

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**May 8, 2013
reconvened from May 1, 2013**

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

ALSO PRESENT: Nick Cracknell, Principal Planner

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Mayor Spear appeared before the Commission to thank the Commissioners for serving the City of Portsmouth. Mayor Spear said he served on the HDC himself and found it to be one of the most challenging assignments. He added that he knew they all gave 110% and the City was better off for their efforts.

IV. PUBLIC HEARINGS (CONTINUED)

13. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street (Wright Avenue lot)**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and construct a new structure (construct mixed use, multi-story building) in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts.

Chairman Almeida announced that there was a request to continue another work session and postpone the public hearing to June 5, 2013 meeting.

Mr. Melchior made a motion to continue the work session. Mr. Gladhill seconded and all were in favor (7-0).

WORK SESSION

Ms. Jennifer Ramsey with Somma Studios said there had been considerable changes from the last session so they opted for another work session before going on to a public hearing. Ms. Ramsey gave a brief history of the site and building. She said there were seventeen different owners going back to 1766, noting that the current building had been a gas station from 1938 to 1994, until it was turned into The Station, an outdoor bar and café last summer.

Ms. Ramsey reviewed the surrounding buildings and streetscape context with photos, showing a heavy representation of Federal style buildings, other styles and a lot of open space in Prescott

Park. Ms. Ramsey passed out a photo when the Memorial Bridge was commemorated showing an urban square that was created at the terminus of the bridge, including a building on the site that was larger than those buildings around it.

Ms. Ramsey showed the proposed mansard roof that was at 41 feet and referred to the four-story building, Gloucester House, also with a mansard roof that used to be on the corner of Marcy and State Streets and other buildings of similar heights on the street. She also showed historic and newer buildings with mansard roof caps, dormers and bays that served different purposes on buildings all over the City. Ms. Ramsey said builders borrowed details that were successful, that could be called mimicry, but in a complimentary way because they worked.

Ms. Ramsey said they brought the building height down so fewer parking spaces were needed and they were able to add more retail space so that elevation would look lit from inside with displays.

She said the municipal parking lot would be redone with curbs, landscaping and lighting. She said in addition to their brick sidewalk the City planned to include an additional brick sidewalk and sizable trees to delineate the parking lot from the pedestrian way, and there would be room for park benches and bike racks. Ms. Ramsey said the building would sit back 13-20 feet on the State Street side leaving ample sidewalk space around the building.

Chairman Almeida asked if the paved sidewalk on the backside of the building would be open to the public, and Ms. Ramsey said it would be a gated entrance to a narrow walkway for the residences above. Chairman Almeida asked how far back retail access would be and Ms. Ramsey said it would go just beyond the corner of the Kingsbury House. She said they anticipated that the conservatory structure could be used for overflow tables and chairs if there was a food business in that area.

Mr. Wyckoff asked if she had provided enough parking for all the units and Ms. Ramsey said they had. She said they received a variance a year ago.

Ms. Ramsey proceeded to review the latest site plan designs and materials. She said the fourth floor would be recessed from the bottom three floors, and the fifth floor penthouse would be recessed as well. She said the penthouse would be only 31' wide and would house two sets of stairs and an elevator override, instead of having two different structures for the stairways. She said the penthouse would be clad in a zinc material. She said they would use the same brick, grout and patterning as was used on the building that houses Popovers bakery in Market Square. She said they would also use granite and copper for dressing elements. She said they would have Eagle aluminum clad windows on the upper floors and dark antique, wood stained Norwood windows on the first floor. They would also use painted Azek material on the fences on either side.

Councilor Kennedy asked what the overall height of the building from the top of the penthouse down would be, and Ms. Ramsey said it would be 54'. There was a discussion of the reduced height of the building in relation to the Connie Bean Center and the eave details and materials.

Mr. Wyckoff asked if all the commercial windows and doors on the first floor would be wood, and Ms. Ramsey said yes. He asked how the window openings would be treated on the upper floors and Ms. Ramsey said there would be a granite sill and a granite header.

Mr. Wyckoff asked if the chimneys would be functional and Ms. Ramsey said yes, they would be for gas fireplaces. Mr. Wyckoff asked where the gas meters would be located, and Ms. Ramsey said there would be approximately fifteen of them in the back alleyway. Chairman Almeida said the 1" bluestone cap looked frail for such a bold chimney and he asked if it could be beefed up to 4". Ms. Ramsey said yes.

