

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**May 27, 2015
reconvened from May 6 & 13, 2015**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; Members John Wyckoff, Dan Rawling, Reagan Ruedig; City Council Representative Esther Kennedy; Alternates Vincent Lombardi and Richard Shea

MEMBERS EXCUSED: George Melchior

ALSO PRESENT: Nick Cracknell, Principal Planner

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*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. PUBLIC HEARING (CONTINUED)

1. (Work Session/Public Hearing) **Petition of North End Master Development, LP, owner, and Deer Street Development Company, DBA Harborcorp of Portsmouth, applicant,** for property located at **Deer Street, Russell Street, and Maplewood Avenue,** wherein permission was requested to allow a new free standing structure (5 story mixed use development to include a hotel/event center, parking structure, condominiums, and retail space) as per plans on file in the Planning Department. Said property is shown on Assessor Plans 118, 119, 124, and 125 as Lots 28, 1-1A, 1-1C, 4, 12, and 21 and lies within the Central Business B and Historic Districts. *(This item was continued at the May 6, 2015 meeting to the May 27, 2015 meeting.)*

A site walk was held prior to the meeting.

Mr. Chris Thompson representing HarborCorp, Ms. Carla Goodnight of CJ Architects, Mr. Travis Nadeau of Platz Associates, and Attorney Susan Duprey were present to speak to the petition. Mr. Thompson thanked the Commission and the public for going on the site walk. He stated that a lot of good comments were implemented, and he noted that they had focused on the north side of the building by opening up the pedestrian cut-through and the visual experience and also in tying the two entry areas into one another.

Ms. Goodnight told the Commission that she would address their comments by going page by page. She began with Sheet 3.1 and the comment about the parking garage elements as they

interfaced with the condominium form itself. She said that they modified the tower so that it leaned more clearly as a vertical element, and they incorporated the brick materials instead of the materials on the upper level, which created a nice line for the two elements to line up with each other. They also unified the changing motifs into a singular one, which made a much smoother line to carry across. They simplified the form of the canopy. She added that the motif and the window treatments were inspired by the old railroad stations. Ms. Goodnight then responded to Comment #5 about how the masonry openings were not integral to the design. She said they had become a lighter scale element and the penthouse structure was now expressed as a celebratory element. They provided a screening element to the railing by adding a weight feature to the balusters. Ms. Goodnight addressed the comment about the corner window and how to make something more in keeping with the storefront by saying that they interrupted the pilaster to respond better to the ground detailing and replaced the rectangular form.

On Sheet 3.3 addressing the Whole Foods portion, Ms. Goodnight stated that the penthouse structure was now more celebratory. It was originally clad as one with the setback roof form on the top floor level but now was a more vertical expression and carried the brick material all the way up, creating a better base for the garage structure to abut.

Ms. Goodnight addressed Sheet 3.5, saying that the top of the garage had unresolved connections, so they doubled up on some of the steel elements to lighten it up and create a better connection with the conference center. It was now higher and more vertical, which also made for a better connection with the top of the garage. It brought the pattern across and wrapped into the conference center at the garage level to make a continuous form. Ms. Goodnight said that Comment #12 about the framework not being compatible was resolved. Regarding Comment #14, Ms. Goodnight said that the lighter steel arch was detailed to include two pedestrian steel arches and was now a much lighter opening to Vaughan Street.

Ms. Goodnight stated that the conference center level (Sheet 3.3) was raised significantly to line up with Whole Foods and intermesh with the top of the garage. A solid banding wrapped around and the two forms were linked to one another. It was now a more vertical element with added details, window mullions, and more articulation of glass.

Ms. Goodnight said they added more detail to the transoms (Sheet 3.7) by adding detail to the glass in the lower transom and in the upper railing system. They incorporated green elements to match those in the garage panels and created some breaks in the plaza. Regarding the rail design between the terrace activities (Sheet 3.11), they added some opaque panels, screening, and more glazing texture, and they unified the trellis design.

Ms. Goodnight then discussed the bridge, saying it had suggested that they turn it into a glassier feel. She spoke about the arch form under the bridge that mirrored the one over the garage entry and said they repeated it on the other side. They also added patterns to the lobby glazing and mullions to bring down the scale. She pointed out that the lobby glazing looked more refined (Sheet 3.12) and that they added mullion patterns to the upper level (Sheet 3.14).

