

**RECONVENED MEETING OF THE
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers**

7:00 p.m.

**September 13, 2006
Reconvened from September 6, 2006**

MEMBERS PRESENT: Chairman John Rice, Vice-Chairman David Adams, Richard Katz, John Golumb, Planning Board Representative Jerry Hetjmanek, City Council Representative Ned Reynolds, and Alternates Sandra Dika and John Wyckoff

MEMBERS ABSENT: Ellen Fineberg

ALSO PRESENT: Roger Clum, Assistant Building Inspector

OLD BUSINESS

- A) Approval of minutes - June 14, 2006
- Approval of minutes - June 21, 2006
- Approval of minutes - July 12, 2006

It was moved, seconded, and passed unanimously to accept the minutes as presented.

B) Petition of **Regan Electric Co., Inc., owner**, and **Bruce A. Clark, applicant**, for property located at **6 Dearborn Street** wherein permission is requested to allow exterior renovations to an existing structure per **Request To Table** the Planning Department. Said property is shown on Assessor Plan 123 as Lot 4 and lies within the Mixed Residential Office and Historic A Districts. *This item was tabled at the August 2, 2006 meeting.*

This item will be heard at the October 4, 2006 meeting.

II. PUBLIC HEARINGS

- 13. Petition of **March Twenty-Two, LLC, owner**, for property located at **46 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (relocate downspout and expand chimney height) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 11 and lies within the Central Business B and Historic A Districts.

SPEAKING TO THE PETITION

Ms. Jennifer Ramsey, of Somma, spoke to the petition. She mentioned that she was before the Commission two months ago and got approval for the 58 State Street project. She stated that because of zero lot lines, they need to relocate a gutter downspout at 46 State Street in order to proceed with the project. She said they would also need to extend the chimney height in order to meet the code requirements. She referred to the plans and showed the Commissioners the proposed location of the downspout which would be on the State Street side of the building. She pointed out that they would have to expand the height of the chimney by 6 1/8 inches to meet the requirement.

Mr. Adams said that there are two chimneys on the building. He asked if they were only expanding one chimney. Ms. Ramsey replied yes, they were only extending the one that was operational. She said the second chimney was not in use.

Chairman Rice asked if there were any more questions for the applicant. Hearing none, he asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise, he declared the public hearing closed.

DECISION OF THE BOARD

Mr. Adams made a motion to approve the application as presented. The motion was seconded by Ms. Dika. The motion passed with a unanimous vote.

II. WORK SESSIONS

A) Work Session requested by **Harbor Corp. LLC, owner**, for property located at Russell St., Deer St., and Maplewood Ave. wherein permission was requested to allow a new free standing structure (200 room hotel, conference facility, and parking garage). Said property is shown on Assessor Plan 118 as Lot 28, Plan 124 as Lot 12, and Plan 125 as Lot 21 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

- Ms. Shari Young spoke as a representative of Harbor Corp, LLC. She said that the last time they were before the Commission was over a year ago. She said that they had four successful work sessions and as a result, they feel that they now have a better product. She added that they have been working on the height, the massing concerns, and the connection through to the Northern Tier. She said they would share with them this evening a revised model and project.
- Ms. Nancy Ludwig, Icon architect, introduced the revised plans to the Commission. She said that the primary changes are not changes in the character of the building but changes and reductions to the massing of the building. She said that they have reduced the height of the hotel and the parking garage a full story in order to get a complex that is less than the 60 foot height allowance in the area. They have also reduced the length of the building, modified the development to allow delivery and service from the rear, and faceted the different components of the building – the hotel, the Exhibit Center, the lower levels with additional Conference facilities, and the parking garage. She stated that the main change in the massing was a modification at the entry to the garage. She said they have eliminated some of the lower levels. Entrance into the garage is from Deer Street.

She said to create a clear distinction between the parking garage, the Exhibit Hall, and the hotel, they have pushed the façade back 40 feet and eliminated the lower three levels of the garage at that point. Ms. Ludwig pointed out that when one drives into the entry point, they are under an arched opening that it is 24 feet high and 40 feet wide. She said another significant change is that they lowered the floor to floor height and have been able to keep the same parking count.

