

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**May 5, 2010  
to be reconvened May 12, 2010**

**MEMBERS PRESENT:** Chairman Sandra Dika; Vice Chairman Richard Katz; Members John Wyckoff, Tracy Kozak, City Council Representative Anthony Coviello; Alternates Joseph Almeida, George Melchior

**MEMBERS EXCUSED:** Elena Maltese

**ALSO PRESENT:** Roger Clum, Assistant Building Inspector

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**I. OLD BUSINESS**

A. Approval of minutes – March 10, 2010

It was moved, seconded, and passed unanimously to approve the minutes as amended.

Approval of minutes – April 7, 2010

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

B. Petition of **Parade Office, LLC, owner**, for property located at **195 Hanover Street**, wherein permission was requested to allow amendments to a previously approved design (window and material changes to all elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic A, and Downtown Overlay Districts. *(This item was postponed at the April 14, 2010 meeting to a work session/public hearing at the May 5, 2010 meeting.)*

Councilor Coviello stated he would be recusing himself from the discussion and vote.

**WORK SESSION**

- Chairman Dika suggested that the applicants begin by making a presentation.
- Ms. Lisa DeStefano, Mr. Jeff Johnston, and Mr. Matt Labonte were present to speak to the application. Ms. DeStefano thanked the Commission for attending the site walk prior to the meeting.
- Ms. DeStefano stated that most of the revisions were as a result of comments from the last meeting. She also said that they would have some options to discuss as well.

- Two Broadwalk elevation options were presented to the Commission. These options addressed the window concerns that were voiced at the last meeting. Ms. DeStefano pointed out that the windows were now separated again. Two options were also proposed for the horizontal banding.
- Mr. Wyckoff stated that he would like to see the horizontal banding. Mr. Melchior disagreed and felt that the banding should be broken up which was option 2. Ms. Kozak felt option 2 was more successful as it helped to emphasize the rhythm that was established between the new window patterns. Mr. Almeida and Chairman Dika agreed with Mr. Melchior. Vice Chairman Katz stated he was open to whatever the applicant would like. He did not think either option damaged the historic district in a negative manner. Ms. DeStefano stated that their preference was without the horizontal banding because they felt it made the tower pop.
- Ms. DeStefano explained that the materials that were previously approved were zinc panels. She said that in last month's presentation they proposed moving to a hardi-paneled system. She pointed out that the concern was where the seams would be. Mr. Labonte explained in detail about how those reveals would work.
- Chairman Dika asked what the longevity of the material was compared to the zinc panels. Mr. Labonte said that the longevity was the same. Ms. DeStefano felt it was a huge improvement.
- Mr. Almeida thought it was a good material for this application; however, it looked very shiny to him. Mr. Labonte mentioned that the system worked on a clip system that had concealed fasteners. The Commission was agreeable to this product.
- Ms. DeStefano walked the Commission around the building pointing out where the proposed changes would be.
- Ms. DeStefano explained that there would be horizontal banding on the corner of the building to reinforce the tower.
- There was considerable discussion regarding how the windows would be trimmed out.
- Mr. Wyckoff commented that maybe a lighter color cornice on the tower to accent that corner would be appropriate. Ms. DeStefano was amenable to that.
- The east elevation was the residential entrance side of the building. Ms. DeStefano explained the changes made to this elevation. Mr. Wyckoff stated that he was pleased with the changes. Mr. Almeida thought it was a great improvement. Chairman Dika agreed with Mr. Almeida. Ms. Kozak commented that it had an art deco feel to it but she felt it was appropriate.
- On the Pedestrian Way, Ms. DeStefano explained that a lot of this façade would be hidden by landscaping. Mr. Almeida asked if there was a change to the tree plan. Ms. DeStefano replied yes and said that the previous plan only allowed for one tree because of the below grade parking. Now that the parking has been shifted, they now have a tree lined street. Mr. Johnston explained that the trees would be about 5 or 6 calipers.
- Mr. Wyckoff asked where the proposed parking garage would go when the third building was built. Ms. DeStefano explained that the underground parking garage would end at the street.
- Chairman Dika asked if the entire site has been divided into separate sites. Mr. Johnston said that they received subdivision approval for three separate lots so the Marriott was on its own separate lot, the residential building would be on its own lot, and the surface parking would be the third lot.