Ms. Goodnight stated that some of the Commissioners had felt that the vertical and horizontal elements of the building should have more texture (Sheet 3.11a). She said they had arrived at a

happy medium by using programmed elements and materials. They added more texture to the mid-level glazing patterns (Sheet 3.18) and added balcony elements to the garage by using an arch pattern technique with metal panels. She discussed the visual terminus that would be seen coming down from Vaughan Street toward the project and said that the horizontal banding carried through from the other elements on Whole Foods and the conference center. The roof form was slightly smaller, making a better scale. She also noted that they did significant improvements on the pattern by limiting the square pattern on the central terminus and bringing it over as a transition. They redistributed the arch portion, added lighting, and made the horizontal panels metal instead of masonry with a brick colonnade-like opening. They also introduced vertical elements to the retaining wall and made them closer together at the end and spreading out farther as they got toward the center, as an optical illusion to shorten the wall. Ms. Goodnight said they lightened up the area seen from Maplewood Avenue and Deer Street (Sheet 3.3a) and made the canopy have pedestrian-scale elements on each side that connected through to the Vaughan Street pass-through. They also eliminated the heavy masonry arch form.

Chairman Almeida stated that the Commission had worked hard to make that area feel as open as possible, and he referenced Ms. Goodnight's canopy comments about lightening up and creating less of a barrier. He noted a wall that appeared to be a solid brick radius wall, and he asked why it couldn't be a rail system to let in more daylight.

Councilor Kennedy referenced Sheet 3.11 and said that her big fear was that Russell Street would be a dead street because the building had a huge opening with maybe one door and a utility door. She thought that the street would become narrower. Ms. Goodnight replied that the street was narrower to make it more pedestrian friendly, and there would be wider sidewalks. One whole area would be a textured expression in the street, and the lanes would converge and there would be a raised sidewalk, which would be the primary piece. The entrance to the hotel section and the conference center would be activated as well.

The Commission began their discussion with Sheet 3.1. Mr. Rawling said he was delighted by many of the changes, especially in the end building that addressed most of his concerns. He thought there were very creative solutions, he liked the pilaster treatment, and he felt that the tower element worked much better in receiving the garage element. He was glad to see the continuous wrapping around and thought the opening of the entrances worked extremely well. However, he felt that the first entrance off Maplewood Avenue was a bit too complex due to the multi-layering and asked if the bold arch form could be shifted up and combined with the canopy arch concept to present one layer of arched forms instead of two. He thought that the higher elevation would still work fine for scaling, but on the base level, he thought it should be addressed more because of the new entrance on the left and on the right. He felt that the middle part could use more tuning. He thought that the corner between the condo tower and the garage, the brick to the steel, didn't show up quite as much on the street as it did in the drawings, and that it needed more clarification. Ms. Goodnight replied that the connection was set back from the face, and it was a recessed connection. He said the vertical steel pieces were interesting and suggested that one of them could go around the corner.

Mr. Wyckoff said he was pleased to see the rectangular window changed to the arch on the corner of the liner building, and he thought that the storefronts were very successful but

wondered whether more detail would be developed underneath the three arched windows for each storefront. He asked if they were on a large piece of granite. Ms. Goodnight replied that the granite base could be less seen on the upper part coming around the corner and that it was a painted wood-like expression on the top. She asked if he wanted a more traditional panel expression under the windows. Mr. Wyckoff said he would be pleased if it was a real granite base. Mr. Wyckoff also noted that there seemed to be some detail with an added piece under the solid piece where the sidewalk sloped away on the left-hand side and said that the Commission would need to see a cross-section of it. He said he was pleased with the garage. He hoped that all the windows in the project would be simulated divided light. He thought that some of the storefronts should have wooden windows painted. Ms. Goodnight replied that there were no grills between the glass and they were called out as clad windows on the bottom and above. Mr. Wyckoff confirmed that they were double-hung windows above.

Ms. Ruedig asked about the door at the storefront as it wrapped around and was closer to the garage, and she asked why it couldn't be closer to the corner of the building and be more pedestrian accessible. Ms. Goodnight replied that it was also the entry to the condo area. Mr. Shea thanked the project team for incorporating all the Commission's ideas and thought it was successful, but he advised them not to get too detailed because it was a contemporary building. He felt that the garage had a lot going on and wasn't sure the Commission needed to look at minor details on windows. He liked the cleaner lines. Vice-Chair Gladhill stated that he liked what he saw in general, especially the balcony added to the garage and the arch windows.