- Ms. Ludwig stated that the materials for the hotel have not changed. The masonry, the metal bays, and the glazing patterns are the same. She said that the garage has changed. In past work sessions, she said they had discussed the concept of the masonry bookends of the building. She said they want to clad it in a metal panel system so that the building has a lighter look. She felt that the reduction in the length of the building was beneficial for incorporating the masonry bookend look.
- Ms. Ludwig pointed out that another change in the design was that they have pulled the elevator and stairs from the back of the project to the front so that there is glazing and activity on Deer Street. Ms. Ludwig said that since they have opened up the view, they have tucked the loading area back into the building. She said that has reduced the size of the hotel lot which has caused a reduction in the number of hotel rooms which is now 204.
- Ms. Ludwig pointed out that with the masonry, they are trying to express the pedestrian entry to the garage and on the corner of Maplewood and Deer Street. They are also using the masonry to express the retail. The retail space will be concentrated on the corners of the building with 4200 sq. feet of space. Ms. Ludwig explained the modifications to the garage. She said that in order to achieve the lower floor to floor height, they are now considering a concrete frame garage. She said they are envisioning spandrels across the façade with a railing system with decorative vertical elements connecting the upper rails to the spandrels. Where there are more solid masonry sections, they have chosen to place a metal panel across those spandrels. To enliven the Maplewood corner, they have added a canopy and added markers to the retail space.
- She said that there was concern about the condominium level at the top. She said that that level will be held back 15 feet from the roof edge. She pointed out that the set back makes it unobtrusive.
- Ms. Ludwig said that the rectangular intersection of Deer and Russell Street will be realigned to have a right handed intersection with Deer Street. She added that they are still proposing the overhead walkway.
- She said that they have reduced the public area in the hotel which resulted in a loss of three rooms. They are still anticipating a roof top garden above the exhibit hall.
- Chairman Rice stated that he liked the archway because it broke up the mass. He said that there may be some discomfort with the garage design.
- Mr. Wyckoff said he was uncomfortable with the Maplewood side of the garage and the bookends design. He felt that it looked like a hospital parking lot. He said that he did not think it reflected Portsmouth. He also did not like the spacing with the large windows, metal, and brick repeat. He said he would prefer appropriate sized masonry openings that are similar to the addition on the current municipal parking garage. Mr. Wyckoff said it might be nice to try to emulate the look of an older building on the Maplewood end.

- Ms. Ludwig asked Mr. Wyckoff if he would prefer to see punched openings and masonry walls. He said yes and felt that the design looked like it belonged in an industrial park. He felt it was not reflective of where it was going to be sitting.
- Mr. Adams said that he appreciated the level lines on the Maplewood and the Deer Street side. He also appreciated the effort in reducing the height of the building. He said that he agreed with Mr. Wyckoff about the openings. He thought the openings were too large and he felt a tension between the structure and the town.
- Chairman Rice interjected that he felt the problem they are dealing with is that it is a big structure in the middle of the Historic District that is different in its appearance and its massing than any other building in the District. He said that in order to pull it off, the design needs to pick up more traditional designs from the surrounding area to make it an exceptionally beautifully designed parking garage and conference center. He pointed out that it is the entry way to Portsmouth. Chairman Rice felt the design needed to be softened.
- Ms. Ludwig responded by asking if Chairman Rice felt that way about the entire structure. She pointed out that Mr. Wyckoff mentioned just the Maplewood side. She said she heard them saying to make the structure more building-like instead of parking garage-like.
- Chairman Rice said he is looking at the big picture. He feels that it is an institutional look. He felt it wasn't very imaginative.
- Mr. Don Peterson said that when they were before the Historic District Commission early on, they presented three concepts, historic, transitional, and contemporary. He said that what they left with was a sense from the board of the transitional nature of not only the site but that being translated into a building. He said that they have tried to go in that direction. He pointed out that they have code issues to meet with regards to the amount of open space required so they can't go putting windows in without ventilating the entire structure.
- Mr. Adams asked how close they were to the limit now.
- Ms. Michelle Walden responded that they are very close. She said that lowering the floor to floor also deducted from that area.
- Mr. Peterson said that they are getting into an area that does not have much wiggle room. He said that the bays are established as a function of the number of cars that go between columns. He stated that they are trying to be aware of previous conversations with the City since ultimately it will be the City's garage.
- Ms. Ludwig asked if they could envision a grid of the opening that had verticals that subdivide the masonry openings and bringing the spandrels across or did they see it as the need for a solid masonry end wall.
- Chairman Rice said that he is looking for something that softens the garage that gives it a more delicate appearance that fits with the entry way of the Historic District. Chairman Rice said that he did not see the Deer Street side as critical as the Maplewood side is.
- Mr. Wyckoff pointed out a parking garage across the street from The Museum of Fine Arts in Boston that had punched masonry openings five or six stories tall and that looked like an apartment building.
- Mr. Chris Thompson of Harbor Corp. said it was good to have an example to look at.