- Chairman Dika stated that they would now go into a public hearing.

### **SPEAKING TO THE PETITION**

Ms. DeStefano stated that she would like to make three amendments to the application. The first amendment being that there would be no continuous horizontal banding over the headers on all of the main body of the building except for the corner of Hanover Street and Broadwalk. The second amendment was to use the Illumination series panel system that matches the previously approved zinc panel system. The final amendment was to use a lighter cornice on the corner piece and the darker cornice on the main building.

Mr. Wyckoff asked about the metal coping. Ms. DeStefano said they would like to use the metal coping throughout. Mr. Almeida asked that if the applicant wanted to use fiberglass material, did it matter to the Commission as long as they used the same profile. The Commission did not have a problem with that suggestion.

Ms. DeStefano submitted a new drawing of the window patterns to Mr. Clum for the file.

Chairman Dika asked there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

### **DECISION OF THE COMMISSION**

Mr. Wyckoff made a motion to grant a Certificate of Appropriateness for the application as presented with the following stipulations:

- 1) That there would be no continuous horizontal banding over the headers on the main body of the building with the exception of the section at the corner of Hanover Street and Broadwalk.
- 2) That the Illumination series paneled system would be used and that it would match the previously approved zinc paneled system.
- 3) That a lighter colored cornice would be installed on the top of the corner section (Hanover St. and Broadwalk) and a darker colored cornice would be installed on the main sections of the building.
- 4) That metal or fiberglass coping could be used as long as it was the same profile as presented.

The motion was seconded by Mr. Almeida. Chairman Dika asked for discussion.

Mr. Wyckoff commented that he was as pleased with the new presentation. He thought it brought back some of the building that they approved several years ago. He added that it would be a great addition in that location and to the City.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented with the following stipulations passed by a unanimous (6-0) vote:

- 1) That there would be no continuous horizontal banding over the headers on the main body of the building with the exception of the section at the corner of Hanover Street and Broadwalk.
- 2) That the Illumination series paneled system would be used and that it would match the previously approved zinc paneled system.
- 3) That a lighter colored cornice would be installed on the top of the corner section (Hanover St. and Broadwalk) and a darker colored cornice would be installed on the main sections of the building.
- 4) That metal or fiberglass coping may be used as long as it was the same profile as presented.

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**II. PUBLIC HEARINGS**

1. Petition of **Katherine M. Majzoub 2007 Family Trust, Katherine M. Majzoub, trustee, owner**, for property located at **475 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove shakes, replace with clapboards, extend rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 9 and lies within the General Residence B and Historic A Districts.

**SPEAKING TO THE PETITION**

Mr. Walter Jensen, representing the applicant was present to speak to application. He stated that a variance was needed for the deck which he as since received. He was now before the Commission to seek approval for the changing of the cedar shakes to clapboards and the extension of the deck. He said that the deck would be about 5 ½ feet larger to the east and about 3 feet larger to the south. It would be made of pressure treated lumber. Mr. Jensen also explained that most of the house had clapboards with the exception of three sides that had shakes. The applicant would like the house to be entirely clapboarded.

Chairman Dika asked the Commission if they had any issues with the clapboarding proposal. There were no issues raised.

Chairman Dika asked if there were concerns about the deck. Mr. Wyckoff asked about the details of the deck. Mr. Jensen referred to the photo of the existing deck in the submitted packets and explained that the new deck would extend 5 ½ feet farther out. It would also extend 3 additional feet to the left. He said that the new deck would be built identical to the old deck except that the material would be pressure treated.

Mr. Wyckoff asked if there would be lattice underneath the deck. Mr. Jensen said they would use 2 ½ inch slats.

Chairman Dika asked if the railing system would remain the same. Mr. Jensen replied yes.

Mr. Jensen stated that the new deck would sit on sono tubes with concrete set into the ground with a flash ledger board against the building.

Mr. Almeida asked Mr. Jensen if he would be matching the spacing on the clapboarding and aligning them as they turn the corner. Mr. Jensen replied yes.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

**DECISION OF THE COMMISSION**

Ms. Kozak made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Mr. Almeida. Chairman Dika asked for discussion.