Ms. Ramsey said they revised their copper clad bay so it was smaller in width. Vice-Chair Kozak asked what materials would be used for the structure on top of the bay and Ms. Ramsey said they would use Azek material. Chairman Almeida said it appeared to be very simple for capping off a copper bay. Ms. Ramsey said they could redesign them.

Ms. Ramsey said except for the roof, they intended to use a faux material with the same patina as the copper on the outside of the conservatory. Ms. Ramsey asked if it would be acceptable to use the same faux copper patina cladding on the conservatory as they used for the bay. Chairman Almeida said his initial reaction was to go all or nothing, and if they didn't use copper, he would prefer a painted mahogany. Mr. Wyckoff agreed. Vice-Chair Kozak said she did not like to have faux copper next to real copper. Mr. Gladhill agreed that he would not like simulated copper and preferred real brick.

Mr. Rawling said he was comfortable with the height and massing. He said he thought the penthouse was appropriate, but thought it could use some enhancements to make it a little jewel box on top that could be seen while driving over the bridge.

Vice-Chair Kozak agreed that it looked like a beautiful building with a mechanical penthouse on top but she did not see large penthouses on mansard roofs, but sometimes there were small lantern or jewel box types of penthouses. Ms. Ramsey asked what they would think of adding a slope to the roof of the penthouse.

Councilor Kennedy said she thought the design had come a long way, but the penthouse would be the first thing people saw when they came over the bridge and she still did not think it fit the historical buildings in the area.

Mr. Gladhill agreed that the penthouse was too simplistic for the rest of the building.

Mr. Katz said he had no problem with the design and agreed with Mr. Rawling and Vice-Chair Kozak about the penthouse.

Mr. Wyckoff said he was in support of the new size of the building. He said he had seen penthouses covered with slate products to minimize it.

Mr. Melchior said he was okay with the height and mass, but he thought the mansard roof looked like it didn't quite fit there and that was what was causing the conflict with the penthouse.

Ms. Ruedig agreed with Mr. Melchior about the mansard roof, especially on the State Street side and thought the roof would look better with flat lines and facades. She said she also thought the mass and scale were much better.

Chairman Almeida said their fear was of a penthouse like the one on top of Harbour Place that looked like something landed there and it didn't belong. He said he had no problem with the mansard and thought a roof lantern would be appropriate on this building. He said the penthouse is set back so it wouldn't stand out, but he thought it still needed some improvement to keep it from looking like a mechanical penthouse. He said they should consider a traditional style with authentic construction and traditional materials.

There was a brief discussion of the window patterns. Vice-Chair Kozak said she thought the windows and massing were acceptable, but she said they needed to make sure the granite was as fine as what proposed.

Mr. Melchior said the building didn't have a unique identifier and suggested she consider breaking up the building on the Wright Avenue side.

Mr. Wyckoff said the mansard roof treatment was very contemporary.

Councilor Kennedy said she didn't want the mansard roof to overpower the area and felt it was not maintaining the character of the area. She said that the Wright Avenue view and the State Street view could be broken up more. Ms. Ramsey said they weren't trying to match the two sides, but they did need to meet.

Vice-Chair Kozak said the historic photos showed that there were mansards right across the street; however, she thought the dormers were too close to the end of the roof.

Mr. Melchior said there needed to be more differentiation between the traditional details to show it was a contemporary mansard.

A brief discussion on additional design and material details ensued before the end of the session.

Mr. Melchior made a motion to continue the application to the June 5, 2013 meeting for a public hearing. Mr. Gladhill seconded and all were in favor.

V. WORK SESSIONS

A. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission was requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was continued.)*

Ms. Carla Goodknight appeared before the Commission with Mr. Bill Bartel and owners, Messrs. Ken, Chris, and Corey Erikson. She said they would review building modifications to the building envelope as discussed in their last work session, and then they would have one more session before seeking approval. Ms. Goodknight went on to review the plans and responded to comments from the commissioners.