- Mr. Katz stated that he liked the clustering of the commercial area on the corner of the building. He said he would like to know the height difference of this parking garage compared to the High/Hanover garage.
- Ms. Dika asked the height of the proposed garage.
- Ms. Walden replied that it is approximately 57 feet.
- Mr. Katz said that he had a little discomfort with the stair tower in the corner. He said he would prefer to see windows in the tower instead of openings, thinking about New England winters. He also added that if members of the Commission have serious reservations about the project then let it be known. He said that he did not have serious reservations about it.
- Mr. Golumb stated that he would like to see the glass size reduced in one of the towers and he agreed with Mr. Katz about using windows instead of openings in the tower. He said that he felt the Green Street side needed to be softened as well.
- Ms. Ludwig said that they had an issue with that and so they tried to convey it with larger openings and with metal bandings to make it look lighter.
- Ms. Dika said that she found the Maplewood Ave./Green Street side of the building unattractive. She said that she found the Russell Street side interesting as you approach from that angle. She said that if the Northern Tier continues to be developed, then more traffic will be coming from the direction that Mr. Golumb has concerns about. She felt that there needed to be some nice architecture there when they approach. She felt that something beautiful needed to be on that corner. Chairman Rice agreed with Ms. Dika.
- Mr. Peterson asked for clarification on what corner they are talking about.
- Ms. Dika said the corner of Maplewood Ave. and Deer St.
- Mr. Golumb said that the Green Street side is too monolithic.
- Mr. Peterson asked what the Commission thought about the penetration through the building.
- The Commissioners were very pleased with that new design change.
- Mr. Adams said that he felt the Commission was very successful in guiding the design of the 6-16 Congress Street building in the center of town. He said that he is hopeful that they can have the same experience with Icon Architecture.
- Mr. Adams asked about making the parking garage a three story structure and moving the 4th, 5th, and 6th stories back a bay on the Maplewood side and wondered if that would help the massing.
- Mr. Katz replied that it was an intriguing idea if it was workable.
- Mr. Adams said it would mean losing parking spaces.
- Attorney Malcom McNeil mentioned that they have a contractual obligation to deliver a certain amount of parking spaces to the city.
- Chairman Rice asked if you could go down with the parking.
- Ms. Ludwig pointed out that they did have a parking level below grade.
- Mr. Peterson interjected that the Maplewood Ave. access is the below grade level. Access from Deer Street is parking at the Deer Street level and up. He added that they also have parking under the Conference facility that is on the hotel side.
- Ms. Walden said that due to A.D.A. compliance, they can not go more than a 1 to 20 slope.