Ms. Kozak stated that the updates were straightforward. She felt that changing the shakes to clapboards was completely appropriate for this application. She added that expanding the deck with the same details would have no adverse impact.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a unanimous (7-0) vote.

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2. Petition of **Jennifer A. Carsen, owner**, for property located at **121 Northwest Street**, wherein permission was requested to allow new construction to an existing structure (construct 16'x 20' addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 1 and lies within the General Residence A and Historic A Districts.

**SPEAKING TO THE PETITION**

Mr. Richard Poutin, representing the owner, was present to speak to the application. He stated that they have made the changes suggested by the Commission at the prior work session. He said that they would match the existing trim and roof line of the existing structure. He included photos of the existing house for their review.

Councilor Coviello asked about the rake board on elevation C. Mr. Poutin said that it would be a 1'x 8" board and the inside edge board would be a 1"x 6". Councilor Coviello asked if there was a rake overhang. Mr. Poutin said there was a rake overhang on the front of the house. Councilor Coviello asked if the roof would cantilever over the outside wall. Mr. Poutin replied yes but by no more than 10 inches. Mr. Almeida pointed out how important it was that the eave details match.

Ms. Kozak pointed out that the front gable had a 10" overhang but the opposite gable looked to be flush. Mr. Poutin explained that it was a mismatched house of which part of it was a barn at one point.

Mr. Wyckoff asked if the gutter would be continued on the new addition. Mr. Poutin said probably not. He said that he would like to take the gutter down because it usually does more harm than good.

Councilor Coviello commented that the structural plans showed a 2"x 8" fascia. Mr. Poutin said that the fascia would match what was existing on the house.

Councilor Coviello asked how the information presented at this meeting gets communicated to the Inspector. Mr. Clum said that the minutes of this meeting would be in the file prior to the Inspector's visit to the project.

Mr. Wyckoff commented that often time, it was the overhang that determines the width of the fascia board. He also said that there should be a bed molding between the frieze board underneath the rake soffit board. Councilor Coviello asked Mr. Wyckoff to explain in more depth that particular detail which he did.

Mr. Almeida asked if the proposed Andersen 400 series window was an all wood window and would match the existing windows. Mr. Poutin thought the best window for this project would be a Brosco wood window, six over six lights, single pane with flat casing and a historic sill. Mr. Poutin thought that most of the existing windows were all wood windows. Mr. Almeida suggested true divided lights.

Mr. Wyckoff pointed out that the Brosco window was a single pane window and he was concerned the applicant would be back before them asking for storm windows.

Mr. Poutin asked if an Andersen aluminum clad window would be acceptable. Mr. Wyckoff said that the Commission approves that type of window all the time. Mr. Poutin said the applicant wished to stay with the proposed Andersen windows.

Chairman Dika asked if there were any more questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

## **DECISION OF THE COMMISSION**

Mr. Wyckoff made a motion to grant a Certificate of Appropriateness for the application as presented with the following stipulation:

- 1) That all detailing on the addition will match the detailing on the existing structure.

The motion was seconded by Councilor Coviello. Chairman Dika asked for discussion.

Mr. Wyckoff stated that it was an appropriate addition for the house.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented with the following stipulation passed by a unanimous (7-0) vote:

- 1) That all detailing on the addition will match the detailing on the existing structure.

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3. Petition of **GRN Realty Trust, Glenn and Robin Normandeau, trustees, owner**, for property located at **7, 11 and 15 Pickering Avenue**, wherein permission was requested to allow removal of an existing structure (remove portion of fence) and allow a new free standing structure (replace with granite blocks) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 24 and lies within Waterfront Business and Historic A Districts.

**DECISION OF THE COMMISSION**

Councilor Coviello made a motion to postpone the application to the end of the meeting since no one was present to speak to the application. The motion was seconded by Mr. Melchior. The motion passed by a unanimous (7-0) vote.

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4. Petition of **921 Middle Street Condominium Association, owner**, and **Amanda Schanck, applicant**, for property located at **921 Middle Street**, wherein permission was requested to allow removal of an existing structure (remove fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 152 as Lot 1 and lies within the Single Residence B and Historic A Districts.

