 6 grill pattern. In addition, they would like to replace the exterior trim, casing, and sills that are rotting by matching what is already there. Ms. Hurtt explained that the house was built in the late 1800's.

Mr. Wyckoff asked Ms. Hurtt about the decorative details and said that the photos submitted showed two different details. He wondered how they were going to finish all of the windows. Ms. Hurtt replied that on Page 7 of the plans, the window on the left with its trim and casing was a window on the old part of the house. The window with the trim on the right side of the page was a window on the addition part of the house that was built in 1998. She said that they would be sure that everything was consistent.

Mr. Wyckoff asked who would be doing the work. Ms. Hurtt replied that Pella would be doing the installation.

Ms. Hurtt indicated that they were looking to use the Pella Architectural Series LS window. She had a sample of the window with her for the Commission to review. Pages 11 through 16 of the plans showed the grill patterns. In addition, Ms. Hurtt pointed out that pine wood would be used.

Mr. Wyckoff asked how he planned to finish the casings. Mr. Melleson said that they would duplicate what was there although he did not believe it was original. Ms. Hurtt said that they want to stay consistent. Mr. Melleson added that they would be doing the work from the exterior so as not to disturb the interior.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak, to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Katz made a motion to approve the application as presented. The motion was seconded by Mr. Hejtmanek. Chairman Dika asked for discussion.

Mr. Katz said that he felt the project was pretty straightforward. There would be an attempt to keep the exterior trim uniform and so he did not see what more they could ask for.

Vice Chairman Golumb asked for clarification on the trim. He asked if they would be duplicating the small crown shown on the right side of Page 7 and the trim shown on the left side of Page 7. Ms. Hurtt replied yes.

The motion to approve the application as presented passed by a unanimous (6-0) vote.

5. Petition of **Custom House Condominium Association, owner, and Maryka Ford, applicant**, for property located at **73 Daniel Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove exterior chimney and repair masonry) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 11 and lies within the Central Business B and Historic A Districts.

SPEAKING TO THE PETITION

Ms. Maryka Ford, representative for the Custom House Condominium Association spoke to the application. She stated that they would like to remove a chimney that was causing problems. She said that it was not in use and was not original to the building. They have had it repointed and resealed but

they were still experiencing serious leaking. Ms. Ford explained the submitted photos to the Commission.

Vice Chairman Golumb asked if they had plans to duplicate the crown molding and the dentil molding. Ms. Ford replied that they are hoping that it was still there behind the chimney but if not, yes, they would duplicate it.

Chairman Dika asked if there were any more questions for applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to approve the application as presented. The motion was seconded by Vice Chairman Golumb. Chairman Dika asked for discussion.

Mr. Wyckoff felt that removing a chimney that was put on 60 years ago made perfect sense. He said that he was afraid that the crown and dentil molding had probably been removed. He thanked them for keeping up one of the less known but important buildings in Portsmouth.

The motion to approve the application as presented passed by a unanimous (6-0) vote.

COMPLIANCE HEARING

6. Petition of **7 Islington Street, LLC, owner**, for property located at **7 Islington Street**, wherein approval was being reviewed (rear elevation of structure) to confirm previous approval, as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 51 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Ms. Jenn Ramsey of Somma was present to speak on behalf of the applicant. She stated that the property was the Buckminster House. She said that at the April 4, 2007 meeting, they received approval for renovations to the property. Since then, there has been a lot line adjustment to separate the two lots. She explained that presently the northern most wing of the house has been removed and a tarp has been placed over the opening. She said that this compliance hearing was to review how the rear ell will look with the wing removed.

Mr. Clum explained to the Commission that the original application was intended to combine the lots. He said that the applicant applied for demolition of a portion of 7 Islington Street as part of an application for 40 Bridge Street. It received approval by the HDC. He continued to say that the combining of the lots did not and will not happen so the Planning and Legal Departments felt the Commission needed to revisit this to make sure they are satisfied with the 7 Islington Street stand alone lot and building.