- Mr. Wyckoff said that he thought Mr. Adams' idea was good. He felt if they just set the top floor back even 4 feet just on the Maplewood side it would help. He wanted them to know that the mass does not bother him.
- Ms. Ludwig asked for clarification from the Commission. She said she heard them say that they are looking for a more traditional expression of fenestration on the Maplewood side and a change in massing.
- Chairman Rice replied yes and added that it is their charge to come up with something special for a parking garage that creates a sense of place.
- Mr. Adams said that one feature that he appreciates is the arched opening over the main vehicular entrance. He felt that maybe they could repeat that arch in more places.
- Chairman Rice suggested they take one elevation at a time, beginning with the Deer Street side and discuss the various features.
- Chairman Rice asked how the Commissioners felt about the metallic parts of the building.
- Mr. Adams said that he was fearful of metal. He said that the way they break up is in much larger panels than traditional unit masonry. He said metal is frequently used to make things recede or to make them appear to have less mass. He added that he felt they inject plainness in a way to try to mask things.
- Chairman Rice stated that he agreed with Mr. Adams. He felt that the metal was not representative of the Historic District. He said that the Commission's charge is to create a sense of place. In order to build on that sense of place, the buildings need to relate to one another. Large, vast, planes of metal on a building of this size does not relate to the other building. He added that it would have to create its own sense of place and the Commission has to be comfortable with it and he didn't think they were.
- Ms. Ludwig asked if they were uncomfortable with the bays or the metal cladding of the bays. She said that in previous work sessions, they had talked about distinguishing them in a very different way.
- Chairman Rice said that he and Mr. Adams are uncomfortable with the metal cladding.
- Ms. Dika said that she has kept an open mind about it. She went to Portland to look at the Hilton Garden which had titanium and she found it very cold.
- Ms. Ludwig said they were thinking of a fenced metal that would traditionally clad bays with some ribbing, paneling, and knit seams.
- Mr. Wyckoff said he agreed with Chairman Rice. He said he felt the design of the building would fit well out at Pease because of the metal and the horizontal aspect and oversized windows. He said he liked the octagon portion of the building.
- Ms. Ludwig asked that if they do not use metal, were they suggesting it should be detailed in wood or the look of wood.
- Chairman Rice said possibly or brick.
- Ms. Ludwig said you wouldn't typically see a bay in brick.
- Mr. Adams said that perhaps certain projected bays.
- Ms. Ludwig said she was not quite sure what they were asking for.

- Mr. Golumb said that if the building stands alone they have to be comfortable with it and right now they are not. He said that in Boston there are some bays with metal on them. He said the Eagle Photo building fits in with its surroundings. This building is a stand alone building. He felt it didn't incorporate any of the architectural elements of any of the buildings in Portsmouth. He said it felt cold.
- Mr. Peterson said he was confused about what buildings they are talking about. He asked that when they talked about Deer Street, were they talking about the parking garage. He said that the last time they were before them, when they talked about the use of metals for the hotel, he felt it was relatively well received. So that is why they didn't change it as part of the presentation this evening.
- Chairman Rice said that he has had discomfort with the metal from the beginning.
- Mr. Peterson said that the design team needs to understand it clearly because it is a major component of the entire complex. He said he would like clarification as to whether they like the metal elements on the hotel.
- Mr. Golumb said for him personally, it is more the hotel that he is having trouble with.
- Mr. Peterson asked how the Commission felt about the use of metal in and around the garage.
- Mr. Katz asked if the covered drive though would be clad in metal.
- Ms. Ludwig said yes.
- Mr. Katz said he would have trouble with that because of the size and the unbroken stances. He felt the design elements are strong enough that they could have a different treatment.
- On the Deer Street side, Mr. Katz asked for the references that they drew upon for the structure at the front of the conference center.
- Ms. Ludwig said it was the suggestion of a trellis to draw attention to the roof garden. They were looking for a lighter element to lift up and draw attention to the additional story.
- Mr. Katz said that that doesn't draw on any traditional references in the scale of it.
- Ms. Ludwig said that that section of the building is more contemporary and pushing the envelope.
- Chairman Rice said that the building will be butting up against The Hill which is very traditional architecture.
- Mr. Katz said that he would have to respectfully disagree with Chairman Rice. He said that The Hill is not that old as an entity and was used to warehouse buildings so that they wouldn't be destroyed.
- Mr. Adams said that there are some buildings there that are on their original foundations.
- Mr. Wyckoff said that concerning the metal, the bays, and the infill of the arches, they don't have any other architectural purpose.
- Mr. Adams interjected that it seems to lack any exterior sense of structure. He asked if it was the plainness that seemed to be the problem with everybody.
- Chairman Rice said yes.
- Ms. Ludwig said they have been really reaching to come up with this design.
- Ms. Walden said the addition of the bays was to help break down the massiveness.

