

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**September 5, 2012
to be reconvened on September 12, 2012**

MEMBERS PRESENT: Chairman Richard Katz; Vice Chairman Joseph Almeida; Members John Wyckoff, Tracy Kozak, City Council Representative Esther Kennedy; Planning Department Representative William Gladhill; Alternates George Melchior, Dan Rawling

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Planning Consultant

WORK SESSION

The Commission held a work session from 6:30 – 7:00 p.m. to clarify a few items on the list of HDC exemptions to be sent to the City Council. There was discussion on chimney caps and wood siding as well as a discussion on the definition of “ordinary maintenance and repair”.

After much discussion, Councilor Kennedy made a motion to move the exemptions on to the City Council. The motion was seconded by Ms. Kozak. The motion passed by a unanimous (7-0) vote.

I. OLD BUSINESS

A. Approval of minutes – June 13, 2012

Mr. Wyckoff made a motion to approve the minutes as presented. The motion was seconded by Mr. Melchior. The motion passed by a unanimous (7-0) vote.

II. PUBLIC HEARINGS

1. Petition of **City of Portsmouth, owner**, for property located at **113 Mechanic Street**, wherein permission was requested to allow exterior renovations to an existing structure (install parapet wall, exterior lighting, and trellis to pump station) and allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 30 and lies within the Municipal and Historic Districts.

SPEAKING TO THE PETITION

Mr. Terry Demarais, City engineer, along with Mr. Peter Rice, Deputy Public Works Director, and Mr. Dave Allen, Deputy City Manager were present to speak to the application.

Mr. Demarais gave the Commission a brief history of the pump station in the South End. He said that they have been working with the neighborhood to come up a plan that was pleasing to everyone. He then passed to the Commissioners a revised rendering of the pump station building.

Mr. Demarais explained that they would move the existing curb into Mechanic Street by 2-2 ½ feet and would install a four foot cedar fence, stained brown or natural color. They were also proposing to install granite type pavers. Beyond the fence, there would be new flowering trees planted. A seven foot trellis would also be installed on the side of the building to help break up the facade. He also said that new lighting would be installed. They were proposing a black anodized fixture that was more in line with the existing surroundings. To improve the roof line, a two foot parapet wall was being proposed on three sides. It would be made of powdered coated steel and painted a red brick color.

Councilor Kennedy wanted a guarantee that the light fixture would be black in color. Mr. Demarais confirmed that the light fixture would be black. Councilor Kennedy asked what size bulb it would use. Mr. Demarais stated that he was not sure but that he would recommend a bulb that was not too intrusive to the residences around it.

Mr. Almeida commented that the proposal was a vast improvement. He pointed out the nice pump station on the corner of Market Street and Deer Street.

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. Alan Gordon of 213 Gates Street spoke in favor of the application. He stated that he lived diagonally from the structure and wanted to thank the Commission for hearing the proposal and the City for working closely with the group of abutters. He explained to the Commission the process that began about a year ago.

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 the parapet rail shall be red powdered coated steel.
- 2) That the door light shall be a black anodized fixture and will also be dark sky compliant.
- 3) That the four foot cedar fence shall be stained as presented.

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

Mr. Wyckoff stated that it was nice to see some hardscape included in the plan.

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 stipulations passed by a unanimous (7-0) vote:

- 1) That the parapet rail shall be red powdered coated steel.
- 2) That the door light shall be a black anodized fixture and will also be dark sky compliant.
- 3) That the four foot cedar fence shall be stained as presented.

2. Petition of **Eleanor C. Bradshaw, owner**, for property located at **21 Humphrey’s Court**, wherein permission was requested to allow demolition of an existing structure (demolish existing deck) and allow new construction to an existing structure (construct new deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 42 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Ms. Eleanor Bradshaw, owner of the property was present to speak to the application. She stated that she would like to make repairs to an existing deck that was approved by the Commission about fifteen years ago. She said that because it was a north facing deck, it was gathering mold and rot. She pointed out that the deck was not visible to the neighbors. She also passed around a sample of the material she was proposing to use.

