

**MINUTES
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

https://zoom.us/webinar/register/WN_Qjk2OgAmSaWNrERgg4QBXQ

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7296.

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-10, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

August 05, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Dan Rawling, Reagan Ruedig, and Martin Ryan; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Margot Doering

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....

Chairman Lombardi stated that Ms. Doering would vote on all petition and that Commissioner Cyrus Beer resigned from the Commission. He said the applicant for the 35 Howard Street petition requested to postpone again, after several prior postponement requests, and he suggested that the project be removed from the agenda.

*Vice-Chair Wyckoff moved to permanently **remove** the item from the agenda, and Ms. Ruedig seconded.*

Mr. Cracknell then learned that the applicant was making progress on the project and had requested that the petition be postponed to the August 19 meeting.

*Vice-Chair Wyckoff withdrew his original motion and moved to **postpone** the petition to the August 19, 2020 meeting. Ms. Ruedig seconded. The motion **passed** unanimously, 7-0.*

I. APPROVAL OF MINUTES**A. July 1, 2020**

*It was moved, seconded, and passed unanimously (7-0) to **approve** the July 1, 2020 minutes as presented.*

B. July 8, 2020

Ms. Ruedig recused herself from the vote.

*It was moved, seconded, and passed unanimously (6-0) to **approve** the July 8, 2020 minutes as presented.*

II. ADMINISTRATIVE APPROVALS

Note: The Commission addressed Item 2, 241 South Street, for a separate discussion and vote.

1. 421 Pleasant Street

The request was for a new 6-ft fence to replace the existing 7-ft fence. Mr. Cracknell noted that the current zoning allowed for only a 4-ft fence in the front of the home and that the applicant would have to request a variance from the Board of Adjustment (BOA). He said the new fence had a different design. Vice-Chair Wyckoff said there appeared to be added vertical elements. The applicant Jamie Martin was present and said they were panels. He said the fence belonged to his neighbor and that one of the panels was falling into his driveway. Vice-Chair Wyckoff said he preferred that the Pleasant Street side fence replicate the existing fence to have the paneled effect instead of a conventional 6-ft board fence with no character. He recommended placing a top and base on the proposed fence. Mr. Rawling and City Council Representative Trace agreed. It was further discussed. The applicant asked if the fence along the driveway would require the top and bottom pieces. Mr. Ryan said it would not and recommended that the fence be painted. Ms. Ruedig said the fence could be left natural. The Pleasant Street fence was discussed and decided that the fence should be painted or stained because it was a character-defining element of the neighborhood. Ms. Trace said a corner post and a solid end post at each end of the two fences would go a long way in keeping the new fence solid and in place.

The Commission decided to approve the administrative item separately from the others.

*Vice-Chair Wyckoff moved to **approve** the administrative item with the following **stipulations**:*

- 1. Prior to installation, a variance shall be obtained from the Board of Adjustment.*
- 2. The fence shall be redesigned to maintain the panelized appearance with a 1"x8" base rail and 1"x4" cap rail. A larger corner post shall be used and it shall be proud and taller than the cap rail. The fence facing pleasant street shall be painted or stained. An opaque or dark green color is preferred but not required.*

*Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

2. 241 South Street

Mr. Cracknell said the applicant wanted to replace the granite steps on the front of the house with more code-compliant ones that were wider on top. He said a 3-ft landing and two 12-inch steps were proposed that would require a stipulation that the applicant obtain City Council approval for a revocable license, seeing that both steps and part of the landing were on the City's right-of-way. The applicant Guy Spiers was present and said he was concerned about the landing's safety aspect because it wasn't very deep and wasn't wide enough.

City Council Representative Trace said the stone steps were a major historic feature of the house. Ms. Doering and Mr. Rawling agreed. Ms. Doering recommended that the applicant consult with a stone mason to see if the steps could be reset to improve their safety. Mr. Ryan disagreed and said a better set of steps could be found that still had historic character. He said the entrance feature currently hung off the building improperly and that the new set of stairs if done right would be safer, more practical, and would fit the architecture better. He asked the applicant to provide a more realistic rendering of how the new granite steps would look. Mr. Rawling asked about railings. The applicant said he planned to do a railing once the new steps were installed.