- Mr. Peterson asked if it would be helpful to the Board if they came back with some arched details that might show how these bays and how other materials might be used.
- Mr. Adams said the bricks on the design are nonexistent. He said he felt that part of the problem the Commission is having is that they don't have a clue as to the details.
- Mr. Katz said that what he feels is scaring them is the flat expanse of metal.
- Ms. Dika asked if there was an existing building that has inspired this treatment that they could go look at.
- Ms. Walden replied that they just won an historic preservation award for their design of the Hotel Dartmouth on Dudley Street in Boston.
- Ms. Ludwig said it was the restoration of a marble clad façade. She said the new addition was masonry, metal bays, and brick details.
- Chairman Rice asked for comments on the Russell street side.
- Mr. Wyckoff pointed out the detail on the 4th story. He felt these are details that are more traditional and what they are used to.
- Ms. Dika said that she was disappointed to see that the overhead bridge has gone back to looking like a boxcar. Ms. Ludwig said that they hadn't made a change with that. Ms. Dika said she would like to see more of an arch. Chairman Rice agreed.
- Mr. Adams mentioned the windows on the 5th floor with the double arched dormers. He said he is distressed by the windows being larger in height and width than the windows setting below them. He didn't see any architectural rationale for it.
- Ms. Ludwig said that would be simple change to make.
- Chairman Rice asked if anyone had concern about the treatment of the penthouse. He pointed out the large panels of metal.
- Mr. Adams suggested putting roofing on the sides to draw less attention to it. Mr. Wyckoff and Mr. Katz agreed.
- Chairman Rice said at this point it was time to let the public weigh in on the project. He pointed out that this is not a public hearing. He said that the Historic District Commission is a design review board. He will not entertain discussion on legal issues, parking issues, or site review issues.
- Ms. Mary Lou Eaton stated that she feels the project is massive and does not look like Portsmouth. She is concerned about its impact on Portsmouth, which is a city of only 20,000 people. She felt it was not fair to compare this project to projects in Portland or Boston. She said she wondered why the walkway was need and what the elevation of the walkway was. She also wondered where trucks will drop off.
- Mr. John Grossman spoke for the Portsmouth Advocates. He said that the architects have been very responsive and he complimented them as it is a difficult building. He felt the comments tonight were appropriate but he did not feel the suggestions were all that helpful. He said that he feels the architects have done a good job. He added that the public will not see that much of the back of the building and they are comfortable with the design.

- Ms. Barbara Ward of 16 Nixon Park asked if Green Street is going to be continued so that it comes along the railroad tracks.
- Chairman Rice said that to his knowledge, there are no plans for a road along the railroad tracks.
- Ms. Walden said that there will be a driveway, only for the exclusive use of the hotel. There is one loading dock for the exhibit hall with two bays.
- Ms. Ward asked what the purpose of the walkway was and did it need to be that high.
- Ms. Ludwig said it will be connecting the conference areas of the Westin to the conference areas of the Sheraton.
- Mr. Peterson pointed out that they have reduced the amount of new conference space to make the building smaller by using the existing conference space in the existing Sheraton.
- Ms. Ludwig said that the walkway will have the clearance for trucks. Mr. Peterson said that it would meet the entire highway standard for trucks, fire equipment, etc.
- Ms. Ward said the concern over the materials is important because other buildings in town have downgraded their materials in the middle of the process. Developments in the future will be based on these decisions.
- Attorney McNeil pointed out that there are other building sales in the Northern Tier that are somewhat commensurate with this project going forward. He asked what the Commission has done in the past when they had knowledge of this likelihood as they reflect on these buildings.
- Chairman Rice said that it is a very good point and should not be lost on any one on the Commission.
- Attorney McNeil asked the Commission to consider the realistic probability of development in this area. The Commission has clearly highlighted an area of concern that may be an area of concern in a couple years.
- Chairman Rice mentioned that maybe that part of the Historic District might not be a part of the Historic District in the future.
- Mr. Adams said the downside of that is that there would be no design review in place for that development. It would be left up to the Planning Board and other boards. That seemed like a move that would not take place.
- Chairman Rice said that makes their charge very difficult. The applications will be larger, the work sessions and the time to approve them will be longer because they will have to move carefully.
- Attorney McNeil said they always have. He did not want the Commission to think that this should no longer be a historical concern.
- Ms. Ludwig asked for a summary. She said that she is happy to do what she has heard this evening. She said that on the garage, they have heard concerns about the Maplewood Ave. She said they would like to see a punched masonry wall with a more traditional scale and texturing. She also heard talk about reducing the height of that end by modifying the cornice or stepping back the top floors.
- Chairman Rice said they also talked about softening the appearance.
- Mr. Katz asked what he meant by softening.
- Ms. Ludwig said she thinks he is asking them to come up with a solution.

