

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**November 14, 2012
reconvened from November 7, 2012**

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

MEMBERS EXCUSED: George Melchior

ALSO PRESENT: Nick Cracknell, Principal Planner

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6:30 p.m.

I. OLD BUSINESS

A. Work Session/Public Hearing – Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission was requested to allow demolition of an existing structure (remove fencing and rear stairway) and allow a new free standing structure (install new fencing) and allow new construction to an existing structure (install spiral staircase) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within the General Residence B and Historic Districts. *(This item was continued at the November 7, 2012 meeting to the November 14, 2012 meeting.)*

WORK SESSION

- Mr. Larry Haas, contractor for the project, Mr. John Wastrom, preservation mason, and Mr. Peter Happny, local blacksmith, were present to speak to the application.
- Mr. Wastrom gave a brief history of the house explaining that it was built in the mid to late 1700's but was moved twice in the 1800's. He pointed out that a 1900 photo did not show any fence in front of the property but eventually a wooden fence was installed in 1938 and built to match the existing fence next door. He said that fence styles changed all of the time and the evidence of granite blocks at the front of the house might serve as proof that an iron fence may have been in front of the house at one time.
- Mr. Almeida stated that the national register for the home mentioned the wooden fence in its description.
- Mr. Wastrom commented on the incredible finishes that were being put on the house. He said that a wrought iron fence may have been in front of the house at one time. He also pointed out that the wooden fence was a poor reproduction.

- Chairman Katz polled the Commission to see how they were feeling about an iron fence versus a wooden fence. Mr. Wyckoff stated that he felt the wooden fence was more appropriate. Mr. Gladhill, Mr. Almeida, Mr. Rawling, and Councilor Kennedy all said that they were leaning toward the wood fence. Ms. Kozak stated that she felt the iron fence was appropriate and would support it. Chairman Katz said that he was not sure yet which way he was leaning.
- Mr. Wastrom commented that nostalgia was a kind of trap. He pointed out that change is part of the history of Portsmouth. He felt the iron fence was appropriate and would not mar the look of the house. Mr. Almeida pointed out that the Commission has approved several changes to the house recently.
- Mr. Wyckoff said the fact that the wood fence emulated the wood fence next door was his reason it should continue.
- Mr. Happny explained the concept behind the fence design. He said that the owner wanted stockier shapes. He told the commission that the elements would be forged and that the posts and scrolls would be tapered. A simple curved rail would accentuate the front entrance. He added that the fence would last twice as long as a wooden fence. Mr. Almeida asked if there would be any gates. Mr. Happny said there would be a gate on the left side.
- Councilor Kennedy stated that she was struggling with the design and would like to see an example.
- At this point in the meeting, the discussion turned to the proposal of the staircase. Mr. Haas stated that the rear stairs had been in place since 1979 and were very poorly constructed. Mr. Wyckoff commented that he did not think the stairs were appropriate and refreshed the commission's memory of the recent application where finials were proposed on the rear stairs. He added that he thought the spiral staircase was a contemporary feature. Ms. Kozak said that she thought the location was very discreet. Mr. Almeida disagreed and pointed out that there was not one side that was hidden from the street but he also said he could be convinced to accept the stairs. Councilor Kennedy agreed with Mr. Wyckoff that the stairs were too contemporary and could be seen from many vantage points. Ms. Kozak added that houses long ago did not have stairs coming from their second stories so she felt the metal stairs could hide better.
- Mr. Wyckoff asked if this was a second means of egress. Mr. Haas replied yes but added that they would be used rarely.

Hearing no other questions or discussion, they moved into the public hearing.

SPEAKING TO THE PETITION

Chairman Katz 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 and awaited a motion.

DECISION OF THE COMMISSION

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

Ms. Kozak stated that it was a thorough, thought out, and well researched application. She felt the wrought iron fence suited the nature of the house. She also pointed out that the fence has been through a series of changes over the years.

