

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**July 11, 2012
to be reconvened July 18, 2012**

MEMBERS PRESENT: Chairman Richard Katz; Vice Chairman Joseph Almeida; Members John Wyckoff, Tracy Kozak, Elena Whittaker, Planning Board Representative William Gladhill; Alternate George Melchior

MEMBERS EXCUSED: City Council Representative Esther Kennedy

ALSO PRESENT: Nicholas Cracknell, Planning Consultant

I. OLD BUSINESS

A. Approval of minutes – April 11, 2012

It was moved, seconded, and passed unanimously (6-0) to approve the minutes as presented.

Approval of minutes – May 2, 2012

It was moved, seconded, and passed unanimously (6-0) to approve the minutes as presented.

B. Petition of **Rebecca L. and Michael J. Bernier, owners**, for property located at **33 Northwest 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 141 as Lot 27 and lies within General Residence A and Historic Districts. *(This item was postponed at the June 13, 2012 meeting to the July 11, 2012 meeting.)*

SPEAKING TO THE PETITION

Ms. Rebecca Bernier, owner of the property and Mr. Tom Cass, carpenter for the project was present to speak to the application. Ms. Bernier passed out additional information to the Commission.

Chairman Katz stated that at the last meeting, there was some question as to the windows that were proposed. Mr. Wyckoff recalled that a cut sheet was requested.

Mr. Wyckoff pointed out that the material on the exterior of the window was fibrex. Ms. Bernier said that two windows would be the Woodwright series because of their size and the rest would be the 400 series tilt wash insert windows.

Mr. Wyckoff asked if the storm windows would be removed. Mr. Cass replied yes. Mr. Wyckoff asked if the jams would be restored and any necessary repairs made in kind. Mr. Cass replied yes.

Mr. Wyckoff asked the age of the structure. Ms. Bernier said the house was built in 1830.

Hearing no other questions, Chairman Katz asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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 Mr. Melchior. Chairman Katz asked for discussion.

Mr. Wyckoff felt that the applicant was matching the window pattern of the existing windows and he felt it was appropriate. He added that the windows were a good fit in the historic district.

Hearing no other discussion, Chairman Katz called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (6-0) vote.

II. PUBLIC HEARINGS

1. Petition of **Mark McNally, owner**, for property located at **98 Court Street**, wherein permission was requested to allow exterior renovations to an existing structure (repair decking, replace railings) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 47 and lies within Mixed Residential Office and Historic Districts.

SPEAKING TO THE PETITION

Mr. Gladhill stated that he would be recusing himself from the discussion and vote.

Mr. Ken Hubbard, representative for the applicant, was present to speak to the application. He stated that the proposal was essentially a materials request. He said they would be leaving the decks in the rear of the property in their existing configuration. They would like to replace the decking and stairwells with an azek material and reconstruct the railings to bring them up to code.

Vice Chairman Katz stated that it was not clear how the balusters would work with the top rail. Mr. Hubbard said they brought a sample with them and showed it to the Commission. There was considerable discussion among the Commissioners on how the railing would be constructed.

Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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 with the following stipulation:

- 1) That the top rail shall be constructed with a sub-rail system and the bottom rail shall be flush cut with a beveled edge.

The motion was seconded by Ms. Kozak. Chairman Katz asked for discussion.

Mr. Wyckoff stated that this was a standard rail system and it would be up to code. He added that the decking would be an improvement.

Hearing no other discussion, Chairman Katz called for the vote. The motion to grant a Certificate of Approval for the application as presented with the following stipulation passed by a unanimous (5-0) vote:

- 1) That the top rail shall be constructed with a sub-rail system and the bottom rail shall be flush cut with a beveled edge.

2. Petition of **Blair W. and Janet B. McCracken, owners**, for property located at **212 Pleasant Street**, wherein permission was requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 26 and lies within Mixed Residential Office and Historic Districts.

SPEAKING TO THE PETITION

Mr. Blair and Mrs. Janet McCracken, owners of the property, were present to speak to the application. Mr. McCracken stated that they recently updated the furnace and converted to natural gas. They would now like to install a condensing unit. It would be placed as close to the porch as possible and the existing lattice work would be modified to accommodate the unit. He added that there would not be any visible lines on the exterior of the building.

Mr. McCracken guided the Commission through the submitted plans which showed the location of the unit from various views.

Mr. Almeida asked Mr. McCracken how he was able to achieve the internal run of the ductwork. Mr. McCracken said that the prior owners had the ductwork run inside the closets. Mr. Wyckoff commented that this was true central air.

Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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. The motion was seconded by Mr. Melchior. Chairman Katz asked for discussion.

Mr. Almeida stated that this was a straightforward, minimal request with no adverse effect to the neighboring properties.

Hearing no other discussion, Chairman Katz called for the vote. The motion to grant a Certificate of Approval for the application as presented passed by a unanimous (6-0) vote.

Mr. Rawling arrived at this point in the meeting.

3. Petition of **Willow G. and Robert P. Maranhas, owners**, for property located at **39 Mt. Vernon Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace siding and trim, replace windows, door and sidelights, add skylight, rebuild overhang) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 32 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Bob Maranhas, owner of the property was present to speak to the application. He stated that he was seeking approval for several items associated with the project. He said that he would like to replace the clapboard with cedar clapboards with four inch exposure. He would also like to change the trim on the house and replace in with eight inch corner boards, a large mud sill, and eight or ten inch frieze board around the top and eight inch soffits with returns on the ends. In addition, he added that he would like to replace the four large windows in the house with Andersen A Series double hung, true divided light windows. He explained that he would match the existing trim and sill. Mr. Maranhas also pointed out that on the north side of the house there was an 8/12 window that did not match anything else in the house. He would like to replace it with a 6/6 window. Also on the north side, he stated that he would like to add a skylight that would be aligned with the window below it. Lastly, Mr. Maranhas said that he would like to replace the front door and sidelights and construct a more authentic gable overhang.

Mr. Gladhill asked what the age of the four large windows was. Mr. Maranhas said he thought they were original to the house. Mr. Gladhill asked Mr. Maranhas if he looked into having them refurbished to keep them. Mr. Maranhas said he would have to have sash rebuilt with some sort of balance system put in. He would have to put new storms on as well. He felt it was not cost effective.

Mr. Wyckoff asked the age of the house. Mr. Cracknell stated that the Portsmouth Advocate's survey said it was built in 1850.

Mr. Rawling commented that overall it was going to be an attractive renovation but he was uncomfortable with some of the detailing, particularly with the door surround. He felt it was an unusual treatment. He suggested something that modeled the existing door surround.

Mr. Almeida asked what would be on the inside of the porch ceiling. Mr. Maranhas said that he would be using bead board.

Mr. Gladhill asked if the proposed sidelights were larger than the current ones. Mr. Maranhas replied yes, slightly but that the actual glass size was almost the same.

Mr. Rawling reiterated that the porch had more of a colonial look than a Greek revival look. He felt that with a few adjustments it would be compatible. Mr. Almeida asked Mr. Rawling if it passed the appropriate test. Mr. Rawling said that he was uncomfortable with the detailing of the porch, the columns and the entablature. Mr. Wyckoff commented that the pitch of the roof was a bit extreme for Greek revival but he felt the basic design was simplified Greek revival. There was considerable discussion concerning this element.

Chairman Katz asked if a work session was warranted. Mr. Almeida said that they could do a work session right now but he did not feel the need for it.

Ms. Kozak stated that she did not think a work session was needed either. She agreed with Mr. Rawling's comments but she did not think it was enough of a reason to think it was inappropriate. She said that it was not in keeping of the style with the rest of house by not having any trim or capital at the top of the post. She felt that could be a simple addition. Mr. Maranhas said that he could mimic what was on the door currently.

Mr. Melchior said that he would probably not vote in support of the application because he was having difficulty with approving replacement windows to replace original windows on the ground floor of the structure. Mr. Gladhill agreed. Mr. Almeida pointed out that the photos taken for the Portsmouth Advocates survey showed different sized windows so he questioned if the windows were truly original.

Mr. Maranhas said that the current windows were not much more than a barn sash. He added that he picked the Andersen A-Series window because he was trying to replicate them as much as possible. Mr. Almeida asked if the plane of the new glass would be on the same plane as the existing glass. Mr. Maranhas replied yes.

Mr. Melchior asked if the other windows have been replaced. Mr. Maranhas said that the three windows were the last ones to be replaced. Mr. Gladhill pointed out that they were also windows that faced the street and a public way.

Mr. Almeida stated that they Commission wrestles with these types of applications all of the time. He said that he felt the applicant has proven to him with the level of detail put into the application that he has a very clear understanding of window replacement.

Mr. Wyckoff asked Mr. Maranhas why he chose to replace all of the corner boards and change the roof line. Mr. Maranhas said that there were not really any corner boards on the house to speak of and the roof was replaced about seven years ago and he would like to finish the ventilation.

