

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**July 6, 2011
to be reconvened on July 13, 2011**

MEMBERS PRESENT: Chairman Sandra Dika; Vice Chairman Richard Katz; Members John Wyckoff, Tracy Kozak, Elena Whittaker; City Council Representative Anthony Coviello, Planning Department Representative William Gladhill; Alternate Joseph Almeida

MEMBERS EXCUSED: Alternate George Melchior

ALSO PRESENT: Roger Clum, Assistant Building Inspector

I. OLD BUSINESS

A. Approval of minutes – June 1, 2011

It was moved, seconded, and passed unanimously (7-0) to approve the minutes as presented.

B. Request for one year extension of the Certificate of Approval – 15 Pleasant Street – requested by Piscataqua Savings Bank

Mr. Almeida recused himself from the discussion and vote.

It was moved, seconded, and passed unanimously (6-0) to grant a one year extension of the Certificate of Approval. The Certificate of Approval will now expire on August 4, 2012.

C. Petition of **Carol J. Elliott, owner**, for property located at **143 Gates Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 99 and lies within General Residence B and Historic Districts. *(This item was postponed at the June 8, 2011 meeting to the July 1, 2011 meeting.)*

DECISION OF THE COMMISSION

Because no one was present to speak to the application, the Commission voted (7-0) to postpone the application to the end of the meeting.

II. PUBLIC HEARINGS

1. Petition of **City of Portsmouth, owner**, for property located at **1 Junkins Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish garage located in lower level employee parking lot) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal and Historic Districts.

SPEAKING TO THE PETITION

Mr. Steve Parkinson, Director of Public Works was present to speak to the application. He stated that they were seeking to demolish the wooden structure in the lower employee parking lot of the City Hall municipal complex. He explained that the structure was in extreme decay. There was considerable rot and the sills were all gone because it was built on the ground. He said that they would like to remove it before it became a hazard. Mr. Parkinson added that they were in contact with New Hampshire Division of Historical Resources for technical assistance with the structure and they suggested taking photographs of the building in accordance with their procedures for historic documentation. He said that they planned to do that.

Chairman Dika asked Mr. Parkinson if he knew the age of the structure. Mr. Parkinson said no but thought it was probably built before the construction of the boiler building which was built in 1921.

Mr. Almeida asked what the new space would be used for. Mr. Parkinson said that they had no interest in doing anything with the site except to stabilize the ground and leave it as is.

Mr. Almeida said that one thing the building did do was provide a nice buffer to the neighborhood which was probably its only value at this point but he understood that it was time for the building to go. Mr. Parkinson commented that he knew that the immediate neighbor directly behind it would love to see the building gone.

Chairman Dika asked why the building was not maintained. She pointed out that it was in a deplorable state now but at some point it was a usable building. Mr. Parkinson said that it was not in great shape when the City acquired it. He said it was a structure that had no use to the City over the years and as a result was overlooked.

Hearing no more questions, Chairman Dika 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

Ms. Whittaker made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Councilor Coviello. Chairman Dika asked for discussion.

Ms. Whittaker stated that she agreed with Chairman Dika that buildings are allowed to get so far gone that there is not much to come back from. She said, however, that a historic structures

report to the State will have the building permanently on file. She pointed out that taxpayers choose where to put their money and it did not go into this building. She did feel it was a safety hazard. Chairman Dika added that it attracts vermin as well.

Ms. Kozak said it was a real shame to see it go because there were not many outbuildings left in that area. She agreed that the building was beyond saving but she commented that if they have really significant landmarks that fall beyond repair, the Commission might want them recreated. She said she would not request it on this building but it was something to think about. Ms. Kozak added that she was sad to see this building go.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

2. **Petition of 66-68 South Street Condominium Association, owner, and Greenbrook LLC, applicant,** for property located at **66 South Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage) and allow a new free standing structure (construct new garage) and new construction to an existing structure (enlarge existing stair and landing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 70 and lies within the General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Matthew Beebe, owner of Greenbrook, LLC was present to speak to the application. He stated that he would like to demolish an existing garage and rebuild it on the same footprint with many of the same details. He said he would also like to add a garage bay. The second part of the application was to increase the width of the stairway to one of the units by one foot. He pointed out that the garage was in rough shape and was probably built prior to 1930. It was a structure that had very limited use on the property. Mr. Beebe informed the Commission that he has received Board of Adjustment approval for garage.

Chairman Dika suggested that they ask their questions about the garage first then they could discuss the stairs.