Mr. Gladhill passed out an 1824 photo taken from the Memorial Bridge showing a lot of congestion at that time, and he said he could be convinced to accept some changes if he had some visual evidence of something similar. However, he said there was still a lot of massing on the back and he was not in favor of the building going out into Ceres Street. Councilor Kennedy said she also had a problem with the massing on Ceres Street.

Vice-Chair Kozak said the plans had come a long way, especially on the north side. She said the setback on Market Street was successful and the rounded tower was working. However, she said she still struggled with the façade on Market Street and she didn't like how the dormers were to the left and everything else was to the right. Chairman Almeida agreed that the setback was awkward.

Ms. Ruedig said she was still in favor of the setback because it deferred to the historic building, and didn't overwhelm it. Chairman Almeida said he found the setback on Market Street awkward. Mr. Wyckoff wondered if the setback should be of a different material.

Ms. Ruedig said it was not a solid storefront and it was not a historic storefront, and she agreed that they could do something to distinguish it further.

Chairman Almeida said the second building was already setback 18" from the historic building, and although he understood it, he felt the additional setback of 8' seemed counterfeit and took away from the elegance of the building. Mr. Katz agreed that it interrupted the continuity of the street. Mr. Wyckoff said the symmetry of the windows, doors and dormers would have to be changed with any changes to the setbacks, and everyone agreed.

Mr. Wyckoff said he thought it was a good thing to get rid of the faux horizontal lines that were often used in the last ten years to give buildings the "Portsmouth look".

Chairman Almeida said a photo showed brick sidewalks, and there had been a problem with downspouts and he wanted to know what they planned on doing with them since they were showing some large decorative gutters.

Commissioners Melchior and Rawling said they still thought the dormers didn't look right on the building in this area. Ms. Goodknight handed out some images of some Federal style buildings showing dormers. She said they were not a prominent feature on Federal style buildings, but the building was not a pure example with storefronts. Ms. Goodknight said they were using a combination of historic styles that were present in that section of the City with many Georgian characteristics blended in the buildings around Portsmouth, and she thought clinging too tightly to pure definitions might lead to homogenizing.

Councilor Kennedy said she wanted to preserve the historic Market Street side view and the dormers were a deal breaker for her. Mr. Melchior agreed they should preserve the Market Street side, and said he didn't have a problem with a homogenous view. Mr. Wyckoff said he liked that they were restoring the storefronts.

Mr. Katz said he would entertain the idea of low profile skylights and asked what the difference in light quality between a skylight and a dormer would be. Chairman Almeida said aside from the exterior view appropriateness, a skylight would let in intense overhead sunlight whereas a window would allow for a more diffused light. He said he did not have an issue with the dormers, but had an issue with the way they were designed with no overhang, trim detailing or venting. Mr. Katz, Vice-Chair Kozak, and Mr. Wyckoff agreed. Mr. Wyckoff said the dormers had a heavy roof and they had to get away from that.

The Commission recommended another work session.

B. Work Session requested by **Maplewood and Vaughan Holding Company, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct four story mixed use building). Said property is shown Assessor Plan 124 as Lot 8 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the April 10, 2013 meeting to the May 8, 2013 meeting.)*

Ms. Lisa DeStefano appeared before the Commission with Mr. Jamie Pennington and Mr. Rob Harbeson for their fourth work session. She said they presented their initial design in November, and then met again in February after the height ordinance changed, and then adjusted the height for their March 13, 2013 meeting. She said they went to a pre-Technical Advisory Committee (TAC) meeting and were scheduled to attend a TAC meeting on July 2, 2013 to be sure they met all their height requirements. Ms. DeStefano reviewed changes from their previous session and options for the curved forms.

Chairman Almeida asked how much the building was lowered. Ms. DeStefano said the building height was previously calculated by average grade and height around the building, but the new ordinance said the building could not be higher than 40 feet at any point, any where on the street. Ms. DeStefano said there were many one, two and three story forms that were nowhere near 40 feet.

Ms. DeStefano said a lot of the building was stepped back from property line, and the "U" shaped building created a central corridor where the mechanicals could be hidden from the building face.

Ms. DeStefano said they met with DPW, emergency services and utility providers regarding meters, trash pickup, transformers and utility boxes. She said it had been very helpful to schedule HDC and Planning Board TAC meetings simultaneously so issues could be addressed more quickly.