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

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. Bob Hassold of 15 Mt. Vernon Street, a direct abutter spoke in favor of the application. He said that he looked at Mr. Maranhas's plan and felt it was a good one. He said he would love to see it along side his house. He pointed out that Mr. Maranhas won an award from the Portsmouth Advocates a few years ago for his design and workmanship.

Chairman Katz asked if there was anyone else wishing to speak to, for, or against the application. Seeing no one rise, he declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

Mr. Almeida made a motion to grant a Certificate of Approval of the application as presented with the following stipulations:

- 1) That the column width and capitals on the covered entry shall be consistent with the pilasters and capitals shown on the drawings submitted with the application.

The motion was seconded by Ms. Kozak. Chairman Katz asked for discussion.

Mr. Almeida stated that he felt the application was appropriate for the historic district.

Mr. Melchior said that he would not be supporting the application for the reason stated earlier. He felt that windows were the anchor to the historic district and he said that once that anchor is gone, it would be hard to justify holding people to other standards.

Mr. Gladhill stated that he would not support the application as well because of the original windows on the house. He said original windows have been something that the Commission has been talking about for a long time. He added that there is not a window today that has the detail or the quality that is in original windows.

Ms. Kozak said that she would support the application and thought that it would be a wonderful way to maintain a historic building and allow it to be enhanced and continue into the future. She added that she was always disheartened to see any original windows go but she was okay with it in this particular location.

Mr. Wyckoff stated that he agreed with Ms. Kozak although he felt the applicant was radically changing the style of the building. He thought; however, with it being on a dead end street, he was willing to modify his opinion and support the application.

Chairman Katz asked if there was any further discussion. Hearing none, he called for the vote.

The motion to grant a Certificate of Approval of the application as presented with the following stipulations passed by a vote of 5-2 with Mr. Melchior and Mr. Gladhill voting in opposition:

- 1) That the column width and capitals on the covered entry shall be consistent with the pilasters and capitals shown on the drawings submitted with the application.

4. Petition of **226 State Street, LLC, owner**, for property located at **218- 226 State Street**, wherein permission was requested to allow new free standing structures (remove existing A/C unit, install four A/C units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 68 and lies within Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Brendan McNamara, representing the owner, Mr. Jay McSharry, was present to speak to the application. He stated that the work had already been done in error. He explained that the new units installed were considerably smaller than the one large unit that was there before.

Mr. McNamara guided the Commission through the submitted plans.

Mr. Wyckoff asked about the previous chiller. Mr. Dana Joy, contractor for the job explained that it was a 30 ton chiller that had a central chiller system servicing multiple units in the building. Mr. McNamara said that the four units would service the four first floor commercial units. The residential units were serviced by roof top units.

Mr. Almeida commented that the four units were less of an impact than the one large unit. He asked about the path of the refrigerator lines. Mr. McNamara explained the path to the building. He also described the path of the electrical feeds. Mr. Almeida felt the impact of the lines was less than it was with the prior chiller.

Mr. Gladhill asked about the chain link fence shown in the submitted plans. Mr. McNamara informed the Commission that the fence had been removed. Mr. Gladhill asked if the removal of the chain link fence required the Commission’s approval. It was decided yes. Mr. Gladhill suggested granting approval for the removal of the fence.

Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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 with the following stipulation:

- 1) That the chain link fence shall be removed as shown in the submitted plans.

Mr. Wyckoff stated that the four units had less impact than the large unit.

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

- 1) That the chain link fence shall be removed as shown in the submitted plans.

5. Petition of **Harbor Place Condominium Association, owner, and Dan Norris Batting, applicant**, for property located at **1 Harbor Place, Unit 1-4-C**, wherein permission was requested to allow an amendment to a previously approved design (replace existing window with balcony, replace window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within Central Business A, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Dann Batting, representing the applicant, was present to speak to the application. He stated that this was one of the last units to be fit up for a prospective buyer. He said they were interested in having a balcony and per the original approval; they were remanded to come back and seek an approval for this change from the original plan.

Mr. Almeida asked if this was the first balcony on this level of the building. Mr. Batting replied no, and said that there were two other units with balconies. Mr. Almeida recalled the Commission’s discussion in July of 2010 about the random pattern of the balconies.

Chairman Katz asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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. The motion was seconded by Ms. Kozak. Chairman Katz asked for discussion.

Mr. Almeida stated that this balcony design is something that can currently be seen on the building. He felt it was fitting with the façade and they have been granted in the past.

Mr. Wyckoff said that he was one of the Commissioners who originally wanted to see some regularity with the balconies when it first came before them but he was willing to stand by the Commission's original decision.

