

**REGULAR MEETING
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers**

PLEASE NOTE: Due to the length of the Agenda, the meeting has been split with Old Business #A, Public Hearings #1 through #10 and Work Session "A" will be heard on July 7, 2004 in the City Council Chambers; **however, Public Hearings #11 through #17 and Work Sessions "B" through "E" will be heard on the following Wednesday, July 14, 2004 at 7:00 p.m. in the City Council Chambers**

7-07-04 – Site Walk – 6:15 p.m. to 24 Hunking Street

7-07-04 - Site Walk - 6:30 p.m. to 496 Middle Street

7-14-04 - Site Walk – 6:30 p.m. to 127 Parrott Avenue

7:00 p.m.

AGENDA

July 7, 2004

I. OLD BUSINESS

A) Amendment requested by R.R.J. Properties for property located at 99 Bow Street to an existing approval received on October 1, 2003 wherein permission is requested to allow exterior fencing at the edge of the parking lot at each side of the building on the river façade as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 054 and lies within the Central Business A and Historic A districts.

II. PUBLIC HEARINGS

1) Petition for Olde Port Development, owner and DeStefano Architects, applicant, for property located at 125 State Street wherein permission is requested to allow a minor revision to previous approval (west elevation windows and west elevation façade changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as lot 057 and lies within the Central Business B and Historic A districts.

2) Petition for Kyle Engle, owner, for property located at 24 Hunking Street wherein permission is requested to allow exterior renovations to an existing structure (add skylight to the rear façade "shed" addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 010 and lies within the General Residence B and Historic A districts.

3) Work Session/Public Hearing for Joseph M. Coco, owner, for property located at 240 Union Street wherein permission is requested to allow exterior renovations to an existing structure (add a copper ice belt on front façade; replace existing wood windows with Pella wood windows; move door on front façade; add 14 door infill panels; install a rear window; and, add pipe case around existing vent pipe on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 012 and lies within the Mixed Residential Office and Historic A districts.

4) Petition for Judith Tausch, owner, and, Patrick Somers, applicant, for property located at 108 Penhallow Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing gutters and replace with aluminum gutters on Penhallow Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 019 and lies within the Central Business B and the Historic A districts.

5) Petition for Eric Spear, owner, for property located at 49 Mt. Vernon Street wherein permission is requested to allow replacement of existing fence with a vinyl picket fence as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 31 and lies within the General Residence B and Historic A districts.

6) Petition for Portsmouth Athenaeum, owner and Dowling Corporation, applicant, for property located at rear of 9 Market Square wherein permission is requested to allow a new freestanding structure (an air conditioning condenser at rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 026 and lies within the Central Business B and Historic A districts.

7) Petition for Perry Sylverstein, owner, for property located at 19-25 Market Street wherein permission is requested to allow exterior renovation to existing structure (replace a mesh six-panel steel door with a solid six-panel steel door painted to match surrounding wood on rear façade at the bottom of fire escape) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 012 and lies within the Central Business B and Historic A districts.

8) Petition for Riversedge Realty Trust, owner and H. James Balcam, trustee, for property located at 135 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (replace five (5) rotted casement windows with five (5) aluminum clad windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1-16 and lies within the Central Business A and Historic A districts.

9) Petition for David Kirpatrick, owner and Brian Bednarek, option holder, for property located at 10 Humphrey's Court wherein permission is requested to allow exterior renovations to an existing structure (replace garage doors; add aluminum gutters to front and rear façade; and remove awning over front door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 043 and lies within the General Business B and Historic A districts.

10) Petition for Nobles Island Condominium Association, owner and Charles Thibedeau, applicant, for property located at 500 Market Street wherein permission is requested to allow exterior renovations to an existing structure (re-roof the rear façade of buildings A, B & C with a Sporema product) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 002 and lies within the Central Business A and Historic A districts.

11) Work Session/Public Hearing for Charles and Meaghan Cullinane, owners, for property located at 496 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (replace eleven (11) windows with Harvey vinyl windows with simulated divided lights with permanently affixed exterior grids) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 021 and lies within the Mixed Residential Office and the Historic A districts.