Ms. DeStefano said during the site walk in March there was a concern with the curve of the building coming out from the main building façade so they worked with their landscape architect and were able to make a change to the approach of the building with a covered arcade from the corner of Maplewood and Raynes for pedestrian access.

Ms. DeStefano then reviewed several options for the curved structure. Option 1 was a rain screen system with the same materials as used on the 111 Maplewood Avenue building. She said option 2 would use brick material on the curve with a bronze infill, and a simplified cap. Lastly, she said Option 3 broke down the scale of the windows on the residential form.

Mr. Rawling said he still saw an abruptness in style change from the historic buildings across the street and the appearance of this large, institutional building that lacked the texture of the neighborhood buildings that were already there. He said working the design into the surrounding landscape and using lighter materials would create a friendlier approach.

Mr. Melchior said he liked option 1 and 3 equally. He said he thought of it as an opportunity to focus on a higher fenestration ratio.

Ms. Ruedig said she thought option 3 was too heavy and big. She agreed it needed a lighter, friendlier and gentler approach into the City.

Mr. Gladhill said he thought option 2 was a more conservative way to go.

Vice-Chair Kozak said her preference was for option 1. She said the arcade feature on the curve created a welcoming approach into the city that should be kept. She said the elements, material and scale on the curb needed to be pulled together with the rest of the building.

Mr. Wyckoff said he thought the simplicity of option 1 was better. He said he liked the lighter color, but did not like the metal. He said the Portsmouth Herald building was the least successful building, looking like a county courthouse, and this building should distinguish itself from that look. He said he liked the idea of the towers, but thought the rest of the design looked too busy.

Chairman Almeida said he preferred option 1. He said it would be helpful to see the 3S Artspace building included in the renderings to see how it fit in as well.

Councilor Kennedy said she still wanted to see the buildings with historic significance across the street honored. Councilor Kennedy asked how the building fit in with the houses across the street. Mr. Katz said it did not fit in with the houses across the street. He said he thought there was only so much that could be done with historical context with the realities of a growing city where people want to work and live whether everyone likes it or not. He said their job was to determine how they would do that.

Mr. Katz said he leaned toward option 1, but he still wished there was something else beside the oversized cornice on the tower.

Chairman Almeida said they had to explain their decisions to the public and this proposal had to respect the buildings across the street, and not over power them, but it didn't have to mimic them

or take design cues from them. He said they live in a city with constant growth and change, not a town, and great historic cities have new sections that support their historic districts. He said they have always known that the Northern Tier development was a challenge before them for some time and it was an opportunity for a new city. He said this was a large site that deserved a real building and not small, inappropriate buildings.

Mr. Wyckoff said he always wanted to see the transition from the other side of the causeway to be a little more gradual and this was a major jump. Chairman Almeida said it would be helpful if they were shown depictions of all the buildings around the parameters and focus on the four historic buildings. Councilor Kennedy said they shouldn't forget the cemetery across the street either. Ms. DeStefano showed a perspective from the packet. She said they were talking about four buildings with different forms, and setbacks. She said they were also working with a landscape architect.

A discussion on the heaviness of the overhang on the cornice, materials, roof style, and skylights ensued. The consensus was that the Commissioners did not like the skylights. Chairman Almeida said the roof had changed, but they had liked the glazed roof that was suggested earlier.

The Commission recommended another work session.

C. Petition of **Rye Atlantic Property, LLC, owner, and Michael Labrie, applicant**, for property located at **361 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish structure) and allow a new structure (construct new 5,500 sq. foot building). Said property is shown on Assessor Plan 144 as Lot 23 and lies within the Mixed Residential Business and Historic Districts. *(This item was continued.)*

Request to Postpone

At the applicant's request, the Commission voted to postpone the application to the June 5, 2013 meeting.

D. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, for property located at **275 Islington Street**, wherein permission was requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts. *(This item was postponed at the April 10, 2013 meeting the May 8, 2013 meeting.)*

(Mr. Melchior left at this point in the meeting)

John Tuttle with TW Designs and the rest of the team, Mike Whitcher, and Rick and Michael Green representing the owners returned for their second session.