Hearing no other discussion, Chairman Katz 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 **John F. Green and Alison L. Zaeder, owners**, for property located at **37 Whidden Street**, wherein permission was requested to allow demolition of an existing structure (demolish porch, construct new porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 3 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Moe Houde, of Houde Construction was present to speak to the application. He stated that they were seeking approval to reconstruct a deck. They were proposing to build on the same footprint but to use composite materials. He brought samples and pamphlets of the materials he was proposing to use. Mr. Houde also pointed out that the location of the deck was wet a good bit of the time and did not get good ventilation so the composite materials would be a better choice for the new deck.

Mr. Wyckoff asked if there would be a skirt around the lattice work. Mr. Houde said yes, that everything would be covered.

Mr. Wyckoff commented that the post caps looked minimal. Mr. Almeida added that it was a very fine detail that would look better if there was a molding beneath the cap. He agreed that the cap looked insignificant.

Mr. Almeida asked the direction that the decking would run. He wanted to make sure that they would not see butt ends of the decking. Mr. Houde said that there would be no end cuts and it would apply to the treads as well.

Mr. Rawling asked for lattice detailing. Mr. Houde said that the lattice panels would be inset and framed.

There was additional discussion about the post cap and the base cap. It was decided that the reserve railing cap was more appropriate and that no base cap should be used.

Hearing no other questions, Chairman Katz asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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 stipulations:

- 1) That a larger post cap (“Reserve Railing”) shall be used.
- 2) That the base molding on the posts shall be removed and no base cap shall be used.

The motion was seconded by Mr. Wyckoff. There was no discussion.

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 a larger post cap (“Reserve Railing”) shall be used.
- 2) That the base molding on the posts shall be removed and no base cap shall be used.

7. Petition of **Christopher S. Martin and Thomas W. Martin, Jr., owners**, for property located at **508 Marcy Street**, wherein permission was requested to allow an amendment to a previously approved design (change to chimney approval) and allow exterior renovations to an existing structure (replace side door, add storm doors) and allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 57 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. T.J. Martin and Mr. Christopher Martin, owners of the property were present to speak to the application. Chris Martin stated that they would like to replace the side entry door with a fir door.

Ms. Kozak asked why they wanted to replace the door. Chris Martin explained that the door was cracked, the glass was broken, and it did not function well.

Mr. Wyckoff asked how they decided on the nine light door and wondered why they did not choose a more Victorian style. Chris Martin said that they walked the neighborhood, talked with neighbors and the millworks representatives to come up with this choice. Ms. Kozak agreed that it did seem like a very colonial door on a Victorian house. She wondered if the door could be repaired or replaced in kind. T.J. Martin reiterated that the existing door was not in great shape. Mr. Almeida pointed out that a door can be repaired; however, he did not have a problem with the door that was being proposed. Chris Martin explained that the front door influenced their decision for the side door. Mr. Wyckoff suggested that they look to replace the side door with a door similar to the front door. Mr. Almeida agreed with Mr. Wyckoff. Chris Martin said that he would be amendable to that. Mr. Wyckoff said that with the addition of a wooden storm door over the main door, it would take away some of his objections to the door style. Ms. Kozak stated that the door was not a deal breaker for her.

Mr. Almeida noted that the applicants have been before them many times and are doing a beautiful job with the house. He said that whatever they propose was going to look much better than what was there now. He felt the door was appropriate.

Discussion then moved to the chimney proposal. T.J. Martin explained that a few months back they received approval to install a faux chimney. He said that they were hesitant to ask for a change in the approval but they felt it would look better without the chimney.

Mr. Almeida stated that chimneys are dearly missed. He said he was not present for the approval of the faux chimney and he would rather not see it go on the house. He said he would support no chimney on the house. Mr. Gladhill stated that he would support it also. Mr. Wyckoff pointed out that the faux chimney on Pleasant Street was very convincing looking and he was happy that it was up there. Mr. Melchior stated that he was opposed to the faux chimney. Ms. Kozak said that she thought the chimney was important to the house and to the skyline of the neighborhood. She agreed that she did not like the faux material and would be okay with not having it on the house. Mr. Rawling was also not in support of the faux chimney.

The final discussion was on the installation of a condensing unit on the property. Chris Martin noted that they have chosen a secluded location. He added that there would be no exterior lines running up the outside of the building.

Hearing no other questions, Chairman Katz asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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 proposed side door can be replaced/substituted with a matching door to the front of the house.

The motion was seconded by Mr. Melchior. Chairman Katz asked for discussion.

Mr. Almeida stated that chimneys have to be rebuilt all of the time. He did not want this application to set precedence.