Councilor Kennedy said she was still uncomfortable with the through passageway and said she had wanted it to be more visual and straighter. Chairman Almeida said it was one of the few places to walk through the building, and he wanted to ensure that it was done as well as possible for the pedestrian experience. He asked whether the sidewalk surface could continue all the way across and if the Commission could see a blow-up of it. He also noted that there were no light fixtures shown wrapping the corner. Ms. Goodnight said they could add more lighting, and Chairman Almeida thought it would be safer. He was also glad that some signage was shown and asked that any further signage plans be included. He thought the windows were not really reading as double hung and that it would make a big difference on the street.

They then addressed Sheet 3.1A. the view from Maplewood Avenue and Vaughan Street. Councilor Kennedy reiterated what was said about the wall, suggesting that it be turned into a railing to make it more open. Mr. Shea asked what the height of the ceiling was under the arch, and Mr. Nadeau replied that it was about 16 feet. Mr. Shea asked if there were actual windows on the inside and was told that they were. Chairman Almeida thought it was a missed opportunity to not have the glass go all the way down and have some interaction into the space beyond it, even if it was just visual. He also noted that the sidewalk up against the retail space made it seem like people would have to crawl around the pilasters. Ms. Ruedig agreed with Chairman Almeida about the windows, adding that the opening was made lighter and clearer, but the point was that there should be some sort of visual so that pedestrians could see something beyond the building. Ms. Goodnight said they removed the masonry mass and made it lighter, with glass on both sides, and that the terminus of the Vaughan Street pocket park would be seen. Vice-Chair Gladhill said he had a problem with the windows because he didn't want to be looking into someone's office. He suggested that areas without windows have an art motif or a

mosaic. Mr. Lombardi said he would like to see an entrance into Whole Foods from that particular side to give it more purpose. Councilor Kennedy thought there was still something that needed to be there, like an opening or something historical. Mr. Wyckoff said he thought it was fine, other than the top of the brick wall which should be turned into a railing. He agreed with the idea of art mosaics or even a showcase element.

Chairman Almeida concluded that the Commission would like to a bit more in that location, that the brick wall should be changed to a railing system, and that the sidewalk should continue across and would be potentially widened.

They then discussed Sheet 3.3. Mr. Rawling thought there were lots of improvement, particularly the tower and the transition to the garage. However, he felt that the glass at the bottom of the tower got buried by the sidewalk and the bottom needed to come up. He also thought that the transition between the lower part of the garage to the higher part and Whole Foods revealed the two-dimensionality of it, with its bars stepping down to the garage, and that it wouldn't suddenly go from short to tall. There seemed to be no depth to the façade. He thought the detailing on the conference center tower had improved, but the attempts to diminish the stature and presence were counter to transitioning and representing the building in its context and defining its use. They were trying to get rid of flat box buildings and give them roof forms and peaks. To him, it seemed designed as a square box building with a setback penthouse, which diminished the two-dimensionality of it. He thought the piece needed to stand tall and proud and be distinct, but it seemed to be crouching down and it made the surrounding properties more dominant. Ms. Goodnight said they were limited by the height cap. Mr. Lombardi agreed that it should be a dominant structure and said he'd rather see it mirror the other towers with a pointed roof. He also said he'd be happier to see it appear more vertical than it did. Ms. Goodnight said they were prohibited by Zoning to go higher in that location and that it would have to be 70 feet tall. Chairman Almeida asked if features of it could be taller.

Chairman Almeida asked what the purpose of the 'blade effect wall' was and why it had to be that high. Ms. Goodnight said it was the guard rail for the parking garage. He said the one to the left was lower, and Ms. Goodnight explained that the expression squared it off. Mr. Wyckoff suggested that they add a peaked roof to gain a few feet. He also suggested that the area above Whole Foods be reduced a foot or two to give the conference center a proud opening. Councilor Kennedy if the grill pattern had a design, and Ms. Goodnight replied that it did not. Mr. Rawling thought the new garage entrance was airy and inviting, but he felt that the garage façade needed to echo the width of the entrance façade more, and that the façade over the boutique could become a different pattern so that it was a distinct vertical element over the garage entrance instead of staggered with the pattern of rhythms.