Mr. Almeida said that he had been convinced about the spiral staircase. He said it will be seen but it did not take over the back of the structure. He added that wrought iron work was in Portsmouth and the rails are seen all over the South End. He felt both proposals were appropriate.

Councilor Kennedy stated that she would not be supporting the motion because she was having trouble with the spiral staircase and its visibility from many vantage points.

Mr. Wyckoff commented that with regard to the fence, the streetscape has been established and it was noted on the National Register.

Mr. Gladhill said that he would not support the motion because he felt the proposals were going against the ordinance.

Chairman Katz called for a roll call vote. Ms. Kozak, Mr. Almeida, and Chairman Katz voted in favor of the motion. Councilor Kennedy, Mr. Rawling, Mr. Gladhill and Mr. Wyckoff voted in opposition of the motion. By a vote of 4-3, the motion was denied.

II. OLD BUSINESS

1. Petition of **Hill Condominium Association, owner and One Rocks Road, LLC, applicant**, for property located at **400 The Hill, Deer Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace cedar roof shingles with asphalt roof shingles, install concealed fire escape ladder) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 26-10 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 7, 2012 meeting to the November 14, 2012 meeting for a work session/public hearing.)*

WORK SESSION

- Chairman Katz informed the public that this application was postponed at last week’s meeting. He also read two letters into the record concerning the application; one from HDC commissioner George Melchior and the other from Kerry Vautrot of 5 Commercial Alley, Apt. 2, Portsmouth.
- Ms. Nancy Lord, new owner of the property was present to speak to the application. She stated that her proposal was to replace the cedar roof with an asphalt roof. She explained that a cedar roof required considerable and substantial upkeep so she would like to go forward with the asphalt proposal. She added that the weather erodes the shakes and can allow algae, moss, and fungus to collect on them. She felt this was the best way to protect the building. She also added that there was a fire hazard with cedar shakes and

pointed out that there were other buildings close by. Ms. Lord also said that the roof had a 4 point pitch and as a result, it disappeared once you're 150 feet away from it.

- Councilor Kennedy asked how old the roof was. Mr. Wyckoff thought it was the original roof. He said that the buildings were moved into place in 1972. He added that he thought the applicant was selling a cedar roof short because the current roof was 40 years old and he has worked on roofs with 15 year architectural shingles that were currently failing.
- Mr. Almeida said he was reluctant to change any roof on The Hill. He added that he regrets the one house on The Hill that was granted approval for asphalt shingles. He felt the standards should be higher in this area.
- Ms. Kozak pointed out that Strawberry Banke Museum has a number of asphalt shingle roofs. She felt it was unfair to hold a different standard to this area. She said that the roof was very high and shallow and the roof shingles could not even be seen. She said she would support the application. Mr. Almeida commented that the approach when coming up Deer Street was very prominent. Mr. Rawling added that in his opinion, they could consider the asphalt shingles in Strawberry Banke a mistake.
- Ms. Lord gave detailed information about the installation of the asphalt roofing shingles.
- Discussion then moved to the fire escape. Ms. Lord presented a more detailed photo showing the housing of the escape ladder. She said it would run 26.1 feet to the ground. The pipe would be 4 ¾ inches wide and would be painted.
- Councilor Kennedy stated that she saw one in Kittery and given the new insurance regulations, she thought this was a clean solution. Mr. Almeida agreed and added that it could be removed at any time.

Hearing no other questions, Chairman Katz closed the work session and moved into a public hearing.

SPEAKING TO THE PETITION

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 and awaited a motion.

DECISION OF THE COMMISSION

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

- 1) That the wood shingles shall be retained.

The motion was seconded by Mr. Almeida. There was no additional discussion.

The motion to grant a Certificate of Approval for the application as presented with the following stipulation passed by a unanimous (7-0) vote:

- 1) That the wood shingles shall be retained.