Mr. Wyckoff asked about the material to be used for the railing. Ms. Bradshaw said they would like to use the existing wooden balustrades with a wood cap. She explained that the only composite material would be in the flooring. She also pointed out that they would raise the deck up so that there would only be one step down from the house. Mr. Wyckoff thought that made sense.

Mr. Wyckoff asked if they would still have lattice work underneath the deck. Ms. Bradshaw said a small portion would have it but some areas would be open.

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. The motion was seconded by Councilor Kennedy. Chairman Katz asked for discussion.

Mr. Wyckoff felt this was a good rebuild. He told the applicant that bleach was the magic ingredient for maintaining mold and mildew.

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.

3. Petition of **Gregory R. and Mary D. Thomas, owners**, for property located at **303 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace existing tin, asphalt, and slate roofing material with new copper and asphalt roofing material) and allow demolition of an existing structure (remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 28 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Joe Terravecchia of Terravecchia Building and Restoration was present to speak to the application. He stated that they were looking for approval on four items: re-roof the flat roof on the north side of the building, replace the asphalt the asphalt shingles on the top of the mansard roof with IKO shingles, replace the original slate on the sidewall of the mansard with asphalt shingles, and remove a non-functioning chimney.

Mr. Terravecchia said that the original slate shingles were now 140 years and have been leaking for quite a while. The proposed asphalt shingle would be a slate look architectural shingle. The flat slope roof would be a white TPO. Mr. Terravecchia pointed out that that portion of the roof was not visible from any of the neighboring properties. The chimney was leaning badly to the east and was in danger of falling down so the homeowner would like to remove it. Mr. Terravecchia said that he did not know if it was original to the house but it occupied space in an area that was going to be the kitchen. He added that they would like to replace existing tin with copper.

Ms. Kozak asked the location of the of the proposed TPO roofing. Mr. Terravecchia stated it was on the north side of the house. Ms. Kozak asked if the roofing on top of the dormer would be replaced with copper. Mr. Terravecchia replied yes.

Mr. Melchior asked why slate was not considered. Mr. Terravecchia explained that the cost would be an additional \$20,000. Mr. Melchior asked if they investigated rebuilding the chimney. Mr. Terravecchia replied yes and said it would cost about \$5,000 to rebuild it. He pointed out that the chimney could not really be seen except by one neighbor.

Mr. Almeida stated that he could never be convinced to do anything on the house besides a perfect restoration. He added that it was an anchor building for the neighborhood and was of the highest quality. He felt it needed to be restored as is. Mr. Melchior and Mr. Gladhill agreed.

Mr. Terravecchia informed the Commission that a simulated slate product was almost as expensive as real slate and he was not convinced that the product would last over time.

Mr. Almeida commented that the true fact was that this was the least expensive roof to put on this house. Mr. Wyckoff agreed and added that he wondered if they should have a work session to discuss the process. Ms. Kozak suggested postponing the application until next month so that further options could be researched. Chairman Katz pointed out that the applicant has a weather problem that needed addressed immediately.

Councilor Kennedy stated that if the Commissioners felt the slate should remain, then they needed to be honest with the applicant. She added that she felt the chimney should be retained. The rest of the Commissioners agreed that the slate and chimney should be retained.

Chairman Katz asked what material was on the top portion of the roof. Mr. Terravecchia said it was asphalt. Mr. Almeida stated that that section of the roof already had asphalt.

Chairman Katz stated that it looked as if the application as presented would not be approved. Mr. Cracknell pointed out that there was still discussion to be had on the copper, the top roof and the flat roof.

Mr. Almeida reiterated that he felt the house should be restored in kind. Mr. Melchior agreed but said that the TPO on the flat roof was not a problem for him.

Mr. Thomas, the homeowner stated that he was trying to do the right thing with what they can afford to do. He said that they wanted to do something before winter.