Councilor Coviello asked if the rear of the garage was on the property line. Mr. Beebe said it was touching the property line on the back left corner and was just about five inches off of the property line on the right side. He explained that the Board of Adjustment placed a stipulation on the approval that the garage be moved two feet closer to South Street. Councilor Coviello thought he would have an issue with putting windows in so close to the property line. Mr. Almeida thought that only affected buildings with dwelling units. Mr. Clum thought that was correct. Mr. Beebe said that he was not opposed to eliminating the windows if it was the Commission's desire. Ms. Kozak pointed out that it could be a code issue and that he should just be aware of that possibility. Ms. Whittaker suggested that they grant approval to go either way.

Mr. Almeida thought it would be a shame if he could not put them in because he thought they were appropriate.

Ms. Kozak asked what the height of the existing eaves was. Mr. Beebe said it was the same height as the old eaves which were 12' 6". Ms. Kozak pointed out that the roof line was very similar but it was not the same.

Mr. Almeida commented that the design was appropriate. He asked what type of garage door he was proposing. Mr. Beebe said that a wood door would be very costly. His intention was to paint a steel door. Mr. Almeida stated that he did not think the Commission ever approved a steel garage door in the historic district. Mr. Beebe suggested that he could take a standard masonite door and do a veneer of a beaded panel. Vice Chairman Katz recalled approving an application for a set of garage doors on the corner of Lawrence and Middle Streets that were steel doors.

Mr. Wyckoff arrived at this point in the meeting. He abstained from voting on this application.

Chairman Dika asked if there were any questions about the stairs. There were no questions.

Hearing no other questions, Chairman Dika 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. Almeida made a motion to grant a Certificate of Approval for the application as presented with the following stipulation:

- 1) That the garage door is recreated with a bead board veneer to mimic the existing condition.
- 2) That approval is given for the rear elevation with or without windows, subject to building code requirements.

The motion was seconded by Ms. Whittaker. Chairman Dika asked for discussion.

Mr. Almeida stated that this was a very appropriate and very detailed application. He felt that the applicant was aware of what the Commission was looking for with regard to the garage doors and was looking for the same result. Ms. Whittaker agreed that the application was very complete and as a result, was very easy to review.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented with the following stipulations passed by a unanimous (7-0) vote:

- 1) That the garage door is recreated with a bead board veneer to mimic the existing condition.

- 2) That approval is given for the rear elevation with or without windows, subject to building code requirements.

3. Petition of **City of Portsmouth, owner, and Portsmouth Historical Society, applicant**, for property located at **30 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (change roof material on the Benedict House) and allow new construction to an existing structure (construct parapet on Library addition) and allow a new free standing structure (install mechanical unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 21 and lies within the Municipal, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Ms. Nicole Martineau of TMS Architects was present to speak to the application. She stated that the building in question was the old Portsmouth library on the corner of Islington and Middle Streets. She pointed out that three buildings make up the old library: the Benedict House, the Academy building, and the 1975 addition. She said they were in the midst of an energy upgrade for the Portsmouth Historical Society. The first proposal they were asking for was to change the roofing material at the Benedict House. The existing roof has reached the end of its life cycle with three layers of deteriorating asphalt material. Ms. Martineau said that they were proposing an EPDM membrane. She pointed out that this was a very low sloped building. Along with the membrane, they would install a copper drip edge around the perimeter.

Ms. Martineau explained that the second proposal was an addition to the height of the parapet on the addition section of the building. She said they would like to add approximately 3 ½ inches of rigid insulation to the roof structure. In order to properly terminate the EDPM roof, the height extension was necessary. They would cap it with aluminum flashing.

The third proposal was to replace a mechanical unit with a smaller unit. Mr. Almeida asked if any curbing would be added. Ms. Martineau said she thought the curbing would add about 3 or 4 inches.

Mr. Gladhill asked why she chose the proposed roofing material. Ms. Martineau said that part of the reason was because of the low slope of the roof. She explained that asphalt shingles usually max out at a slope of 3 and 12 so they probably would not hold up well. She added that they were trying to replace it as close to in-kind as possible. Ms. Martineau also told the Commission that the New Hampshire Division of Historical Resources reviewed the plan and submitted a letter in support of it. She submitted the letter for the record.

Councilor Coviello asked what the color of the new roof would be. Ms. Martineau replied black. Councilor Coviello stated that this was a City owned building that was operated by a lease. Councilor Coviello was concerned about who would be monitoring the workmanship on the historic building. Ms. Martineau said that the Portsmouth Historical Society would be. Ms. Whittaker added that they would be held to national standards.