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

- 1) That the proposed side door can be replaced/substituted with a matching door to the front of the house.

8. Petition of **Janet Seekell and George Kaniwec, owners**, for property located at **478 Marcy Street**, wherein permission was requested to allow new construction to an existing structure (install skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 74 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Ms. Janet Seekell, co-owner of the property, was present to speak to the application. She stated that they were seeking approval for a pair of skylights to provide code required head room for a stairwell leading up to the third floor of their home. She said that the flashing and trim would match the existing roof color.

Mr. Almeida asked if the location of the skylights was negotiable. Ms. Seekell said that their architect looked at every possibility but unfortunately, the chimney dictated the location of the stairwell and skylights. Mr. Almeida said that he would like to see it further away from the chimney but it was not a sticking point for him.

Hearing no other questions, Chairman Katz asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he declared the public hearing closed and awaited a motion.

DECISION OF THE COMMISSION

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

Ms. Kozak stated that it was a minimal request and did not affect the skyline or profile of the building and was well enough away from the front of the building. She did not think it would adversely effect the historic nature of the house or its abutters.

Mr. Wyckoff said that he thought the location of the skylights was good because it was emulating a hatch that would typically be found on that style of home. Mr. Almeida thought that was an excellent point.

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

9. Petition of **Martingale Wharf Limited Partnership, owner**, for property located at **99 Bow Street**, wherein permission was requested to allow new construction to an existing structure (construct new deck area, dock, and ramp, add lighting) and allow exterior renovations to an existing structure (add lighting for signage, add canopy, modify existing deck planking, replace railing, add host station, relocate existing gate, install power pedestal) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within Central Business A, Historic, and Downtown Overlay Districts.

Mr. Almeida stated that he would be recusing himself from the discussion and vote.

SPEAKING TO THE PETITION

Mr. Steve McHenry of McHenry Architecture and Mr. Joe Baroni, one of the partners of Martingale Wharf Limited Partnership, LLC were present to speak to the application.

Mr. McHenry stated that now that almost all of the areas of the building are occupied, he was submitting final details. With that, Mr. McHenry guided the Commission through the submitted plans.

Mr. McHenry pointed out that the Bow Street elevation showed the new lighting for the existing signs. Page 11 showed the details of the lights.

On the waterfront elevation, he said they would like to add canopies on the entry doors. Pages 4 and 8 showed the details for the canopies.

Mr. McHenry also stated they were proposing a new fixed deck and gangway. Pages 4, 5, and 6 showed the details of the design. He pointed out that they were proposing to modify the existing planking material to include a compass rose. The intent was to have it point north and centered in the designated area. It would be a wood inlay.

The next item in the application was the replacement of the existing wood railing with a glass railing. Mr. McHenry stated that they felt a more contemporary look was appropriate. Page 10 showed a sample of the railing system.

Mr. McHenry stated that a host station would be added and he pointed out the area where it would be located. He noted that the operable doors shown in the plans would be removed. This was a request of the health department.

Mr. McHenry said that they would also like to relocate a gate with the new location to be just a few feet to right. He said that they felt this was a better location for public use.

The final proposal was to add lights to the existing piers. The drawings for the lights were on pages 4, 7, and 9. Mr. McHenry pointed out the location of the lights.

Mr. Wyckoff asked if there would be LED lights on the handrails. Mr. McHenry replied yes and said they were shown on page 10. Mr. Wyckoff asked if the lights would be on all of the time. Mr. McHenry explained that they were controllable and would only cast light downward. He added that it was a subtle light and would not cast a glow.

Ms. Kozak asked about the stainless finish. Mr. McHenry said that it was a brushed satin finish.

Hearing no other questions, Chairman Katz asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he 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 Katz asked for discussion.

Mr. Wyckoff stated that he would like to add the stipulation that the locking cabinet doors would be removed from sheet 7, detail 2. He commented that relocating the gate was a good idea.

Mr. Gladhill said that he would not be supporting the application because he felt the existing wood deck was more appropriate to the area than what was being proposed.

Chairman Katz stated that he would be supporting the application and was excited about how it would look when everything was installed.

Hearing no other discussion, Chairman Katz called for the vote. The motion to grant a Certificate of Approval for the application as presented with the following stipulation passed by a vote of 5-1 with Mr. Gladhill voting in opposition:

- 1) That the locking cabinet doors will be removed from Sheet 7, Detail 2.

There was brief discussion concerning the proposed exemptions the Commission has been working on. It was noted that there would be more discussion at next week's meeting.

III. ADJOURNMENT

At 9:50 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 Nov. 7, 2012.