Ms. Kozak informed the Commission that historic tin was not on the market anymore because of its lead content. She added that there was a zinc tin alloy but there was only one company in the United States that makes it and they were currently shut down.

Mr. Almeida noted that this was a contractor who did top notch work. He pointed out that this building required a much higher level of review. And it had a sister building next door which lost some of the detail that this building still had.

Mr. Terravecchia stated that a copper drip edge could be use with the TPO so that it would blend in with the rest of the copper around the mansard.

Mr. Wyckoff commented that half of the cost of the project was in the set up. He pointed out that there was not that much slate there. He said that he was fine with the TPO, the copper, and the three tab shingles on the top of the house.

Councilor Kennedy stated that she would like to see the stipulation that there be a copper drip edge. Mr. Almeida said that he would like to see the same scalloping of the existing slate.

Mr. Almeida stated that it sounded like the Commission was agreeable to the following: that all existing slate shall be replaced or repaired with new or restoration slate, same size, color, profile, and style, that the non-functional chimney be repaired and restored, that all tin roofing shall be replaced with flat seam copper or zinc, that all other exterior building features shall be preserved or restored in kind, and that a copper drip edge shall be used for the TPO roof replacement.

Chairman Katz asked Mr. Terravecchia if he and the applicant could accept these stipulations. Mr. Almeida stated that the application could be postponed to next week or next month. Mr. Melchior pointed that the discussion that they were having was basically a work session. Mr. Terravecchia stated that they were agreeable to the stipulations.

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 with the following stipulations:

- 1) That all existing slate shall be repaired or replaced with new or restoration slate with the same size, color, profile, and style.
- 2) That the non-functioning chimney shall be repaired or restored.
- 3) That all tin roofing shall be replaced with flat seam copper or zinc material.
- 4) That a copper drip edge shall be used for the TPO roof replacement.
- 5) That all exterior building features shall be preserved and restored in kind.

The motion was seconded by Councilor Kennedy. There was no additional 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 all existing slate shall be repaired or replaced with new or restoration slate with the same size, color, profile, and style.
- 2) That the non-functioning chimney shall be repaired or restored.
- 3) That all tin roofing shall be replaced with flat seam copper or zinc material.
- 4) That a copper drip edge shall be used for the TPO roof replacement.
- 5) That all exterior building features shall be preserved and restored in kind.

4. Petition of **David Bush, owner**, for property located at **34 Blossom Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 41 and lies within General Residence B and Historic Districts.

Mr. Almeida recused himself from the discussion and vote.

SPEAKING TO THE PETITION

Mr. David Bush, owner of the property was present to speak to the application. He stated that the structure currently had vinyl siding on it and he would like to replace it with cedar

clapboards. He said that if he encountered rotted boards underneath the vinyl, he would replace them in-kind. The trim would also be replaced with corner boards and a mud sill added all the way around the structure.

Mr. Wyckoff commented that the proposal was very clear and the removal of the vinyl siding was a good idea.

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

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

Ms. Kozak commented that it was a very simple, straightforward and appropriate request.

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.

5. Petition of **Charles J. Silva, Jr. and Margaret M. Moran, owners**, for property located at **434 Marcy 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 102 as Lot 41 and lies within General Residence B and Historic Districts.

SPEAKING TO THE PETITION

Mr. Steve Bedard of Bedard Preservation was present to speak to the application. He stated that the proposal was to replace the sashes only. He said that it would be a one inch window with same glass configuration (9/6) and old glass would be used. He added that they would be using the same detail at Conant House in Strawberry Banke and at 278 Court Street.

Mr. Almeida asked if these would be custom windows. Mr. Bedard replied yes. Mr. Almeida asked if it would be the same plane as it was currently. Mr. Bedard replied yes. Mr. Almeida commented that he did not think they could ever ask for a better application than this.