Mr. Richard Candee, vice president of the Portsmouth Historical Society informed the Commission that he has been working with David Moore for a year with regard to this project. The project was funded in part through a City grant and that Martini Northern would manage the project. Ms. Martineau added that they would also be retaining a roofing consultant. Councilor Coviello stated that he was comfortable with that.

Mr. Wyckoff asked if the EPDM roof was mentioned to the State. Ms. Martineau explained that the State received the same packet as the HDC.

Mr. Almeida asked Mr. Candee what the original roof material would have been on the Benedict House. Mr. Candee replied steel. Chairman Dika asked why they were not proposing steel then. Mr. Candee said that they did not make the same kind anymore. They would have to go with copper and it was too expensive.

Hearing no other questions, Chairman Dika 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 grant a Certificate of Approval for the application as presented. The motion was seconded by Ms. Whittaker.

Mr. Wyckoff stated that along with the letter from the NH Division of Historical Resources, the changes were appropriate and would meld in with the neighborhood.

Ms. Whittaker added that no one would be confused that this was a new roof. She did not want to fake anything and let people think that this was the original historic roof. She felt this roof would show new technology in the area while protecting the building.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

4. Petition of **Temple Israel, owner**, for property located at **200 State Street**, wherein permission was requested to allow a new free standing structure (install bronze sculpture on granite base) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 66 and lies within Central Business B. Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Harold Moldoff, representing Temple Israel was present to speak to the application. Mr. Moldoff stated that Mr. Sumner Winebaum, a Temple Israel member and local artist has offered

to create and donate a bronze sculpture of praying hands set in a granite base with a total of nine glass candle holders to be on the tips of the fingers. The candles would be used to celebrate Hanukkah each December. He told the Commission that if the application was approved, the dedication of the sculpture was planned for early November of this year.

Mr. Moldoff explained that the sculpture would be located in the Temple courtyard on State Street. The base and sculpture would be 64 inches high and the candleholders would be an additional 6 inches.

Chairman Dika told the Commission they were reviewing this application not because it was art but because it was considered a structure. Ms. Whittaker wondered if there was anyway in the future to take proposals like this out of the Commission's purview because the Commission cannot judge it by whether they like it or not.

Councilor Coviello stated that he thought it was a fantastic sculpture and he was excited about it. He did not think it was inappropriate to review it. He said people might have a problem with it if it were 40 feet tall but he felt the scale was appropriate and fit well in the space. Mr. Almeida agreed.

Hearing no other questions, Chairman Dika asked if anyone from the public wished to speak to, for, or against the application.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. Steve McHenry of McHenry Architecture asked if the base of the sculpture was the structure or was the entire sculpture the structure. City attorney Bob Sullivan explained that if the hands were simply placed upon the ground without a foundation in the ground, the sculpture would be an item of personal property and thus not regulated by the City in any way. Because there was a foundation affixing these to the ground, it made the entire structure a structure.

Ms. Kozak asked City attorney Sullivan if it would be considered a structure if someone put a foundation under their bird bath. Attorney Sullivan replied yes.

DECISION OF THE COMMISSION

Councilor Coviello made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Ms. Whittaker. Chairman Dika asked for discussion.

Councilor Coviello stated that he was excited about it. He liked the art and said that the more sculptures they can have in the community adds to the historical nature of the community.

Ms. Whittaker added that their selection of the location on the side of the building was appropriate.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

5. Petition of **Port Walk Residential, LLC, owner**, for property located at **99 Hanover Street**, wherein permission was requested to allow an amendment to a previously approved design (install fencing around transformer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan125 as Lot 23 and lies within Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Tim Levine, representing the owner, was present to speak to the application. He stated that there was a transformer on the property that they would like to enclose. He pointed out that they enclosed a similar structure with the same type of fence at the Hilton Garden Inn property.

Mr. Wyckoff told Mr. Levine that he was aware that Public Service of New Hampshire had certain requirements with regard to servicing these types of units. Mr. Levine said that PSNH was fine with the design. He pointed out that there needed to be one side that opened completely to gain access to the transformer and this design allowed for that.

Hearing no other questions, Chairman Dika 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 grant a Certificate of Approval for the application as presented. The motion was seconded by Ms. Kozak. Chairman Dika asked for discussion.