2. Petition of **John and Joan Schorsch, owners**, for property located at **53 Pray Street**, wherein permission was requested to allow an amendment to a previously approved design (increase size of deck, replace awning with covered porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 40 and lies within Waterfront Business and Historic Districts. *(This item was postponed at the November 7, 2012 meeting to the November 14, 2012 meeting.)*

SPEAKING TO THE PETITION

Mr. John Schorsch, owner of the property stated that they would like to amend their previous approval to include the addition of a porch on the water side of the house for protection against inclement weather.

Mr. Gladhill asked why a metal roof was chosen. Mr. Schorsch said that he saw a metal roof on the house at the corner of Salter Street and Marcy Street and was trying to match that look. Mr. Rawling asked if it was copper or colored metal. Mr. Schorsch said it was metal.

Mr. Almeida commented that the level of restoration on the house was superior.

Ms. Kozak asked about the material of roof on the bay window. Mr. Schorsch said that it was cedar shake.

Councilor Kennedy commented that she understood the problem with the wind and rain coming off of the water. She suggested using a slate gray color. Mr. Wyckoff agreed. Mr. Almeida stated that he would not second guess the color choices because the restoration has been outstanding so far.

Hearing no other questions, Chairman Katz 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 and awaited a motion.

DECISION OF THE COMMISSION

Mr. Almeida made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Mr. Wyckoff. Chairman Katz asked for discussion.

Mr. Almeida stated that it was an appropriately detailed application.

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

III. PUBLIC HEARINGS (CONTINUED)

12. Petition of **City of Portsmouth, owner, and Players' Ring, applicant**, for property located at **99 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (restore windows, replicate, restore, and/or repair existing doors, masonry work) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 3 and lies with the Municipal and Historic Districts.

SPEAKING TO THE PETITION

Ms. Barbara Newton, representative for the Players' Ring and Mr. Steve Bedard of Bedard Preservation were present to speak to the application. She stated that they were proposing to restore all of the 6/6 windows sashes with 5/8" muntins and also using old glass. Restoration work would begin on the east side of the building.

Ms. Newton said that the doors would be replicated with the exception of the door on the west side which may be original. The building was built in 1833 and so they were planning to restore that door. The fan light above the lobby door would be repaired but if it could not be, it would be replicated.

Ms. Newton stated that all of the masonry work would be completed first before starting the window and door restorations. She added that venting for the furnace would be added as well. She said the work would be done by Bedard Preservation and would be performed according to the Secretary of the Interior design standards.

Mr. Wyckoff asked if the windows would be operable. Mr. Bedard explained that the upper sash would not move but the lower one was operable. Mr. Wyckoff asked if any hardware was visible. Mr. Bedard replied no.

Hearing no other questions, Chairman Katz 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 and awaited a motion.

DECISION OF THE COMMISSION

Mr. Almeida made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Mr. Gladhill. Chairman Katz asked for discussion.

Mr. Almeida commented that it was a wonderful application.

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

13. Petition of **DiLorenzo Real Estate, LLC, owner**, for property located at **37 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove

bay window, replace with folding door system) and allow new construction to an existing structure (addition of decking and railing at existing second floor roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 49 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Rob Harbeson of DeStefano Architects and Mr. John Golumb, owner of the business at 37 Bow Street was present to speak to the application.

Mr. Harbeson guided the commission through the submitted plans. He explained that the bay window was to be removed and replaced with a bi-fold door system. This would allow them to expand the seating into the flat roof area. A guardrail, matching the existing guardrail would be required.

Mr. Almeida asked about the material of the doors. Mr. Harbeson said they would be aluminum clad and would match the existing doors.

Mr. Almeida asked if there would be a screen system involved. Mr. Harbeson replied no.

Ms. Kozak asked if there would be any changes to the canvas roof located directly below. Mr. Harbeson said no and added that there would be no changes to the vinyl screens and awnings as well.

Hearing no other questions, Chairman Katz 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 and awaited a motion.

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to grant a Certificate of Approval for the application as presented. The motion was seconded by Councilor Kennedy. Chairman Katz asked for discussion.