**SPEAKING TO THE PETITION**

Mr. Greg Hasevlat and Ms. Amanda Schanck, representing the condominium association were present to speak to the application. Mr. Hasevlat stated that they would like to remove the fence in the front yard of the property. He said that it was in bad shape. He added that they considered painting it but it was not a quality fence and would be a waste of their time. Mr. Hasevlat said their plan was to replace the fence with landscaping.

Chairman Dika asked if there were any questions for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application. Seeing no one rise she declared the public hearing closed and awaited a motion.

**DECISION OF THE COMMISSION**

Mr. Almeida made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Councilor Coviello. There was no discussion.

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

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5. Petition of **Graves-Shea, LLC, owner**, for property located at **19 Howard Street**, wherein permission was requested to allow exterior renovations to an existing structure (install skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 82 and lies within the General Residence B and Historic A Districts.

**SPEAKING TO THE PETITION**

Mr. Richard Shea, owner of the property was present to speak to the application. He stated that the home was built in 1795. He was present before the Commission to seek approval to install two skylights on the rear of the home. He pointed out that they would not be symmetrical because of the rafters. He explained that the reason for the skylights was to add light to the attic space as they wanted to make it living space.

Chairman Dika thought the alignment was successful. Mr. Almeida pointed out that at one time, the HDC had published guidelines for skylights and two of the guidelines were that they align with the windows below and that they were no wider than the building windows. He said the applicant was not able to achieve direct alignment above. Mr. Shea said that the glass area was the same width as the windows below.

Chairman Dika noted that Mr. Shea’s chimney cap proposal did not need HDC approval since certain chimney caps are now exempt from HDC review.

Chairman Dika asked if there were any more questions or comments for the applicant. Hearing none, she asked if anyone from the public wished to speak to, for, or against the application.

**SPEAKING TO, FOR, OR AGAINST THE PETITION**

Ms. Lee Roberts of 40 Howard Street spoke in favor the application. She stated that this was a very important house, the Ebenezer Lord house and it has been in need of a big infusion and was now getting it. She asked if the skylight met the Historic District Commission’s requirements. Chairman Dika replied yes. Ms. Lee said she was in favor of the application.

**DECISION OF THE COMMISSION**

Mr. Almeida made a motion to grant a Certificate of Appropriateness for the application as presented. The motion was seconded by Mr. Melchior. Chairman Dika asked for discussion.



Mr. Almeida stated that this was a very important house and had not been altered by additions. It was very pure in its form. He said that the addition of the skylights on the rear of the building did not impact Howard Street in any way.

Hearing no other discussion, Chairman Dika called for the vote. The motion to grant a Certificate of Appropriateness for the application as presented passed by a unanimous (7-0) vote.

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6. Petition of **ED PAC, LLC, owner**, for property located at **152 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove, replace, and reconfigure windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 37 and lies within the Mixed Residential Office and Historic A Districts.

Request To Postpone

**DECISION OF THE COMMISSION**

Councilor Coviello made a motion to postpone the application to the May 12, 2010 meeting. The motion was seconded by Mr. Wyckoff. The motion passed by a unanimous (7-0) vote.

**III. WORK SESSIONS**

A. Work Session requested by **111 Market Street Condominium Association, owner**, and **Ryan D. Abood, applicant**, for property located at **111 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (add roof dormers and roof deck additions). Said property is shown on Assessor Plan 106 as Lot 39 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

Councilor Coviello stated that he would be recusing himself from the discussion.

- Mr. Brandon Holben and Mr. Steve McHenry of McHenry Architecture were present to speak to the application. Mr. McHenry explained that this was their third work session on the project and they were keenly aware of the importance of the building as it faced Market Street and Ceres Street. He pointed out that the design has changed significantly over the course of the three [sic] work sessions.
- Mr. Holben said that what they were proposing at 111 Market Street was the removal of the existing roof system, removal of the existing windows, removal of the masonry walls as what was required for new openings, and a new roof structure and skylights.
- On the Market Street elevation, they would be replacing the existing windows and would be building a new roof system with skylights. On the Ceres Street elevation, they were proposing a new roof and dormer and an exterior deck and guardrail system. The windows below the new deck would be configured differently to allow more light into the unit.
- Mr. Holben presented a power point presentation showing the proposed changes as well as three design options for the window reconfiguration on the Ceres Street elevation.