Mr. Wyckoff stated that it was a very simple application and the applicant had done a good job of matching the fence to an existing structure. It would do a good job of hiding the transformer.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

6. Petition of **Wentworth Gardner Tobias Association, owner**, for property located at **49 Mechanic Street**, wherein permission was requested to allow exterior renovations to an existing structure (install gutters and downspouts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 41 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. John Schnitzler, representing the owner, was present to speak to the application. He stated that the gutters they were proposing were located on the rear of the back ell of the house. He explained that there has been water penetration which was affecting the back doors.

Mr. Gladhill asked what the material of the gutter would be. Mr. Schnitzler said that they would be metal gutters hung on a strap off the edge of the roof. He said they would be painted white and were located everywhere in the neighborhood.

Ms. Kozak asked when the ell was built in relation to the original house. Mr. Schnitzler said that the back of the ell was a one story 18th century ell and the second floor was added in the 1880s. Ms. Kozak had questions concerning the location of the proposed downspouts. Ms. Schnitzler explained why this was the best spot for it.

Mr. Almeida commented that he thought the gutter was far too common for this house and was not appropriate. Ms. Schnitzler pointed out that the Commission approved the same gutter for the rear of the John Paul Jones house two months ago to resolve similar water issues. He added that for preservation, it was probably the easiest and best thing to do to preserve a historic structure. It was easy to attach and totally reversible. Mr. Almeida said that was a good point. He asked if the gutter would be seamless. Mr. Schnitzler replied yes, it would be one piece.

Hearing no other questions, Chairman Dika 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

Ms. Whittaker made a motion to grant a Certificate of Approval of the application as presented. The motion was seconded by Mr. Wyckoff. Chairman Dika asked for discussion.

Ms. Whittaker stated that she agreed with the applicant that this was the best way to protect the home and that it was an easy and reversible reality.

Mr. Wyckoff commented that they have made an effort to paint the downspout leaders. The only improvement he could suggest was to encase the downspout in wooden boards but painting would accomplish the same result. He pointed out that the house has gone through a number of changes.

Chairman Dika said that she was not thrilled about aluminum downspouts and gutters and if this were on the front of the house she would feel very differently about it.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

7. Petition of **Lord House, LLC, owner**, for property located at **118 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovate barn structure for office use) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 31 and lies within Mixed Residential Office and Historic Districts.

Councilor Coviello stated that he would be recusing himself from the discussion and vote.

SPEAKING TO THE PETITION

Mr. Steve McHenry, representing the owner, was present to speak to the application. He stated that they were presenting the renovations to the rear buildings behind the Lord House at 118 Pleasant Street. He reminded the Commission of the work session and site walk that was held last month. He pointed out that Rodney Rowland of Strawberry Banke submitted a letter of support for the project of which they were presented a copy.

Mr. McHenry guided the Commission through the submitted plans. He said that the plans included the pouring of a new foundation, removing and rebuilding the shed wing and the connector wing, rebuilding the roofs, providing framing for skylights, stabilizing the post and beam framing for code compliant reuse, documenting, removing, and relocating a historic privy for reuse, and adding fencing and a trellis to screen mechanical equipment, adding a rear exit stair.

Mr. McHenry pointed out that the north elevation was rather plain looking and that was because it sat very close to the property line so it would not allow for window openings by current code requirements. Instead, they were proposing three small skylights on the roof to allow for some light down into the space.

Mr. McHenry also explained that the gutters would be the half round galvanized steel with round downspouts.

Mr. McHenry told the Commission that he had chosen the F7044 fir door and the F4416G solid wood door. Ms. Whittaker asked Mr. McHenry what type of glass he was proposing for the Velux skylights. He said that they could be certain that laminated and white laminated glass would not be used.

Mr. Almeida asked if there would be ridge venting. Mr. McHenry said that was not fully determined yet but he assured Mr. Almeida that they would not use it on the gable ends. Mr. Almeida asked if the cap flashing for the windows and the drip edges would be copper. Mr. McHenry replied yes.

Mr. Wyckoff asked if the privy would be removed from the connecting building, keeping it intact and moving it within the barn. Mr. McHenry said yes. It would be an interior feature now.

Hearing no other questions, Chairman Dika 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

Ms. Whittaker made a motion to grant a Certificate of Approval for the application as presented with the following stipulations:

- 1) That Simpson F-7044 and F-4416V doors are installed.
- 2) That laminated and white laminated glass will not be used with the Velux skylights.

The motion was seconded by Mr. Almeida. Chairman Dika asked for discussion.

Ms. Whittaker stated that she appreciated the details and the applicant’s desire to preserve the building.

Mr. Wyckoff said he would support the application but he was not enthusiastic about the west elevation of the barn. He did not feel that it had the barn feeling but overall it was a good application.