Attorney Paul McEachern clarified for the Commission that nothing has changed except the lot line. He explained that the building that was proposed is still proposed and is 5 feet from the face of the Buckminster face. He added that what has now changed is that they are on separate lots.

Mr. Clum pointed out that there would be another building 5 feet from the Buckminster House and so that severely limits the number of window openings that are allowed. It only allows for 15% openings.

Mr. Katz stated that there will be a building there at some point so that is why the ell will be a blank wall with limited window openings. Attorney McEachern assured the Commission of that and said that he should have done the subdivision first and the structures second.

Chairman Dika asked if there were any more questions. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Hejtmanek made a motion to approve the request as presented. The motion was seconded by Vice Chairman Golumb. There was no discussion. The motion passed by a unanimous (6-0) vote.

III. WORK SESSIONS

A) Work Session requested by **259-261 South Street Condominium Association, owner,** and **Robert and Mary Lou McElwain, applicants,** for property located at **259 South Street,** wherein permission was requested to allow new construction to an existing structure (construct 17' by 12' addition to rear of house). Said property is shown on Assessor Plan 111 as Lot 34-1 and lies within the General Residence B and Historic A Districts.

- Mr. Bob McElwain and Mrs. Mary Lou McElwain were present to speak to the project. Mrs. McElwain said that they would like to put a simple addition on the back of the house. It would be a 12' X 17' one story addition with a shed roof.
- Mr. Wyckoff asked if the addition was of the same plane as the left side of the house. Mrs. McElwain replied that it comes in approximately 3' 7".
- Mrs. McElwain said that the addition will come below the second floor windows so no other changes to the house would need to be made.
- Mr. Katz wondered why there had been a blank wall in that location to begin with. Mr. McElwain pointed out that there was a chimney behind that.
- Mr. McElwain stated that the entire house was sheathed in aluminum siding. He said that they planned to keep the aluminum siding but would use wood clapboards for the addition.
- Ms. McElwain explained that on the interior there would be a pocket door that steps down into the new addition. There will be windows at the front with a door leading to a deck. She said that the deck would be approximately 8' X 31'.

- Chairman Dika asked if they were planning to go with 2 over 1 windows. Mrs. McElwain replied yes, that was what was in the rest of the house. Mr. McElwain pointed out that this addition and deck would be overlooking a garden and so the less mullions the better.
- Mr. Katz felt that the project was pretty straightforward.
- Mrs. McElwain said that she had letters from their abutters approving of the project. Chairman Dika told her that she should present those when they come for the public hearing.
- Chairman Dika told the McElwains that she felt they were ready for a public hearing.

B) Work Session requested by **Charles L. Lassen Revocable Living Trust, owner**, for property located at **75 Salter Street (Round Island)**, wherein permission was requested to allow new construction to an existing structure (add porches and dormers, add second story to north façade, add new windows, siding and exterior details). Said property is shown on Assessor Plan 207 as Lot 1 and lies within the Single Residence A and Historic A Districts.

Chairman Dika stated that she would be recusing herself from this work session. Vice Chairman Golumb led the discussion.