Mr. Wyckoff stated that this was a continuation of a classic Portsmouth waterfront design and he found it very appropriate.

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

14. Petition of **M. Pappas and Sons, Inc.**, for property located at **9-13 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace roof parapet) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 13 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

Mr. Steve McHenry of McHenry Architecture was present to speak to the application. He stated that this proposal was to replace the top sixteen inches of the parapet that was currently falling apart. He said that the solution was to remove the top sixteen inches of parapet wall and replace it with smaller scale granite running along the front of the parapet. Page two of the submitted plans showed how they planned to accomplish that.

Mr. McHenry explained in detail the unusual construction of the building. He also said that they were trying to find granite that would best match the pre-cast concrete still on the building. He said he could not guarantee a match.

Mr. Wyckoff suggested a coating material to be applied to the area to preserve it for a number of years. Mr. McHenry thought that was a good idea. He stated that the water infiltration behind the material was causing the wall to push out and fall apart.

Hearing no other questions, Chairman Katz 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 and awaited a motion.

DECISION OF THE COMMISSION

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

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

15. Petition of **Stone Creek Realty, LLC, owner**, for property located at **55 Green Street**, wherein permission was requested to allow exterior renovations to an existing structure (add door to existing bay) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 119 as Lot 2 and lies within Central Business A, Historic, and Downtown Overlay Districts.

SPEAKING TO THE PETITION

There was no one present to speak to the petition.

DECISION OF THE COMMISSION

Mr. Wyckoff made a motion to postpone the application to the December 5, 2012 meeting. The motion was seconded by Mr. Gladhill. The motion passed by a unanimous (7-0) vote.

IV. WORK SESSIONS

A. Work Session requested by **Gary S. and Janice M. Colby, owners**, for property located at **308 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (misc. changes to the side and rear elevations). Said property is shown on Assessor Plan 109 as Lot 18 and lies within General Residence B and Historic Districts.

- Mr. Richard Page, contractor for the project was present to speak to the application. He stated that the exterior changes were the result of interior changes to the kitchen and first floor layout of the house. He said they would like to change the location of the side entrance and with new window replacements and new window configurations.
- Mr. Page explained that they would like to replace a side window with a new door and try to get as much light into the interior hall as possible. Mr. Gladhill asked if this was a single family home. Mr. Page replied yes. Mr. Gladhill asked why the change since the house seemed to have multiple openings. Mr. Page said that it was precipitated by the change to the floor plan.
- Councilor Kennedy asked how wide the steps were. Mr. Page replied eighteen inches.
- Mr. Wyckoff commented that he thought the existing door was awkward. Mr. Almeida commented that he felt the doorway was fine the way it was. He pointed out that there was no protection over the new door. He suggested that more should be done with the entry.
- Mr. Rawling said that he has been in the house and it was extremely awkward inside. He thought this plan was a vast improvement.
- Ms. Kozak stated that the palladium window on the rear of the structure was over scaled in her opinion.
- Mr. Almeida suggested providing a roof over the new proposed side door location. Mr. Wyckoff agreed.
- Mr. Gladhill stated that he was opposed to changing the location of the side door.

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 (construct rear addition, misc. renovations). Said property is shown on Assessor Plan 102 as Lot 48 and lies within General Residence B and Historic Districts.

Councilor Kennedy stated that she would be recusing herself from the discussion.

- Ms. Sarah Hourihane of DeStefano Architects and Mr. Craig Welch, owner of the property were present to speak to the application.
- Ms. Hourihane stated that an addition was approved in 2010 but they were back before the commission to reduce the scope of work previously approved. She said that the new proposal was to pull the gable form forward and to rebuild the sun porch. The roof would

be a hip roof. Also they were proposing an attached car port with stairs leading up to a deck above the car port.