Mr. Almeida commented that all of their concerns were addressed. He said it was exciting to see the building being saved.

Mr. Gladhill agreed with Mr. Wyckoff about the west elevation not looking like a barn. He said he would support it however.

Chairman Dika said that she was looking for funkier windows on the west elevation. Other than that, she said it was a very fine application.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

7. Petition of **Brewery Condominium Association, owner**, for property located at **121 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (repair steps) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 1 and lies within Central Business A, Historic, and Downtown Overlay Districts.

Ms. Whittaker stated she would be recusing herself from the discussion and vote.

SPEAKING TO THE PETITION

Mr. Dan Innis, president of the Brewery Condominium Association was present to speak to the application. He stated that they were requesting permission to repair their existing stairs. They have been in place since the mid to late 1960s. The heavy use of salt along with the constant freezing and thawing has added to the deterioration.

Mr. Innis said that they talked with experts who said that brick stairs should not be in that location and they advised that the repair be addressed in a different way. As a result, they were proposing poured concrete that would be colored to look like brick. It would blend in with the building and would be very durable; however, it may have to be sealed every year.

Councilor Coviello asked if the concrete was painted. Mr. Innis said no, the paint was mixed in the concrete.

Ms. Kozak asked if this was for both sides of the stairway. Mr. Innis replied yes and explained that the left side of the stairs has been closed due to safety issues.

Ms. Kozak asked if they were planning to take the structure down to grade. Mr. Innis replied no and explained that they would be removing the brick that was on the surface. Ms. Kozak asked if the side wall of the stairs would remain. Mr. Innis replied yes. Vice Chairman Katz asked about the riser. Mr. Innis said it would receive the same treatment. Vice Chairman Katz asked if there would be a nosing. Mr. Innis replied yes.

Mr. Gladhill asked if the concrete would be one consistent color or would there be variations of shading. Mr. Innis said there would be shading.

Councilor Coviello asked about the intersection of the concrete and the brick and considerable discussion followed.

Ms. Kozak pointed out that the proposal said that they wanted it to look like brick but the sample had a fieldstone stamping. She asked him which look he was going for. Mr. Innis said that they wanted it to look like brick. Mr. Almeida also pointed out that there were no concrete steps on Bow Street. Ms. Kozak commented that there was a lot of granite. Mr. Innis said that they could color the concrete a granite color.

Hearing no other questions, Chairman Dika 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

Ms. Kozak made a motion to grant a Certificate of Approval for the application as presented with the following stipulation:

- 1) That the color of the concrete is a granite color and not a brick color.

The motion was seconded by Vice Chairman Katz. Chairman Dika asked for discussion.

Ms. Kozak stated that this was a much needed repair. She felt the concrete would last and that mimicking a stone rather than clay was entirely appropriate. She cautioned about where the scoring was placed.

Mr. Almeida advised that they find out about the use of snow melt on the new concrete.

Vice Chairman Katz commented that Ms. Kozak’s comments would aid in the overall look.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (7-0) vote.

Councilor Coviello made a motion to postpone Old Business item C to the August 3, 2011 meeting. The motion was seconded by Mr. Almeida. The motion passed by a unanimous (7-0) vote.

Ms. Kozak informed the Commission that she and Mr. Almeida met at 99 Hanover Street prior to the meeting to view a brick mock up for the new residential project on the site. She said there were two mock ups to view – one was brick with a pre-cast base and window showing the sill and lintel conditions and the other mock up was a variety of pre-cast panels with a window. Upon reviewing them, the brick mock up was completely acceptable and appropriate. The color and shapes of the brick were good and the sill and lintel details were well done. Ms. Kozak said that the only comment was with the treatment of the corner. She said they would rather see a different corner treatment similar to the Residence Inn. Chairman Dika asked Ms. Good to check the approved plans to determine if the corner details are shown. Mr. Wyckoff commented that the Commission does not often get these kinds of details. He was glad that Ms. Kozak and Mr. Almeida discovered this. Mr. Almeida pointed out that the Commission has received a lot of criticism with these buildings that some of the authenticity was missing and he stressed that some of these minor details make a big difference. Vice Chairman Katz pointed out that this is not the completed project. There is another whole section to come. He felt people should reserve their opinions for when the project was done. Chairman Dika thanked Ms. Kozak and Mr. Almeida for going to review the mock up.

There was discussion concerning the door at 99 Bow Street. Chairman Dika reminded the Commission that there was a site walk scheduled for that project next week.

III. ADJOURNMENT

At 8:50 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on August 3, 2011.