- Ms. Anne Whitney, architect for the project and Mr. Charles Lassen, owner, were present to speak to the project. Mr. Lassen told the Commission that the structure was fairly rundown and had quite a checkered past. He said that the structure was built in 1910 as a fisherman's house. It became a brothel in the 1930's, a single family home in the 1950's and then more recently an informal fisherman's club. He indicated that what he was trying to accomplish with the proposed design was to reflect back to the days of the working waterfront. Mr. Lassen added that he would like to use as much as possible both passive and active solar energy. The house is in a good position for it.
- Ms. Whitney said they have been busy getting the project through the Department of Environmental Services.
- She explained that they were planning to remove some of the decks and other extraneous structures to consolidate it.
- Mr. Wyckoff asked which side of the house would be considered the front. Ms. Whitney felt the elevation that was facing New Castle Avenue was the front of the house.
- Ms. Whitney said that they would be cleaning up the roofline by taking the one story bump out that is currently an enclosed porch and wrapping it all the way around to the east elevation. She explained that they were going to work with the posts that were there and the space created would be living space.
- Mr. Wyckoff thought that the railing design looked industrial. Ms. Whitney pointed out that it was more of a nautical design. Mr. Katz interjected that the structure goes back to 1910 and he thought that that left a whole wrath of architectural influences to draw upon.
- Ms. Whitney showed the Commission the design for the solar water collectors. She said that she hoped that since they were close to the water that they would get some reflection from the water. If not, they would need to be tilted out.
- Mr. Lassen explained in detail how the house would run off of an inverter and batteries.
- Ms. Whitney said that they are thinking of using clapboards with shingles in the eaves. She was also considering double hung windows as well as cottage style windows.

- Vice Chairman Golumb asked why the dormers were cutting into the roofline. Ms. Whitney explained that the upstairs knee wall starts at 5 feet. She said that it was a fairly common Victorian detail to cut into the roofline with the dormers.
- Ms. Whitney said that the double hung windows would be one over one.
- Ms. Whitney pointed out that in the old part of the structure; there was a full basement so they would be putting all of the mechanicals there. They would also be installing a wood stove with a metal chimney.
- Mr. Wyckoff commented that he was open to the ideas presented this evening.
- Mr. Katz thought it was interesting that this was the first project to come before them that has made a real effort to encompass sustainability. He said it was an exciting project. Mr. Hejtmanek agreed.
- Vice Chairman Golumb suggested exploring other options for the chimney pipe of the wood stove. Ms. Whitney replied that she has done other applications and so she would research the best option for this application.
- The Commission agreed that a site walk would be helpful prior to a public hearing.

C) Work Session requested by **DiLorenzo Real Estate, LLC**, for property located at **37 Bow Street**, wherein permission was requested to allow renovations to an existing structure (expand existing patio) and new free standing structure (new structure with canopy). Said property is shown on Assessor Plan 106 as Lot 49 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

Vice Chairman Golumb stated that he would be recusing himself from this work session.

- Ms. Lisa DeStefano, representing Mr. DiLorenzo and John Golumb, owner of Poco's Bow Street Cantina were present to speak to the project.
- Ms. DeStefano mentioned that there had been a land swap recently between the City and the DiLorenzo property. She pointed out that there was a small existing patio against the property and they wanted to expand that patio.
- Ms. DeStefano walked the Commission through the plans. She said that they would like to incorporate changes to the back side of the building while they are doing the other renovations.
- She explained that due to the relocation of the bar and dining area, Mr. Golumb was now required to meet new building codes and life safety codes. The number of seats that currently exist will be reduced to meet those codes. They also had to account for egress for the patrons inside the building. In addition, they had to work with the City concerning the lounge area.
- Ms. DeStefano said they are looking to connect the outside bar to the inside bar by putting in an opening into the existing exterior wall that would be a stacking door system. In the summer months, the door would stack open upon itself and the bar staff can be working the inside and outside bar at the same time. She said that it folds completely out of the way.
- Ms. DeStefano explained that due to egress issues on the inside, they have relocated a new entranceway and vestibule to the left of the cantina space.
- She also said that they were also exploring the possibility of creating a deck off of the second floor by removing the bow windows and simplifying the façade with double hung windows and a French door system.