Ms. Ruedig said she was torn because the stone steps were very old and had been there a while but didn't fit the doorway, which made her wonder if they were salvaged from elsewhere and put on at a later time. She said they didn't cover the full width of the doorway and was a safety concern. She asked whether salvage granite was available so that the applicant didn't have to buy something that looked freshly cut and too bright. She also suggested redressing the bottom step because it didn't look as old. She said the current stairway assembly looked coddled together in a weak way but thought that railings would help to define the look of the doorway. She said she hated to see any historic feature go, but the steps didn't look quite right. The applicant noted that the second step was cracked. Vice-Chair Wyckoff agreed with Ms. Ruedig that the steps could be reset and moved to the left, and railings on both sides would give a feeling of safety. He said if the second step was cracked and broken, however, all bets were off as far as maintaining the original steps. Mr. Rawling said if the stairs were shifted to the left, they would fit the spaces between the columns and line up with the entrance. He said the second step seemed to be split where the top step sat on top of it, so resetting it could align it. It was further discussed. City Council Representative Trace thought the façade wasn't original to the home and that the steps could be shifted back over to the left. Vice-Chair Wyckoff agreed. Chairman Lombardi said the Commission's priority was preservation and that the original steps should be preserved. He said the door was more of a problem than the steps in terms of width.

*Vice-Chair Wyckoff moved to **deny** approval of the administrative item. He suggested that the current stairs be reset. City Council Representative Trace seconded.*

*The motion **passed** by a vote of 6-1, with Mr. Ryan voting in opposition.*

3. 36 Richards Avenue

The request was to install an air conditioning system that would be screened by cedar lattice. City Council Representative Trace noted that the new condensers were 3-1/2 feet high and longer to the front than they were deep and that the fence had a tombstone top on it, so she didn't know if the screening would work. Mr. Cracknell said he thought the representation of the new AC system was just a model and that the Commission could make a stipulation.

4. 10 Commercial Alley, Unit 2

The request was for the Elephantine Bakery to temporarily use nearby parking spaces to expand outdoor dining due to the pandemic restrictions. Mr. Cracknell said the applicant needed access to the parking spaces via Commercial Alley and that they would install a permanent door as well.

5. 28 Dearborn Street

Mr. Cracknell said the existing deck and stairs were in bad shape and needed to be fixed to meet code, and that the primary access to the second unit had to be replaced. He said the applicant proposed the same size of stairs and deck but would use composite decking and railing system, like AZEK. Ms. Ruedig said it had the look of balusters being attached to the outside. After some discussion, Mr. Cracknell said the stipulation could be that the balusters would go between the top and bottom rails as shown in the provided image. Mr. Rawling said it should be field painted, but Vice-Chair Wyckoff said it didn't need to be in that location. City Council Representative Trace asked whether there would be 4x4 metal supports. Mr. Cracknell said they would be either 4x4 or 6x6 but would be pressure-treated wood and not steel.

6. 57 Salter Street

The request was for a wooden fence. The applicant Terence Parker was present and described the fence. Mr. Rawling said it was a handsome and creative solution.

7. 105 Chapel Street

Note: The applicant wasn't present, so the Commission addressed the other petitions and returned to it later on in the meeting.

Mr. Cracknell noted that there was a stipulation placed on the prior month's approval stating that the applicant submit detailed drawings for windows, doors, lighting, roofing, hardware, shingles, trim work, etc. and had done so. The project architect Michael Campbell was present on behalf of the applicant. Mr. Ryan asked if the windows were Pella simulated divided lights (SDL). Mr. Campbell said the SDL window was Pella's top high-end historic window and that it was difficult to get a true divided light window that met the energy code. He said it would still look the same and would have a wood mullion on the inside and outside and a spacer bar between two panes of glass. Vice-Chair Wyckoff said that was acceptable and asked if it had a putty profile on the outside. Mr. Campbell said it would be a painted wood mullion on the outside with a profile matching the mullions of existing windows. Mr. Ryan asked what the material was on the addition's back portion. Mr. Campbell said the doors and transoms were all the same Pella Reserve Series and the rest was wood trim and molding. In response to further questions, Mr.

Campbell said the light fixtures were included, the addition had simulated slate roofing to match the church's simulated slate roof, and the molding on the addition was wood and not composite.

8. 35 Mark Street

Ms. Ruedig recused herself from the petition.

Mr. Cracknell said the request was to install an egress door in the back of the garage and also put an AC condenser, which would need a variance from the BOA.

*It was moved, seconded, and unanimously passed to **remove** the administrative item from the group and vote on it separately due to Ms. Ruedig's recusal.*

City Council Representative Trace said no one would see the condenser but the abutter might want it screened because it was so close to the property line. The applicant Jason Jenkins was present and said there was a fence and some tall trees that would screen it and that the noise and sight issues would not be a concern for the neighbors. Mr. Cracknell said the variance would require that the abutter be notified, and that any future removal of the fence would require HDC approval. He suggested stipulating that a variance would be required prior to installation.