Chairman Almeida summarized the concerns about the tower element on the conference center and how to increase its size. He noted the suggestions of a steeper roof, some kind of cap or cupola, moving the setback, and lowering the blade wall that was a guard rail system.

They next discussed Sheet 3.7, the view from Deer Street.

Councilor Kennedy asked how one would get to the rooftop garden and what the operational hours were. Ms. Goodnight stated that the access was at the base of the tower and that the area was open to the public from 9 a.m. to 9 p.m. Mr. Thompson added that no more than 50% of the garden could be closed for a private function. Mr. Shea said he liked the elevation and asked if they could make the tower feel more vertical. Mr. Rawling said he was pleased with the end of the brick piece (Sheets 3.7 and 3.9) and felt that the modifications to the windows polished it off. He thought it was a comfortable streetscape. Although he felt that the design was good to the building's edge, he thought it needed to be resolved.

They next discussed Sheet 3.9, the view from Deer and Russell Streets. Councilor Kennedy said she agreed with Mr. Rawling that it should be welcoming but that the wall shut it down. She wanted to make it more accessible and make the small patio seating more welcoming. Vice-Chair Gladhill said they would have to put up a black fence if they served alcohol and that he would prefer to see a different material there.

Public Comment

Ms. Katherine Kane of 337 Pleasant Street praised everyone involved because from the outside the building looked collaborative, which showed up in the refinements. She was impressed with the time, effort and the consideration that the developer was giving to the process. She thought there were very distinct sections to the structure and that it humanized the corner of Russell and Deer Streets. She suggested putting an element on the corner by the café, like a sculpture, that would reflect on the history of what was previously there. She thought the lighting in the passageway would be important, especially after dark, and suggested a reflective ceiling.

Ms. Nancy Pearson, the Director of Art-Speak, stated that there was a process in place for public art and that Art-Speak had an agreement with the City to manage all public art in Portsmouth. There was a 16-page book of guidelines that she wanted the Commission to be aware of it, and that the community would decide what they wanted at the end.

Ms. Diana Guilbert of 15 Thornton Street questioned what was happening on Sheet 3.1 with the entrances and asked whether the first entrance was the one that went down into Whole Foods and if it was also the cut-through. Ms. Goodnight replied that it was. Ms. Guilbert felt that it would be a big problem with traffic and couldn't believe it had been designed that way. She thought the park should be called the 'sliver park' and asked how someone could sit there with all that traffic going by. She thought the plaza would suit HarborCorp because it connected well with the Sheraton Hotel, but she was concerned about the building being 85 feet tall due to the rise of the wall and the hill. Chairman Almeida said that Zoning allowed it to go up the terrain.

Mr. Jerry Zelin of 70 Kensington Road cautioned that some of the plans showed an average height, which was not just measured to the midpoint of a sloping roof but used the average grade level as the starting point, so on that huge lot, the starting point was not the grade but the average grade of the lot as a whole. His second point was that he thought a great job had been done on the macro view, but it would be postponed until June 10, and he and possibly others would not be able to attend and participate on that particular evening.

Ms. Dixie Tarbell of 25 Driftwood Lane said she was impressed with how interactive the process had been and how the developer was interested in what was best for Portsmouth. She thought mirrors would help lighten up dark places and suggested a periscope that would allow natural sunlight to come through.

Mr. David Nord of Portsmouth stated that the Board had enormous responsibilities and that their comments and subsequent improvements had made purgatory more palatable.

Mr. Rick Becksted of 1395 Islington Street referred to the alleyway and suggested showing the heritage, houses and families that were there at one time, as well as the archeology. Instead of the windows and the concerns about looking in, he suggested recessed displays and artifacts lit up on glass shelves. He noted that at the Charette, people were dazzled from the photos of what Portsmouth used to be. He said the site walk was disheartening due to the massive scale of the project, and he thought it was the largest project Portsmouth had ever seen and hoped it would be the last. He felt that the mass and scale should have been addressed at the beginning of the project. He mentioned that he knew four families who moved to Portsmouth from New York due to the scale of projects there, and they had asked him why it was happening in Portsmouth. He urged the Board to start paying attention from that point on because they had to consider scaling back projects and preserving some space, which was what the community wanted.

Ms. Barbara DeStefano of 99 Hanover Street stated that the project was looking really good and thought that the reflective ceiling was a good idea. She said she agreed about putting up displays and suggested theater boxes similar to those on the Franklin Building that lit up. She thought it would be a good place to put black and white photos of people who used to live there.