- Ms. Hourihane presented two options for the car port that addressed how cars would enter the car port. She was asked if they preferred one option over the other. Ms. Hourihane said no.
- Mr. Welch added that they were before the Conservation Commission earlier in the day and talked about the use of pavers and adding a rain garden to help with stormwater runoff.
- Mr. Wyckoff commented that he saw problems with the stairs coming down on the Johnson Court side of the property.
- Mr. Almeida stated that the applicant should pursue their preferred method and if they chose the option with the stairs coming down on Johnson Court; they would need to find a way to make them work.
- Mr. Wyckoff said that the new plans were more compatible with a New Englander type of house.
- Ms. Kozak stated that she was comfortable with both designs.

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

- Ms. Carla Goodknight, architect for the project and Mr. Ken Erikson, Mr. Corey Erikson, and Mr. Chris Erikson, owners of the property were present to speak to the application.
- Ms. Goodknight provided a brief overview of her last presentation before the commission and then proceeded to guide them through the new plans.
- Mr. Almeida commented that he thought they have come a long way since the first work session. He added that he liked the original storefront.
- Councilor Kennedy said that she liked the look of the original building but she likes the plainness of the building as it currently exists.
- Mr. Wyckoff agreed with Mr. Almeida and suggested restoring the front of the building and simplifying the dormers. He said he still had a problem with the two projections. Councilor Kennedy agreed.
- Mr. Rawling also agreed and suggested treating the addition in a more contemporary way.
- Ms. Kozak said that Market Street was sacred to the history of Portsmouth and so the building needed to be restored to its original condition. She felt the dormers and bays that were being proposed were inappropriate.
- Chairman Katz commented that he did not like the boxed bays and also felt the dormers could be diminished in size. He added that he felt the new addition was inappropriate; however, they felt they had something that they could work with. He said they should crank back the need to embellish the structure.

- Ms. Goodknight pointed out that page 6 of the plans showed that the shutters have been removed. She pointed out; however, that the building next door had iron shutters. Mr. Wyckoff said that they were fire proof warehouse shutters.
- Mr. Ken Erikson explained that they were trying to match the building to something like the Sheraton.
- Mr. Wyckoff said that it was an important area. He added that he thought they were going in the right direction.

D. Work Session requested by **Wright Avenue, LLC, owner**, for property located at **Wright Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct 4-5 story mixed use building). Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts.

- Ms. Jen Ramsey of Somma Studios was present to speak to the application. She stated that the project was coming together. They attended a Pre-Tac meeting and were encouraged to have a Wright Avenue curb cut. She said that the client would like the entrance to the building on State Street. She added that she brought additional renderings of the building, some of them enlarged to show the eave band and chimneys.
- Councilor Kennedy brought up the subject of the height of the building. Mr. Cracknell stated that he would need to confirm that the proposed height was consistent with the new zoning regulations. Mr. Almeida stated that there has been concern about how the height of the building was going to relate to what was around it. Ms. Kozak commented that the building was a full story too tall for her. Chairman Katz suggested the building stop at the top of the fourth floor.
- Mr. Almeida stated that at the first work session, he said that a building of this height was going to be an icon and so it must be special and have a prominent role. He added that he loved the top half of the building because he sees a lot of interest. He said that he liked the direction it was going.
- Mr. Gladhill said that the height was still a concern for him. He also said he did not like the green bays or the entrance on State Street.
- Mr. Wyckoff asked what happened with the negotiations to enter the site from Chapel Street. Ms. Ramsey replied that it was no longer on the table as an option.
- Mr. Wyckoff stated that he was comfortable with the height of the tower; however, it was the shape of the tower he was a little uncomfortable with.
- Councilor Kennedy said that the applicant needed to make a choice concerning the height of the building. She felt the building was overpowering the historical house that it sits next to.
- There was considerable discussion about the parking garage, located at grade. There was also discussion about the windows and the bays. Ms. Ramsey said they were still working on details.
- Mr. Rawling wondered if the site was flat. Ms. Ramsey said there was a two foot grade change.
- Ms. Ramsey indicated that she would return next month for another work session.