Mr. Gladhill asked out of curiosity what the expense was to do one window. Mr. Bedard said it would cost about \$400 but that the figure did not include installation. Mr. Almeida commented that it was incredibly cost effective. He added that the question was asked for education purposes and it certainly dispelled the myth that it was not possible to do this and that it was very expensive. Mr. Bedard said that if the windows were kept up and painted, the windows would last another 150 years compared to a vinyl window that would last about 15 years. Mr. Almeida

asked Mr. Bedard if he would leave his contact information for a possible work session in the future on restoring windows.

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

Councilor Kennedy made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Mr. Gladhill. There was no discussion.

The motion to grant a Certificate of Approval for the application as presented passed by a unanimous 7-0) vote.

6. Petition of **Peter H. Jarvis and Sons, LLC and Simeon P. Jarvis Revocable Trust 1999, owners**, for property located at **3 Congress Street and 20 High Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 14 and lies within Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Rawling passed out a historic photo of the building for the Commission to view. He pointed out that the photo showed two over two and two over one windows in the building at one time.

Mr. Peter Goodrich, contractor for the project and Ms. Jill Jarvis, owner of the building were present to speak to the application. Mr. Goodrich stated that they would like to replace the casement windows on the front of the building with double hung windows. He said that they had planned to keep the fixed glass feature above the existing windows but after looking at the photo Mr. Rawling submitted, he pointed out that it was not original to the building. He added that they would like to install the four double hung windows on the front façade this fall and replace five windows on High Street façade next spring.

Mr. Wyckoff asked if the existing windows were metal. Mr. Goodrich replied yes. Mr. Wyckoff asked how the windows would be finished. Mr. Goodrich explained that they will fill the whole space. He added that the windows would be set back 3-4 inches from the front façade and would be caulked to make it tight.

Ms. Kozak commented that the original building had three double hung windows which would now never be replicated and which would not restore the building to its original look. She asked if the new windows would be mulled together or would there be a spacer in between them. Mr. Goodrich said they would probably be mulled together tightly. Ms. Kozak suggested that it

would be appropriate to keep the same proportion of window on the second floor that is already on the third floor. She added that it would require a very wide stud pocket. She thought it would be helpful to see a drawing of what it would look like.

Mr. Almeida commented that the location of this building in Market Square was very important.

Ms. Jarvis stated that she had not seen the picture that Mr. Rawling passed out. She added that her preference was to maintain the same layout as what currently existed if that was possible.

Mr. Wyckoff said that he was in favor of the two over two window pattern on the second and third floors because it would help to slightly bring the building back to its earlier look. Mr. Almeida and Ms. Kozak voiced their agreement.

Mr. Goodrich explained that they were proposing two sets of windows. The aluminum clad windows were being proposed on Congress Street and the LePage windows on High Street would be a wood framed, clad replacement window.

Ms. Kozak asked what the size of the mutton bar would be on the High Street windows. Mr. Goodrich was open to either size. Ms. Kozak stated that the 7/8" mutton profile was more appropriate.

Ms. Kozak stated that she would not be in favor of the double hung windows on Congress Street with the fixed window above them. She felt the proportions were already in great disparity with what was above it. She said she could not support the application with the fixed window remaining. Mr. Goodrich stated that he was not sure how tall of a window the manufacturer could create for them since the opening would be almost seven feet tall. He added that he would like to keep the fixed window above.

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 stipulations:

- 1) That on the Congress Street façade, the second floor windows shall be 2/2 glass double hung windows with a stud pocket.
- 2) That on the High Street façade, a 7/8" putty mullion is used.

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

Mr. Wyckoff stated that the applicant has chosen an appropriate style for the age of the building. He added that the opening is so large that it requires the fixed window above the double hung windows to remain.

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 stipulations passed by a 6-1 vote with Ms. Kozak voting in opposition:

- 1) That on the Congress Street façade, the second floor windows shall be 2/2 glass double hung windows with a stud pocket.
- 2) That on the High Street façade, a 7/8” putty mullion is used.

7. Petition of **Jeffrey H. Marple Revocable Trust of 2001, Jeffrey H. Marple, trustee and owner**, for property located at **252 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace existing gutters) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 72 and lies within Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Jeffrey Marple, owner of the property was present to speak to the application. He stated that he would like to remove the old wooden gutters on the building and replace them with copper gutters and downspouts.