Chairman Almeida closed the public comment session.

The Commission then discussed Part 2, the Hotel, and began with Sheet 3.11.

Mr. Rawling thought that the tower element over the bridge could use more distinction and that more texture could be added to the mulling patterns. He thought that the arches over the entrance way that they had worked out of the conference center had reappeared on the hotel. He felt that segmented arches were expressive of carrying heavy loads, and the arches appeared to be floating and cut out of thin material. He suggested filling in the rectangular openings with glass and getting away from the cutout part. He also supported Mr. Lombardi's comment about the brick building and the balcony openings on the top floor, saying that the large undivided expanse created the focal point in the buildings due to its differentiation in texture and rhythm patterns. He suggested softening it by bringing out a stick framework from the edge and scaling it down. He thought the street level was great.

Councilor Kennedy agreed about the openings, saying they made her uncomfortable. She still worried about the walkability of the street. Mr. Shea referred to the dormers and said he was bothered by the openings that came down into the brick wall, and he asked if there was a way to bring the eave line in line with the bottom and incorporate it into the wood material. He suggested that the brick go up higher to the railing height. Mr. Lombardi said he didn't care for the dormers coming out to the face of the building and preferred to see them set back because

they created an uncomfortable roofline and didn't add anything. Vice-Chair Gladhill agreed that the dormers looked awkward and that the connection of the bridge onto the Sheraton didn't seem harmonious but looked like just an arch that was put onto the Sheraton. He asked if it could be blended in so that it would flow better.

They then discussed Sheet 3.14. Mr. Lombardi said he was happy with it. Mr. Rawling stated that his previous comments applied about the lack of integration with the horizontal and vertical of it. He suggested rearranging the groupings of the arch forms and towers with a more organized composition. Chairman Almeida said it looked like the base was going into the wall. Ms. Goodnight replied that she would address it.

Mr. Rawling thought that Sheet 3.17 had a clearly organized elevation, especially on the hotel end, and said that his comments on the dormer elements could be considered. Vice-Chair Gladhill agreed that his previous comments on the dormers would apply.

There was no public comment.

The Commission then addressed Part 3, the view from Green Street.

Ms. Ruedig referenced Sheet 3.7a and the angle where the two stories hit the larger building, saying it looked like it overlapped the side of the windows and seemed bizarre. Mr. Rawling referred to the two-story bridging and thought it should have the same window patterns and materials as the building next to it. It would work better visually if it was broken up into separate masses, and he suggested changing the texture of the mullion patterns. Chairman Almeida agreed, saying that the piece was an extension of the larger mass and a different form completely. He asked what was inside of the bridging, and Ms. Goodnight said it was an extension of the hotel. Mr. Wyckoff thought it was awkward because it hit one-fifth of the way of the arch window above it. Mr. Shea suggested blending the two-story spanning into a second-floor area onto the main building with a different texture to break it up. Mr. Rawling thought that more horizontal elements might work to differentiate it.

Councilor Kennedy stated that the height was all the same on the back side and looked like one long building, and she wondered if it could be broken up. Mr. Wyckoff asked what the panels were under the four windows, and Ms. Goodnight said they were metal panels similar to the ones applied above. Mr. Wyckoff asked what the 'x' on them was, and Mr. Nadeau replied that the panels had a slight crease in them for a subtle 3D effect. Mr. Wyckoff asked if it was green metal coating, and Mr. Nadeau said that they were representing it as such. Councilor Kennedy asked how much light would reflect out of the open garage. Mr. Nadeau replied that they would use a low-wattage, directional light fixture in the garage that would not shine out, and that they would place opaque panels on the railings.

Chairman Almeida noted that several people didn't want to see the back of the building, and he compared it to driving behind a shopping plaza and seeing docks and dumpsters, which was not acceptable for the project. The high masonry mass on the back reminded him of the Marriott or the Hilton, and he suggested an open colonnade because the back of the building would face the neighborhood and had to be something of more interest. Mr. Lombardi agreed, saying it would

not only provide a visual appearance of a colonnade but also a good base to the building. It would be more open due to the recessed space in it and could be more attractive with light within it. Mr. Rawling thought it was an interesting concept and that the interior program should support the exterior. Ms. Ruedig thought it was an interesting design idea because having some depth would offer variation to the façade. She didn't see how they would get pedestrian traffic back there, however, because of the trucks and the railroad tracks, but she felt that adding some depth to the wall would make it more interesting instead of just a flat, brick wall. Chairman Almeida said that the most important part of the idea was to show some real depth to the base of the building. He asked Ms. Goodnight if the larger windows were clear glass or spandrel, and Ms. Goodnight said they could be clear glass but that it was more of a prep place. Vice-Chair Gladhill said he liked the colonnade concept but wondered whether it would be used or not because he couldn't envision a lot of people going there due to the location. He also feared for the public's safety and didn't want it to be too pedestrian friendly. Mr. Wyckoff agreed.