- Mr. Wyckoff asked if they were still considering the dormer on the Market Street elevation. Mr. Holben replied no.
- Mr. Holben explained that they were proposing redwood louvered shutters on the roof deck that could be used in the event of nor'easters, as a privacy screen, or to provide shade. They would be 6'x 8" in height and 5'x 8" wide.
- Mr. Almeida asked if the new roof and skylights would extend up beyond the current ridge. Mr. Holben said yes. The existing roof was 40 feet and the proposed roof would be 44 feet. Mr. Almeida asked if that was a new change. Mr. Holben replied no and said it has been in each application.
- There was considerable discussion on the current window patterns on the Ceres Street elevation as well as the three proposed window configuration options.
- Ms. Kozak said that there was a certain charm to the animation of the back of Ceres Street and she would not want to see a uniform row of windows. She felt there was a certain logic to option 1.
- Vice Chairman suggested that shortening the windows would be a big improvement.
- Ms. Kozak stated that the brick on the street front was just as important as the glass.
- Mr. Holben asked what the Commission would think if the top three floors on the Ceres Street side of the building had the same window pattern. Ms. Kozak did not think it was necessary to make all of windows triple windows. Mr. Almeida thought it would result in the removal of a huge amount of brick. Vice Chairman Katz thought the option of a shorter window was the best choice. Mr. Melchior said that he would rather see the double windows but shortening the triple windows would work.
- Mr. McHenry said he would like some feedback about the top floor changes. Vice Chairman Katz commented that he liked the idea of the shutters. It was pushing the envelope a bit but still within bounds. He felt it was an inventive treatment. Ms. Kozak agreed.
- The discussion shifted to the Market Street elevation. Mr. Wyckoff asked what the pitch of the roof was. Mr. Holben thought it was about a four or five pitch.
- Mr. Wyckoff asked if the skylights were individuals ones that were mulled together. Mr. Holben replied yes. Mr. Wyckoff commented that he did not think this design feature would show. Ms. Kozak said that she was okay with the skylight option. Chairman Dika wondered what it would look like at night. Mr. Almeida suggested the option of a roof lantern.
- Mr. Almeida asked if there would be step flashing on the Market Street roof plane. Mr. Holben said it would be copper flashing. There was considerable discussion regarding the roof and the firewalls.
- Mr. Almeida asked if the exhaust tower was moved. Mr. Holben said it would be going back in the same place. He added that it would probably be extended slightly. There was some concern as to what slightly extended meant. Mr. Holben thought it would be extended about 6" to a foot higher.
- Ms. Kozak thought the large screen images of the Power Point presentation were very helpful.

**B.** Work Session requested by **Craig W. Welch and Stefany A. Shaheen, owners**, for property located at **77 South Street**, wherein permission was requested to allow new

construction to an existing structure (additions) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 102 as Lot 48 and lies within the General Residence B and Historic A Districts.