- Pages 7 through 12 of the plans showed the proposed revisions. She explained that the Pergola system would have a canvas top to protect patrons from rain and sun. They will have some retractable places to let in sunlight and ventilation.
- Mr. Wyckoff wished that there could be a better solution than the canvas.
- Page 7 of the plans showed the expanded patio below, a glimpse of the dining above, and the proposed railing.
- Page 9 showed the taller guard rail for the bar area. She said that the grade was pretty flush at this level. This level would provide handicap accessibility.
- Page 10 showed the northwest elevation. Ms. DeStefano pointed out that the upper three floors are set further back. Although it was not the HDC's purview, she added that they would be painting the building as well.
- Page 11 showed in elevation how the first level patio with the pergola system would relate to the revisions on the second floor.
- Ms. DeStefano pointed out that there are many angles to the design because of falling property lines and what the allowable was for a patio area to satisfy their needs. She said that they did not have a footprint that was true and square so they were not able to do one continuous shed from front to back. What they are having to do is to hip back in some areas to get the proper slope. Looking at the structure head on, one will see the angles.
- Mr. Wyckoff asked if the canvas roof was necessary. Ms. DeStefano replied that they wanted to provide protection and they want the ability for it to be operable so that it will not retain heat in the summer time. She said that at this point she was not sure how much of the canvas would be operable.
- Page 12 showed the northeast elevation with the deck above and how it relates to the infill walls below. Ms. DeStefano said that the 4th and 5th floors would be painted a darker color to help them recede so that the focus can be on the redesign.
- Ms. DeStefano explained in detail how the stacked wall system would work. It would be made of aluminum on the exterior and wood on the interior.
- Chairman Dika asked if it was a similar system to Anneke Jans. Ms. DeStefano replied yes. Chairman Dika thought it was a very appropriate feature for the back of the building.
- Mr. Wyckoff commented that it seemed a shame to go to the trouble of the pergola with a garden look and then cover it all with canvas. Chairman Dika wondered if there was any other option. Ms. DeStefano said that the canvas on the top was a given. Mr. Katz thought that if the material were more substantial, it would detract from the idea of the pergola and the temporary covering. Mr. Wyckoff said that there are other materials.
- Ms. DeStefano said that the Stonewall Kitchen pergola in York was their inspiration for this idea.
- Chairman Dika asked about the siding. Ms. DeStefano said that she would like to use cementitious siding on the lower area because of water hitting the brick and splashing onto the siding.
- Mr. Jack Blalock, owner of the Old Ferry Landing, spoke in favor of the application. He said that he liked what he has seen so far. He added that he liked the proposal of the solid floor surface in the area. Ms. DeStefano indicated that they have been working with the engineers who will be working with the City on the river walk project so she knows that the Poco deck ties in with what will be proposed.

- Mr. David Adams, 210 Gates Street, said that he felt it was an interesting plan. He commented that when he thinks of the classic pergola, he thinks of one sitting on round columns. The proposed columns are square and he thought that seemed awkward. He also thought the clapboards were awkward and thought that something with a smooth surface would read better.
- Ms. DeStefano replied that they were still not sure whether the columns would be wrapped in Azek for a more finished look. She pointed out that the Stonewall Kitchen columns had a more rustic look to them. She said that they could look for a board that had more texture to it. Mr. Wyckoff suggested a natural wood post as he thought it would be long lasting.
- Ms. DeStefano pointed out that as to clapboards versus shingles; she said that they were tying into what is a very finished building.
- Mr. Katz stated that given the present situation, how could it not look better. He felt it was a great improvement. He liked the pergola concept and he was not concerned about the canvas. He also felt that using a sturdy wood for the posts was a good idea.
- Councilor Reynolds said that he liked the design.
- Mr. Wyckoff thought that using wooden construction would be a good compromise to making the pergola look more casual. He said he was all for the concept.
- Mr. Hejtmanek agreed with Mr. Adams and thought that the design needed to look a little lighter.
- Chairman Dika said that she really liked the folding door unit. She liked the design and thought it would be a great improvement to the area.
- Ms. DeStefano stated that she would like to go for a public hearing next month along with a site walk.

IV. ADJOURNMENT

At 9:55 p.m., it was moved, seconded, and passes unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Secretary

These minutes were approved at the Historic District Commission meeting on September 5, 2007.