- Mr. Thompson said he thought it would be helpful to pinpoint that tonight.
- Chairman Rice said there were specific areas that needed softening. He pointed out the various areas on the plans. He also added that they should try to pick up on design elements that are vernacular to the city. He said that if the building was to stand alone, it would have to be very special.
- Ms. Ludwig said they also heard a concern about the detailing of the metal on the building and whether it was appropriate material.
- Chairman Rice mentioned the windows on the Russell Street side on the top floor.
- Ms. Ludwig also mentioned the penthouse and about finding a material that would be more roof like and also taking a look at the expression of the trellis and roof garden.
- Mr. Golumb added that the arch needed to be expressed more.
- Mr. Adams said when they use the word special and beautiful, they mean with interest or creating a sense of purpose.

B) Work Session requested by **National Society of the Colonial Dames of America in NH, owner**, for property located at **154 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (restoration of existing coach house and lean-to). Said property is shown on Assessor Plan 118 as Lot 8 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

- Mr. Paul Kendrick, architect, said that this is a stabilization project. He presented a model for the Commission to review. He said that it was a two part project. He said that the existing structure is two components. One is an earlier frame warehouse that was moved to the site and added on to make the coach house. The other is an addition to the coach house.
- Mr. Kendrick said that the building sits against a bank. When the building was placed there it was sitting on level ground. Over time, there has been encroachment of soil erosion. He said that because of deterioration, there was repair work along one wall. As a result, the existing first floor no longer has a tie to the structure of the wall. With the continual seasonal frost heaving, the brick wall has been bowing in. He said that the building needs to be restored. To do it properly, they want to take out the old brick, the new sill piece, splice in new posts to a new sill, tie the new sill into the new floor frame and set it on a new foundation and save the structure.
- Mr. Kendrick said that in order to do all of that, they would need to cut back the grades and in order to cut back the grades, they need to support the grades. His proposal is to put in a retaining wall so that they can lift up the building and do the work.
- He said they are restricted by the property line and there is an adjacent parking lot at the upper level. He said that they would like to add a shed addition.
- Ms. Barbara Ward said that the Commission would probably want to come and look at it. She said that because of the slight angle that it is placed at, it is not very visible and they store things behind it. To make it relatively narrow, it would be virtually invisible from the street.
- Mr. Adams asked if there would be any changes to the other three sides.

- Mr. Kendrick said no.
- Mr. Adams asked what they were thinking about for siding.
- Mr. Kendrick said they planned to match the existing clapboarding.
- Mr. Adams asked how much of the concrete is going to be exposed.
- Mr. Kendrick said very little. He said they are forced to have at least 8" by code.
- Ms. Ward said that they have storage issues on the property. They would like to be able to store some collections in the new space.
- Mr. Adams noticed a shaped stone bollard on the site. Ms. Ward said that it was a stone for tying up horses.
- Mr. Adams asked where they were going to put their garden implements that are currently be stored in their temporary shed. Ms. Ward pointed out the area on the model.
- Chairman Rice said that they had a good project and that they would be seeing them again.

City Council Representative Reynolds arrived at this point in the meeting.