Mr. Tuttle said they found research that supported the building of a 2½-story building with a mansard roof, breaking the form to make it appear as if there were two separate buildings in different colors, and materials. He said development cost restrictions also drove their decision for

two buildings, and the need for underground parking for 60 cars. He showed some streetscape perspectives looking up and down the street with surrounding property views.

Councilor Kennedy said she was concerned with the neighborhood and the building behind it. She asked if the second structure would only be possible by tearing down the house in the back, and Mr. Tuttle said it was. Councilor Kennedy said she had visited the site and was now in favor of keeping the house.

Mr. Gladhill said he couldn't support the demolition of the house in back either. He said Islington Street was unique where no two buildings were the same, and he thought the design was trying to replicate a historic Colonial style, only the proportions looked too long and massive for Islington Street.

Mr. Wyckoff said there were some proportion problems, but he was more pleased with this design than last time.

Ms. Ruedig said the scale and height and rooflines were improved from the previous presentations, but she was still concerned with trying to make new buildings look like old buildings. She agreed that the building needed a more traditional treatment, and could reference older buildings, but she thought it still had to look somewhat contemporary, and she didn't want to see phony Colonial features slapped on it.

Mr. Rawling said he thought it was important to note the repeating elements and rhythm down the street.

Vice-Chair Kozak asked how the proposal could relate to the park. She said it was the former site of the Goodwin mansion and how the building related to the park was hugely important. Mr. Tuttle said they tried to use historical elements. Vice-Chair Kozak said they needed to consider views of their building from the park.

Vice-Chair Kozak said the two buildings were connected, but Islington Street is a street of separate buildings, not connected row houses like those downtown. She said when architectural elements were placed on a building it looked like surface decoration and they were trying to avoid that. She said the height and the cornice line seemed to be improved.

Chairman Almeida said he was sad to see separate buildings leave Islington Street. He said with the exception of a few businesses that took that language away, this was the sweet spot of Islington Street with large residential houses on either side. He said they didn't want to experiment with contemporary styles that didn't work and wanted to see something very traditional on the street. He said he understood the economics of creating separate buildings, but he was convinced the house should stay. He said he thought they could still go a little taller than what was around it. Councilor Kennedy agreed that she liked the traditional feel, and wanted to celebrate the history of the street.

Mr. Whitcher said they intended to put a full garage under the house and it was impractical from development standpoint to keep the house. Mr. Rick Green said parking was key and underground parking would not be possible with the house on the property.

Chairman Almeida said Islington Street was asked to take on large buildings some of which projected back into the neighborhoods too much. He said this house seemed to be in very good condition. Mr. Tuttle said to sell that house they would need to gut it to bring the heating, stairwells, wiring and windows to bring it up to the new building codes. He added that the house was currently in the Historic District, but it would eventually be outside of the HDC's jurisdiction. Councilor Kennedy said it still had to go before the City Council for approval.

Mr. Michael Green said they needed to work on the mass and scale first and then they could work on the architectural details. Mr. Rick Green asked if they would consider one two-story building and one three-story building if they split the building. Chairman Almeida said he liked that idea. The Commissioners entertained a brief discussion on split heights and the mass and scale.

Mr. Rawling said he didn't think they had to be separate buildings, and it could grow to be a big building, but they should pay attention to some of the modules of the houses on the street, get things in scale and pick up some of the rhythms of the street.

Mr. Gladhill said if the City Council didn't vote to separate the two lots, he would not be able to vote in favor of the proposal to tear down the house because it fit in the context of the area. He said the 20th Century was not kind to Islington Street and he hoped to see a building that fit in the context of the area.

The Commission recommended another work session.

E. Work Session requested by **143 Daniel Street, LLC, owner** for property located at **143 Daniel Street**, wherein permission is requested for construction to an existing structure (add second story to gymnasium, construct multi-story building at rear of lot). Said property is shown on Assessor Plan 105 as Lot 19 and lies within Central Business B, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone the application to the June 5, 2013 meeting.

F. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow an amendment to a previously approved design (changes to doors, windows, and parapet walls, add roof top access structures). Said property is shown on Assessor Plan 125 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts.

Ms. Jennifer Ramsey with Somma Studios said she came before the Commission two years ago to get approvals for a marketplace on the first floor of the site. She said most of their food vendors were unsuccessful at acquiring funding with the banks, so instead they were coming back with some minor changes to doors and windows for office space on the first floor and perhaps a restaurant on one end.