Mr. Wyckoff stated that the developer came up with a cohesive design for the back of the building, but he felt that the Commission was dreaming up ideas for the back, which was not really making it better. He applauded the changes made on the back, like the windows, arches, balconies, and the roof over Whole Foods, and thought the Commission would change the purpose of the layout of the store, and he was hesitant about supporting it. Councilor Kennedy said that one would have to cross over another traffic component, and while she liked the idea of a through area, it may not be a safe passage. Vice-Chair Gladhill said that it was illegal to trespass on the tracks, but people cut through anyway, and he wanted a design that was safe for people. Mr. Shea said the Commission was putting too much effort into an area next to railroad tracks, and he liked the idea of the recess so that the building would not be so flat. Mr. Rawling suggested changing the panel inside the arch form to a different material or color. He also thought that the rectangular forms on the garage and the bottom corner of the base could be broken up and changed into a different material, which would improve it because having a continuous brick base would stretch out the mass of the building.

Chairman Almeida asked the Commission if they had questions on materials and lighting fixtures. Ms. Ruedig asked what the difference was between Options A and B, and Ms. Goodnight said they were different form options. Mr. Rawling told the Commission that he drafted his comments into written form, and he gave out copies. Councilor Kennedy said the wall looked like a big black block. Ms. Goodnight said it wasn't planned to be black and that form liners would be concrete coloring, while the gaps would be a stained concrete shadow of the darker color. Councilor Kennedy asked how tall the privacy panels were, and Ms. Goodnight said they were 3'6" tall. She showed depictions of two difference fences, a solid and an open one. Councilor Kennedy said she feared that it would be solid. Chairman Almeida suggested that it be open. Mr. Rawling suggested something to enhance the Vaughan Street link to establish a focal point that would work to connect the two sides of the track. Mr. Wyckoff said that he agreed with Mr. Becksted about the walk-through area and thought it was a good idea to put up historic photos or artifacts. Mr. Ruedig said it made her nervous to have artifacts that had no security.

There was no public comment.

*Vice-Chair Gladhill made a motion to continue the public hearing for the COA request to the June 10, 2015 meeting. Ms. Ruedig seconded the motion. The motion **passed** unanimously with all in favor, 7-0*

II. OLD BUSINESS

A. Petition of **North End Properties, LLC, owner, and Deer Street Development Company, Inc., doing business in NH as HarborCorp of Portsmouth, applicant**, for property located on **Russell Street, Deer Street, and Maplewood Avenue**, wherein permission was requested to allow a Conditional Use Permit (construct a multi-story, mixed-use building where the height exceeds the 45' maximum height restriction) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28, Assessor Plan 124 as Lot 12, Assessor Plan 119 as Lot 1-1A, Assessor Plan 119 as Lot 1-1C, and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the May 6, 2015 meeting to the May 27, 2015 meeting.)*

Vice-Chair Gladhill noted that in the April meeting, the Commission had a list of questions for the Planning Board about the CPU and comments, and they provided answers. He felt that there were a few concerns that should be discussed. The public access to the rooftop garden should be guaranteed at all times, and in addition to the \$20k donation to the North Cemetery, a 3D tribute of the North end was desired in the plaza. Mr. Wyckoff said that Art-Speak would have control over it. Mr. Cracknell said he would look into it.

There was no public comment.

*Vice-Chair Gladhill made a motion to continue the public hearing for the CUP request to the June 10, 2015 meeting. Ms. Ruedig seconded the motion. The motion **passed** unanimously with all in favor, 7-0*

III. ADJOURNMENT

*It was moved, seconded and passed unanimously to **adjourn** the meeting at 10:45 p.m.*

Respectfully submitted,

Joann Breault
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on June 10, 2015.