- Mr. Robert Rodier, architect for the project and Mr. Craig Welch, owner, were present to speak to the application.
- Mr. Welch explained that they inherited a lot of issues with the house when he bought it. He said that parking was one of the issues. He also pointed out that they would like to provide a more serviceable entry from the rear of the house.
- Mr. Rodier said that no variances would be needed. He presented a model of the existing structure with the proposed additions. He explained that they would be providing a place for two cars to park. The structure would have a flat roof and would be incorporated into a green roof garden. He said that they were proposing one covered parking area and one car port. Mr. Rodier also showed on the model other areas of the house that would be expanded.
- Mr. Rodier stated that the house dates to 1895. He said that it was their plan to have the house cascade down toward the water. He pointed out that there was a 5 ½ foot drop in the grade from South Street to the area where the parking area would be.
- Mr. Almeida was not sure about all of the different roof planes. He asked if they had considered a terrace on the second floor. Mr. Rodier explained that they did not want to increase the volume of the house more than they need to solve specific problems. He also felt it would extend too far out and they wanted to be sensitive to neighbors' view of the pond.
- Mr. Rodier said that they were thinking of using garden stone on the parking structure to tie in with the green roof.
- Mr. Almeida pointed out that they have seen some changes on Johnson Court and he had some concern of the views back and forth from the pond. He would be interested in seeing how these additions affect those views along the pond.
- Councilor Coviello thought that this project might warrant a site walk. He said that he liked the house and that it looked like a family lived there. He felt the garage with car port could be either really great or really bad. He thought it would depend on the color of the stone.
- Mr. Rodier said that they thought the additions would be amazingly handsome from across the pond because of the cascading nature of the roof lines. There would also be a lot more greenery.
- Mr. Wyckoff stated that this was a major change to the fabric of Portsmouth. He said that it would change the whole flavor of the house. It would be a house you would not normally see in that location but instead, in the Berkshires. Ms. Kozak agreed and said that there were not a lot of fieldstone motifs in the historic district.
- Mr. Rodier asked what the Commission thought of the idea of the parking and the green roof garden. Chairman Dika stated that she thought it was very revolutionary for the Commission. She said they would really have to weigh it carefully.
- Chairman Dika wondered if there could be an underground garage. Mr. Rodier said that the entire yard would be used up in order to enter an underground garage from the back of the house.

- Ms. Kozak said that the challenge would be to make the parking structure not look like a parking structure.
- Mr. Rodier asked if the brick was handled correctly, would it be a more appealing choice. Ms. Kozak said that when she looks at the structure, she thinks of a small bridge.
- Mr. Almeida suggested a lighter trellised structure with a stone base. Ms. Kozak also pointed out the massive granite retaining wall on the house at the beginning of South Street at Pleasant Street.
- Vice Chairman Katz commented that he liked the shallow hip roof addition because it softens and hides an awkward space. He said that was a lot of activity with the structure and the way it works its way down was really nice. He felt the garage/roof garden was a great idea and was very innovative. He did not think it would do any damage to the neighborhood
- Councilor Coviello commented that in order to make this design work, it would have to rely heavily on the landscaping, which the HDC has no purview over. Mr. Rodier said that the materials would have to be acceptable on their own. They would have to be accepting of it on day one and expect it to get better as the plantings started to mature.
- Chairman Dika thought the parking garage and car port were too elaborate to go with the house.
- Mr. Rodier said a site walk would go a long way to getting some opinions about the project.
- Mr. Almeida pointed out a similar project at the end of State Street. He wondered if there were any records of it on file.
- Mr. Wyckoff was not sure of the massing since it was on a narrow lot. He also had a concern with the stone. There was considerable discussion about material options.
- Mr. Rodier said that they would like to come back next month for another work session along with a site walk.

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In other business, Chairman Dika informed the Commission that they received a memorandum from the legal department concerning 49 Sheafe Street.

Mr. Clum referred to the photo submitted with the memo and said that this part of the building was very difficult to see. He explained that the applicant said that he was given permission to build a cricket but it is on the neighbor's property; therefore, the applicant could not seek permission from the Commission because it was not on his property.

Mr. Clum asked the Commission if they remembered any discussion regarding this issue when the application was before them. If they did not remember anything, did the Commission have an issue with it.

Mr. Wyckoff recalled some discussion about something that would be added to flash the roof. Whether it was a cricket, he did not know. He said he remembered hearing that Mr. Sobel would take care of the flashing and the roof adjustment.

Mr. Clum said that this particular issue was not reviewed or approved by the Commission. He added that Mr. Sobel thought that the matter got discussed and it was expected that this would happen. Mr. Wyckoff said that was his recollection.

Ms. Kozak stated that she did not recall the discussion but she did not have a problem with it.

Mr. Almeida remembered an abutter asking Mr. Sobel how he planned on building up against the structure.

Mr. Clum stated that Attorney Sullivan was just looking for a consensus from the Commission regarding this issue. The Commissioners were in agreement that they were satisfied with the way it looked.

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Mr. Wyckoff made a motion to postpone Petition #3 to a time indefinite. The motion was seconded by Councilor Coviello. The motion passed by a unanimous (7-0) vote.

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**IV. ADJOURNMENT**

At 10:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary

These minutes were approved at the Historic District Commission meeting on June 9, 2010.