III. WORK SESSION

A) Work Session requested by McHenry Architecture for property owned by 6-16 Congress, LLC, located at 6-16 Congress Street. Said property is shown on Assessor Plan 117 as Lot 037, 038 and 039 and lies within the Central Business B and Historic A districts. (demolish building and erect a mixed use building for retail, office, and residential condominiums).

PLEASE NOTE: DUE TO THE LENGTH OF THE MEETING, THE AGENDA HAS BEEN SPLIT AND THE FOLLOWING PUBLIC HEARINGS AND WORK SESSIONS WILL BE HEARD ON THE FOLLOWING WEDNESDAY, JULY 14, 2004 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS.

IV. PUBLIC HEARINGS

12) Petition for Arthur T. McDonald Realty Trust, owner, and Suzanne Brown, Trustee, for property located at 67 Mark Street wherein permission is requested to allow exterior renovations to an existing structure (replace windows with Harvey vinyl double hung six over six windows with permanently affixed exterior grids or as an alternate choice – Majesty windows with interior wood, clad on outside) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 051 and lies within the Mixed Residential Office and Historic A districts.

13) Work Session/Public Hearing requested by JSA Architects for property owned by the Parrott Avenue-Compass Care and located at 127 Parrott Avenue wherein permission is requested to allow construction of a new two-story 539 s.f. addition onto an existing structure at rear façade of property and will match the addition completed in 2001) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 003 and lies within the Mixed Residential Office and Historic A districts.

14) Work Session/Public Hearing requested by Chester P. Keefe, II, for property located at 54 Bridge Street, to discuss window mullion samples with dimensions as requested by the Commission at the May 6, 2004 meeting. Said property is shown on Assessor Plan 126 as Lots 053/054 and lies within the Central Business B and Historic A districts.

15) Work Session/Public Hearing for 100 Islington Street Condo Association, owner, for property located at 100 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing masonite siding and replace with Certainteed vinyl siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 025 and lies within the Central Business B and Historic A districts.

16) Petition for Coventry Assets, Ltd., owner, for property located at 30 Penhallow Street wherein permission is requested to allow exterior renovations to an existing structure (removal of two (2) obsolete rooftop venting dormers in poor condition. Replacement of roof to be slate in same roof plane as existing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 042 and lies within the Central Business B and Historic A districts.

17) Petition for Arthur McManus, owner, for property located at 115 South Street wherein permission is requested to allow new construction to existing structure (construct a 13' x 13' three-season porch in rear of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110, Lot 10 and is located in the General Business B and Historic A districts.

V. WORK SESSIONS

B) Work Session requested by William S. Dogan, Architect, for property owned by Greenway Financial, LLC located at 79 Daniel Street. Said property is shown on Assessor Plan 107 as Lot 10 and lies within the Central Business B and Historic A districts. (expansion to rear of building; restore street front; add two windows on left elevation; and, raise roof line)

C) Work Session requested by Mathew Moreland, for property owned by Hayscale Realty Trust located at 236 Union Street. Said property is shown on Assessor Plan 135 as Lot 022 and lies within the Mixed Residential Office and Historic A districts. (add second floor to make three residential condo units.

D) Work Session requested by Scott Warren, owner, for property located at 132 Chapel Street. Said property is shown on Assessor Plan 106 as Lot 006 and lies within the Central Business B and Historic A districts. (remove aluminum siding and replace with cedar shingles; and, replace all windows except dormer windows)

E) Work Session requested by Peter Rice, City of Portsmouth Engineer, for property owned by the City of Portsmouth located 2 Deer Street (corner of Deer/Market Streets). Said property is shown on Assessor Plan 118 as Lot 012 and lies within the Central Business B and Historic A districts. (upgrade to wastewater pumping station)

VI. APPROVAL OF MINTUES

Meetings of April 4, 2004; and,
Reconvened meeting of April 14, 2004

Meetings of May 5, 2004; and,
Reconvened meeting of May 12, 2004

Meetings of June 2, 2004; and,
Reconvened Meeting of June 9, 2004

VII. ADJOURNMENT