*Vice-Chair Wyckoff moved to **approve** the administrative item with the following **stipulation**:*

1. Prior to installation the applicant shall receive a variance from the Board of Adjustment.

*Mr. Ryan seconded. The motion **passed** by unanimous vote, 6-0.*

9. 170 Mechanic Street

Mr. Cracknell noted that the project was recently approved by the Commission. He said the applicant changed some windows from 3-lights to 2-lights, added two windows on the west side of the building, and replaced twelve windows with Andersen 400 Series ones to match the other Andersen windows. He said the applicant wanted to eliminate the proposed garage window on the west side because the abutter preferred that it not be installed. He said the two proposed skylights were now tubular lights. The Commission had no issues with the changes.

Note: At this point, the applicant for Item 7, 105 Chapel Street, was present, so the Commission addressed it before taking the final vote for administrative approval items.

*Vice-Chair Wyckoff moved to **approve** Administrative Items 3, 4, 5, 6, 7 and 9, with the following **stipulations** on Items 3 and 5:*

*Item #3, **36 Richards Avenue**- The proposed screening shall be simplified with a flat top (versus the tombstone shape proposed).*

Item #5, 28 Dearborn Street- The balusters shall be located in-between the top and bottom rails as shown on the example image included in the application.

*Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the July 01, 2020 meeting to the August, 2020 meeting.)*

*Vice-Chair Wyckoff moved to **postpone** the petition to the August 19, 2020 meeting. Ms. Ruedig seconded. The motion **passed** unanimously, 7-0.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Mill Gate Condominium Association, owner, and Lassen Family Revocable Trust, Charles L. and Susan E. Trustees, applicants**, for property located at **19 South Street, Unit 1**, wherein permission was requested to allow exterior renovations to an existing structure (on the rear elevation remove one window and one door and add two new windows and new patio door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as lot 53-1 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Anne Whitney representing the applicant was present and reviewed the petition. She noted that the owners wanted to open up the bump out and make it a primary living space, so two Marvin SDL fiberglass windows would be added to the home.

Vice-Chair Wyckoff asked about the arched trim. Ms. Whitney said she didn't know its history but thought it didn't look very old and might have been a porch at one time. She was it was very small and on the back of the building, so it couldn't really be seen. Ms. Ruedig said it wasn't a character-defining part of the house so there was no issue. She asked if clapboards would be used anywhere. Ms. Whitney said she wanted to wrap the sill around but should have extended the corner board down. She said she also considered centering the windows to maximize the view. She suggested stipulating that the corner board run down to the deck or the lower room.

Mr. Rawling said the window exteriors were not wood and suggested stipulating that the jambs match the trim color, with the sash as an accent. Ms. Whitney said the frame could not be mixed and matched for that particular window. Vice-Chair Wyckoff said the window on the shingled side was white and that there were no black storms above it, so he had no problem with white. Ms. Whitney said she could do them as white, and Mr. Rawling said it was acceptable.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition, with the following **stipulations**:*

- 1. The corner board shall extend down to the lower roof.*
- 2. White sashes shall be used to match the existing windows.*

Ms. Ruedig seconded.

Vice-Chair Wyckoff said the project would preserve the integrity of the District and that the scale, arrangement, texture, detail, and material would complement the existing structure because the existing window would be duplicated.

*The motion **passed** by unanimous vote, 7-0.*

2. Petition of **Sarah J. Minor Revocable Trust 2011, Sarah J. Minor Trustee, owner**, for property located at **458 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Sarah Minor reviewed the petition. She said there were several window issues, including cracked windows and jambs, loose storm windows, and failing glazing compound. She said she wanted to replace all the windows in kind with Andersen Woodright Series SDL 2/2 double hung windows with interior wood muntins, thermal glass, and half screens. She said the new windows would fit inside the existing frame and the trim would be matched.

Mr. Rawling said the selected window manufacturer was one that he would not support because their replacement windows had no resemblance to the original windows and didn't continue the historic appearance. Ms. Ruedig asked if the sash color would match the existing trim. Ms. Minor said the inserts would be black on the outside and the trim would be cream. Ms. Ruedig asked if the window frame and casing would be built out so that the sash would be smaller than the original or whether it would be the same dimension. Vice-Chair Wyckoff said the windows were insert windows with a wood frame around the sides and top, so the sashes would have a little less light, but the existing vinyl ones took up $\frac{3}{4}$ of an inch, so it was a wash. He said removing the storms would gain the light back. He said Andersen windows were the only replacement windows that had an angled sash and he thought they were good ones.