Ms. Ramsey said they have penthouse structures for condominiums on the second floor. She said they were struggling with the existing structure and needed to put stairway structures on the roof to get to the roof decks. Councilor Kennedy said she was not comfortable with them. Ms. Ramsey said they served a purpose to hide the “L” shaped stairs, and the structure also acted as a privacy divider from one deck to another. She said they wanted a covered bracketed system at the door entries

Vice-Chair Kozak said this building always struck her as being very long and low and it could be an opportunity to make it a full third story though she knew it would cost more. Ms. Ramsey said she could go back with suggestions for a longer structure. Councilor Kennedy said their purview was to look at what was brought forward, and what was presented didn’t meet her specifications. Chairman Almeida said this was an opportunity for dialog.

Chairman Almeida said what was exciting about the first proposal was the market like a Faneuil Hall or Quincy Market. Ms. Ramsey said they didn’t have the vendors anymore so they would refurbish the first floor and perhaps interest and funding in food service would return, but if not they would get them ready for offices, and get the upper floor occupied.

Chairman Almeida said he wondered if it could be something organic, and open with more of a contemporary structure. Mr. Wyckoff said this was an area where contemporary elements like black glass could work. Chairman Almeida agreed.

Ms. Ramsey walked the Commission through the proposed changes on the parapet wall, adding Juliet balconies, windows, removing the nano wall systems and replacing them with doors,

The Commission recommended another work session.

G. Work Session requested by **Cooper Malt, LLC, owner, and Jessica Kaiser, applicant,** for property located at **33 Jewell Court,** wherein permission was requested to allow exterior renovations to an existing structure (replacement of entry door and storefront). Said property is shown on Assessor Plan 155 as Lot 5 and lies within the Business and Historic Districts.

Mr. Tom Emerson, applicant and agent for the condominium owner, Jessica Kaiser explained the history of the 1884 brewery building that was renovated in 1990. Mr. Emerson said they wanted to reconstitute the opening that was put in the 1990’s, add a level wood header, and replace the opening with a Conair extruded aluminum system.

Mr. Emerson said they would put in a glass storefront window in the brick. Chairman Almeida asked if there would be an opportunity to recess the glass and bring out the brick more. Mr.

Emerson said there was a full brick façade, but the problem was that the brick was veneered and it wouldn't work well.

Mr. Emerson talked about the slate roof that leaks and was stained from the iron chimney caps. He said they would like to replace it with asphalt or they could consider an alternative with copper on the caps. Councilor Kennedy said she would rather they replace the cupolas and keep the slate roof. Ms. Ruedig agreed that the slate roof was a character-defining feature. Mr. Wyckoff also agreed. Mr. Emerson said it would be very costly. Chairman Almeida said it was a lot of money, but a restored slate roof would last another 100 years; and although it was difficult to comprehend the savings over 100 years, it would be a less expensive roof than a roof that had to be replaced every 25 years.

Mr. Wyckoff said he thought it was decided when this area became part of the Historic District that they were going to fight for these buildings. Mr. Katz said it was determined that the North Church couldn't support a slate roof when it was redone. Mr. Wyckoff said he guessed they could consult with an engineer to make that determination. Chairman Almeida said he made a decision that he would never vote again to remove a cedar shake roof and he felt the same way about slate, and he thought they should be consistent so people know where they stand.

Mr. Katz said the Middle School had one of the most prominent slate roofs in the City, yet that was also removed. Mr. Gladhill said the Middle School was not in the Historic District. Mr. Katz said the contrast of holding an applicant accountable, then allowing a major City building not to follow suit was inconsistent. Mr. Katz said it made applicants cynical. Mr. Gladhill said they could save a Frank Jones brewery, but the Frank Jones mansion with a slate roof was outside the HDC and they could do nothing to preserve it. Mr. Wyckoff said they could just admit they've made mistakes and move forward.

Mr. Rawling said they found detailing on the historic windows and he would like to see the arch be a continuous feature.

The Commission recommended a public hearing.

VI. ADJOURNMENT

At 11:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Jane K. Kendall
Acting HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on Feb. 12, 2014.