Mr. Wyckoff asked if they had plans for protection of the copper at the first floor level of the building. Mr. Marple stated that on other buildings that he owns, he has boxed it in the last eight feet of the downspout. He added that he had not planned to do that with this application but that if he changed his mind, he would come back before them for approval. Mr. Almeida commented that any protection that could be provided would be helpful.

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 Councilor Kennedy. Chairman Katz asked for discussion.

Mr. Almeida stated this was a very beautiful and prominent building in the historic district. He said that the change to the building was very appropriate.

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.

8. Petition of **Peter W. and Janet D. Dinan, owners**, for property located at **278 Court Street**, wherein permission was requested to allow a new free standing structure (install condensing unit and fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 13 and lies within Mixed Residential Office and Historic Districts.

SPEAKING TO THE PETITION

Ms. Janet Dinan, owner of the property was present to speak to the application. She stated that this was the John Leighton House that has been under renovation for the past two years. She said that they would like to install a condensing unit at the rear of the house with a fence enclosure. The fence would be a board fence, similar to the ones at Strawberry Banke. She added that she would also like to add additional fencing on the street side and driveway side of the property to screen the yard.

Mr. Almeida asked if there would be any visible lines from the condensing unit coming out and going up the side of the building. Ms. Dinan replied no.

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

Councilor Kennedy made a motion to grant a Certificate of Approval of the application as presented. The motion was seconded by Mr. Melchior. Chairman Katz asked for discussion.

Ms. Kozak stated that the application was appropriate and thoughtfully detailed with quality materials.

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 **Port Walk Residential, LLC, owner**, for property located at **99 Hanover Street**, wherein permission is requested to allow exterior renovations to an existing structure (install two awnings, replace windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 23 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

DECISION OF THE COMMISSION

Mr. Gladhill made a motion to postpone the application to the September 12, 2012 meeting. The motion was seconded by Councilor Kennedy. The motion passed by a unanimous (7-0) vote.

10. Petition of **Constance L. Grasso Revocable Trust of 2008, Constance L. Grasso, trustee and owner**, for property located at **3 Hancock Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, replace sliding door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 85 and lies within Mixed Residential Office and Historic Districts.

SPEAKING TO THE PETITION

Mr. Ross Seavey of Seavey Carpentry was present to speak to the application. He informed the Commission that Mr. James Dinulos was the new property owner.

Mr. Seavey stated that they were proposing to replace all of the windows with Andersen A series with a 6/6 grid that was permanently affixed on the exterior and a spacer bar on the inside.

Mr. Almeida asked if there would be an inside grid. Mr. Seavey replied no. Councilor Kennedy asked why the choice to not have interior grids. Mr. Seavey pointed out that many of the existing windows did not have any grids so they felt this was the best solution to making everything uniform. Mr. Dinulos said he was agreeable to the interior grids if that was what the Commission was comfortable with.

There was detailed discussion about how the window would sit in the opening.

Councilor Kennedy asked if there would be screens. Mr. Seavey replied yes and said they were proposing half screens.

Ms. Kozak asked if they were wood windows with a cladding on it. Mr. Seavey they would have a fibrex cladding on them.

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 with the following stipulations:

- 1) That the sliding door replacement has been removed from the application.
- 2) That the replacement windows shall have a true-divided (full-divided) light appearance with permanently affixed grids outside, between, and inside the window.
- 3) That a half screen will be used.

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

Mr. Wyckoff commented that the Andersen A series were the best windows.

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 stipulations passed by a unanimous (7-0) vote:

- 1) That the sliding door replacement has been removed from the application.
- 2) That the replacement windows shall have a true-divided (full-divided) light appearance with permanently affixed grids outside, between, and inside the window.
- 3) That a half screen will be used.

III. ADJOURNMENT

At 9:05 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 January 2, 2013.