C) Work Session requested by **Robert A. Finney and Jane A. McIlvaine, owners**, for property located at **93 High Street, #4**, where in permission was requested to allow exterior renovations to an existing structure (change roof design from shed roof to gable roof and add rear window upgrades). Said property is shown on Assessor Plan 118 as Lot 23 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

- Mr. Robert Rodier, the architect, spoke to the project. He presented a model for the Commission to review. He said that the condominium that they are looking to renovate is Unit 4. He said the unit is hard to see from the street and is in a tight space.
- Ms. Jane McIlvaine stated that they have uncovered dramatic structural difficulty.
- Mr. Rodier said that they have had an engineer look at it and they are going to work with it. He said that they want to make it look nicer even though it is not visible from the street.
- Mr. Rodier said they would like to propose an interior stairway that comes out to a covered porch on the second floor with a small railing. He said they plan to punch a hole in the roof on two sides but to keep the gable intact. He said he doesn't feel that it will have public view but he would like it to be seen. He said it would add interest and would give just a little private space for the condo.
- Mr. Wyckoff asked if the two windows would remain.
- Mr. Rodier said that there is an existing sliding glass door and they would like to change that to a sliding French door, but now centered on the gable and keep the two windows.
- Chairman Rice thought it was a unique idea.
- Mr. Wyckoff said that he liked the gable roof from the front but he did not like the contemporary look. He said he did the same thing on a house and he took it off. He felt the triangular opening was awkward. He said he would prefer to see balustrade around it and no fake roof at all.
- Mr. Katz disagreed. He felt it would make the gable look stumpy. He said that there is nothing there that would make him say that this is not historically

- appropriate to its setting, especially since you can't see it. He said he is intrigued by the design.
- Chairman Rice said it is not about history, it is about creating a sense of place.
 - Mr. Rodier said that they did think of an open deck but there was no way to get there. They wanted it to be easy to get to.
 - Mr. Adams asked if there was room for an outside staircase.
 - Mr. Rodier said no.
 - Ms. Dika said that she liked the design.
 - Mr. Adams said that there are pluses and minuses. He said you get a longer ridge line. By having the openings just cut out rather than glazed there is not the reflective quality. He said that he was intrigued by the whole thing. He felt it would have very little architectural impact on the neighborhood. He said he would be interested in how the cuts will be made.
 - Mr. Rodier asked if they were moving a direction that seems beneficial. He asked how they felt about the shorter ridge.
 - Mr. Adams said that most everyone thinks that the design makes sense.

Mr. Golumb pointed out that next week the North Church is coming before them for an asphalt roof. He said that his concern when approving the Old City Hall asphalt roof was that others would want to do the same. He wanted to know if they could request a mock up for next week for the North Church roof.

Mr. Adams said that he agreed with Mr. Golumb. He said that the proposal for the roof material is one that he is not familiar with. He felt that the samples provided were not adequate to make a decision on.

Chairman Rice asked about the size. Mr. Adams did not feel a sample board would be adequate.

Mr. Wyckoff suggested a sheet of plywood with a bundle of shingles applied to it.

Mr. Katz said that if you want to carry it to its logical conclusion, it should be on the roof.

Chairman Rice said they could go by and take a look at it.

Mr. Wyckoff asked how it was going to look considering they have approved the same material for Old City Hall and now were requiring the North Church to go above and beyond.

Mr. Golumb said that was his point. He wanted to bring it up after the City Hall approval because other big projects could come before them.

Chairman Rice asked if they want to do a site walk.

Mr. Golumb said that the North Church has three proposals. He suggested that they show samples of proposal two and three.

Chairman Rice suggested that North Church put a sample on the roof and have a site walk prior to the meeting.

Mr. Wyckoff pointed out that there is already a site walk scheduled.

Councilor Raynolds asked if they can put a sample on over the slate. Mr. Adams replied yes.

Mr. Clum asked if they would prefer to identify a structure in the city that has this same asphalt material and quality.

Mr. Katz said that would be good.

Mr. Clum said that he recommended synthetic slate to the church but they did not want to go with it, not because of cost, but because of track record.

Ms. Dika mentioned that she would find out the product name for a roof on 308 Pleasant Street.

Chairman Rice suggested a site walk at 6:15 p.m. at North Church to see a sample on the roof and then off to 213 Pleasant Street at 6:30 p.m. for the other site walk.

Ms. Dika mentioned that the roof on 308 Pleasant Street was approved at some point and would be in the records.

Mr. Golumb appreciated everyone's attention to the matter.

III. ADJOURNMENT

At 10:50 p.m. it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Secretary

These minutes were approved at the Historic District Commission Meeting on October 11, 2006.