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

- Ms. Lisa DeStefano and Mr. Rob Harbeson, both of DeStefano Architects and Mr. Jamie Pennington of R.J. Finley were present to speak to the application.
- Ms. DeStefano stated that she was proposing two story and four story forms with an industrial feel. The structure would sit up on a knoll and would be pulled in from the street to create a buffer. She then guided the commission through the submitted plans. She added that they were looking to bring vitality down the street to the site.
- Councilor Kennedy has how many parking spots would be added. Ms. DeStefano said that they have planned for the required number of parking spaces.
- Mr. Wyckoff commented that he felt they have replicated Port Walk, just in a different shape. He said that he was hoping to see something different. He was not comfortable with the overall design and added that this was not what he wanted to see in this spot.
- Mr. Gladhill said that it was very modern looking and he would have to think about it. He agreed that there was not much historical reference to look at in the area.
- Mr. Almeida stated that the building would clearly be a major change to the neighborhood so it would take some time to respond to it. He said that he would like to see shadow studies and would like to see the building around a few more buildings. He told the commission that they should not fear anything contemporary in this area. He too, said that the flat roofs were just like the Port Walk project.
- Mr. Rawling commented that the Maplewood Avenue elevation had some interesting features, especially the curved piece.
- Ms. Kozak stated that there were some really good things going on with the design. She thought it was okay to fill out that site in that part of the city. She too liked the curved section. She agreed that it had a Port Walk feel.
- Councilor Kennedy agreed with the other commissioners that it looked like Port Walk. She too liked the curved piece on Maplewood Avenue but added that she would like an historic look on the front. She also said that she appreciated that they did not fill the whole lot with structure.
- Chairman Katz asked the applicant what about the building makes it seem like Portsmouth. He said that the design was an eye opener but added that it could evolve into something that he could be happy with.
- Ms. DeStefano said that they would like to come back for another work session and would possibly like to schedule a site walk of the property.

F. Work Session requested by **Portwalk Residential, LLC, owner**, for property located at **99 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (changes to storefront for new tenant). Said property is shown on Assessor

Plan 125 as Lot 23 and lies within Central Business B, Historic, and Downtown Overlay Districts.

- Ms. Lisa DeStefano of DeStefano Architects, and Mr. Mark Blazzo and Mr. Gary Simon from British Beer Company were present to speak to the application. Ms. DeStefano stated that the British Beer Company would like to occupy the space on the ground floor of the building. The British Beer Company has been in operation for 15 years. She pointed out that the facades on their buildings are meticulously cared for with particular detailing. She said that they are known for their rich, dark, gold and black façade which will add character and the quality of the building.
- Ms. DeStefano guided the commission through the submitted plans and highlighted the existing and proposed perspective photos of the building. She pointed out the original approval showed awnings on the corner of the building. Those will no longer be needed. She added that this use would be a wonderful anchor for the building. She also presented a mock up of the exterior for the commission to review. The proposal was to take out the entire storefronts and infill them with a Marvin window in the upper transom.
- Mr. Almeida commented that he thought it was a great application. He said that it gave the building the human quality that it needed. He added that it made it more inviting.
- Ms. DeStefano said that they were proposing two options with the storefronts; to paint the bricks or to not paint the bricks. Mr. Almeida liked the painted brick and said that it showed a level of confidence stating “we’re here!” Mr. Wyckoff also liked it and said that it extended the entry front. Chairman Katz thought it helped to tie the whole first floor together.
- Mr. Almeida asked about the doors. Ms. DeStefano said the doors would be wood and showed the commission a sample of colors.
- Mr. Almeida asked if they had considered a brick stain versus paint. Ms. DeStefano said that they had and they felt that paint would be easier to remove if it was ever restored back to its original look. She added that the owner preferred the paint option for that reason.
- Ms. DeStefano stated that they would be back before the commission in December for a public hearing.

V. ADJOURNMENT

At 12:00 a.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 April 10, 2013.