In response to Ms. Ruedig's questions, the applicant said the original windows were reset in 1996 and that she was told that they could not be restored. Mr. Rawling said the Andersen windows would reduce the window size by several inches on each side, would not sit flush with the existing trim, and would not provide a jamb color to match the trim color. He said it was better to pursue other manufacturers to maintain the home's historic appearance. Chairman Lombardi agreed. The applicant said she would explore other manufacturers.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **postpone** the petition to the August 19, 2020 meeting, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

3. Petition of **Jason Lander and Justus C. Burgweger Jr., owners**, for property located at **34 Highland Street**, wherein permission was requested to allow exterior renovations to an existing structure (replacement of all windows on the side and rear of the structure and relocate historic windows to the front as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as lot 10 and lies within the General Residence A (GRA) and Historic Districts.

Ms. Ruedig recused herself from the petition.

SPEAKING TO THE PETITION

The applicant Jason Lander was present and reviewed the petition. He noted that some windows had been replaced and that he would replace a front window with a historic window from the side of the house. He said he would add or replace all the storms on all the historic windows as well. He noted that the Commission did a site visit in June.

Vice-Chair Wyckoff said the applicant had done 50 percent of the project already and that the continuation of the project was on the back and side of the house. He said that using one of the second-floor windows to replace the existing replacement window that was already installed would give the entire front of the home original windows and that it was a good compromise. Mr. Rawling agreed and suggested using a dark-colored storm window and painting the flats white to maintain a more historic appearance.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented and with the compromise as noted. Vice-Chair Wyckoff seconded.*

Mr. Ryan said the applicant had been before the Commission several times, so it was the best of all worlds that a good compromise had been reached. He said the project would preserve the integrity of the District and retain the historic and architectural value of the existing structure.

*The motion **passed** by unanimous vote, 6-0.*

4. Petition of **Portwalk Residential, LLC and Cathartes Private Investment, owners**, for property located at **99 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace current store-front façade with new doors and windows and related upgrades for new restaurant entryway) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as lot 23 and lies within the Character District 5 (CD5) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Kevin Erikson was present. Mr. Ryan asked to see a comparison between what existed and what was proposed. He also noted that removing an entry to the building on the Hanover Street side would eliminate a pedestrian element. Mr. Erikson said they were focused on the corner entrance. He said the existing black exterior elements would remain but that they would use a metallic wood panel on the corner, add the copper logo, paint the brick a lighter color to match the rest of the façade scheme, and add copper paneling over the window. He said the existing brick, lighting, and concrete base would remain.

Vice-Chair Wyckoff said he was in support of the project and returning the building to its original feeling. He said the contemporary storefront would be fine since the building itself was only five years old. Mr. Rawling verified that the two doorways on the Portwalk Street side would be maintained in addition to the main corner entrance, and he said all the elements were compatible with the building's style. Chairman Lombardi agreed.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the application as presented, and City Council Representative Trace seconded.*

Vice-Chair Wyckoff said the integrity of the District would be preserved by returning the building almost to its original look. He said the special and defining character of the building would match the other new defining properties that surrounded it.

*The motion **passed** by unanimous vote, 7-0.*

Note: At this point, Mr. Heinz Salk-Schubert joined the meeting.

5. Petition of **John Tiano, owner**, for property located at **298 Middle Street**, wherein permission was requested to allow new construction to an existing structure (remove existing rear deck and replace with new larger rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts.

SPEAKING TO THE PETITION

The applicant John Tiano was present and said he wanted to use TREX material to build a larger 1220-s.f. deck that would replace the existing 12'x16' one. He said it would not be visible from either Middle or Summer Streets. Mr. Rawlings said the deck wasn't compatible with the home's style but that it was fine because it was a contemporary statement that wasn't really visible to the neighbors. Ms. Ruedig agreed and questioned the metal mesh railing because there wasn't one like it anywhere else in the District, but she said she was willing to compromise because its visibility was so low. Vice-Chair Wyckoff said the rail was acceptable as a contemporary one and that he preferred it over the usual imposing white balusters on a deck that large. City Council Representative Trace said she agreed with all the comments.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented, and Mr. Rawling seconded.*

Ms. Ruedig said the project would conserve and enhance the property's value and surrounding property values and would be compatible with the innovative technologies of surrounding properties. She said the deck's design was an acceptable use for the rear of the property.

*The motion **passed** by unanimous vote, 7-0.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Christopher D. Clement and Wendy L. Courteau-Clement, owners**, for property located at **41 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade limestone, install new windows, add two new windows on the south elevation (attic level), repair copper gutters, and install new lighting) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 29 and lies within the Character District 5 (CD5) and Historic Districts.

WORK SESSION

Project architect Shannon Arthur was present on behalf of the applicant. He reviewed the project and said they wanted to replace some windows that were in bad shape and also capture some attic space by adding a recessed deck.

Ms. Ruedig said she liked the idea of carving out part of the roof for a roof deck. She said it wouldn't be seen from the street and would be a good way to capture some space that almost no one else had on Market Street. She said replacing the windows would also make a huge difference and thought a 2/2 window was more appropriate and historically accurate. She hoped the applicant would do half-screens or a retractable roll screen. She said the changes would make the building shine, noting that it was a focal one downtown. Vice-Chair Wyckoff agreed that the 2/2 windows were the most appropriate. He asked how many LED lights would be placed near the dentil work. Mr. Arthur said there would be a small LED up/down light that would be 14 inches below the soffit and would highlight every other dentil. Vice-Chair Wyckoff asked about using small floodlights instead, but Mr. Arthur said that getting the lights into the dentil line and trim was better than mounting them to the brick or limestone. In response to further questions, Mr. Arthur said the boxes would be recessed into the trim instead of having a conduit and 4" boxes every few feet. He said only the surface-mounted light would be seen and the electric would be run behind and that it was possible to get an example of how it would look. Mr. Ryan asked that Mr. Arthur bring an elevation drawing showing the 2/2 windows at the next meeting. Mr. Salk-Schubert asked for a soffit section detail as well.

Chairman Lombardi asked how the limestone would be repaired and replaced, and Mr. Arthur explained it. Mr. Ryan asked if the brick would be repointed. Mr. Arthur said they would touch up a few areas but didn't think the whole thing had to be redone. Mr. Rawling said he was in support of everything. Ms. Doering said she hated to see the roofline changed because there was a beautiful rhythm to the row of rooflines

There was no public comment.

DECISION

*The applicant said he would return for a **public hearing** at the September 2, 2020 meeting.*

2. Work Session requested by **COLACO, LLC, owner**, for property located at **45 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade wood materials, install new windows, repair the ground level entry, repair copper gutters and sign board) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 28 and lies within the Character District 5 (CD5) and Historic Districts.

WORK SESSION

The project architect Shannon Arthur was present on behalf of the owners and reviewed the petition. He said the storefront would have one entrance and another door to allow access to the residential level on the second floor. He said the back side of the building's roof would change due to the deck and that the windows would be replaced with Pella Reserve Series 6/1 windows.

Chairman Lombardi said the Commission received a letter from the rear abutter. Mr. Arthur said the owners knew the abutter and a courtyard would be affected by the renovations. Vice-Chair Wyckoff said he had no issues with the back renovation but hoped the applicant used a historic element for the storefront and not a Kawneer system. Mr. Arthur said he might do some cast iron and double-paned glass. Mr. Rawling said the storefront should lift the building up more, noting that the horizontal piece made it look heavy. Mr. Arthur said he added extra glass up to the canopy. Mr. Rawling said the glass wasn't needed, just the verticals. Relating to window replacements, he said the jambs should match the trim colors and the sash should be the accent color. He said he had concerns about breaking the continuous roofline along the street at the rear and inserting the recessed deck into the roof because there was a lot of visibility to that block. He said the parapet wall gave him the greatest concern because it broke the continuous cornice line along the block, and he suggested keeping the roofline in place and letting it extend up a bit. Ms. Ruedig said the solution for the storefront was a good one and was inspired by the original historic storefront and agreed that bringing up the verticals was a good idea. She asked whether 6/6 windows were considered. Mr. Arthur said that looking through the grills wouldn't be feasible and that historic photos showed 6/1 windows. Ms. Ruedig said he could get away with it but it would be a different look on the outside. She said she was glad the building was finally getting some attention, seeing that it was the only wood building on the street. Mr. Ryan said that bringing new life to the building was terrific. He said he liked to see activity of a roof, noting that there were roof decks and terraces in other historic cities like Paris and New York, which had successful commercial activity that made property valuable and allowed people to maximize the use of the buildings. He said the deck was a natural part of growth and that he had no problem with it. Ms. Ruedig suggested sticking with wood for the storefront instead of the cast iron on either side. Ms. Doering asked whether the existing vinyl siding and trim would be replaced with vinyl or wood. Mr. Arthur said it would be wood. Ms. Doering said she wasn't happy with the roof deck and the change to the roofline and noted that the McIntyre Building renovation would likely have residential buildings with views of the roofline.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and unanimously approved (7-0) to **continue** the work session to the September 2, 2020 meeting.*

VI. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary