

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

Site Walk - Wednesday, August 4, 2004 – 6:15 p.m. – 100 Islington Street
Site Walk – Wednesday, August 4, 2004 – 6:40 p.m. – 79 Daniel Street – rear

PLEASE NOTE: Due to the length of the Agenda, the meeting has been split. Old Business and Public Hearings #1 through #4 will be heard this evening; however, **Public Hearings #5 through #7 and the Work Sessions will be heard on the following Wednesday, August 11, 2004 at 7:00 p.m. in the City Council Chambers.**

7:00 p.m.

AGENDA

AUGUST 4, 2004

I. OLD BUSINESS

A) Work Session/Public Hearing for the petition for Perry Sylverstein, owner, for property located at 19-25 Market Street wherein permission is requested to allow exterior renovations 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. This application was tabled at the July 7, 2004 to a Work Session/Public Hearing at the August 4, 2004 meeting.

B) 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. This application was tabled at the July 14, 2004 meeting to the August 4, 2004.

C) 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. This application was tabled at the July 14, 2004 meeting to the August 4, 2004 meeting.

D) Amendment to previous approval given on May 5, 2004 for Parade Office, LLC, owners, and DeStefano Architects, applicant to allow minor revisions to window sizes; and, additional trim detailing as per plans on file in the Planning Department. Said property is shown on Assessor Plan U-25 as Lot 001 and lies within the Central Business B and Historic A districts.

E) Amendment to previous approval given on March 3, 2004 for Norman Nardello, owner and John Meehan, d/b/a Flatbread Company for property located at 138 Congress Street to allow revisions to allow HVAC changes as well as to rear window changes as well as the addition of door bell or button to door operations as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126, Lot 010 and lies within the Central Business B and Historic A districts.

II. PUBLIC HEARINGS

1) Petition for 6-16 Congress Street, owners, and McHenry Architecture, applicant, for property located at 6-16 Congress Street wherein permission is to allow new construction for a four and five story mixed-use commercial and residential building with below grade parking as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lots 37, 38 and 39 and lies within the Central Business A and the Historic A District A districts.

2) Petition for Charles and Susan Lassen, owners, and, McHenry Architecture, applicant, for property located at 34 Salter Street wherein permission is requested to allow new construction to an existing structure (a one-half story addition onto the rear of existing structure having a 12:12 pitch gable roofed ell with gable roofed dormers; and, a wood picket fence to the front yard as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 034A and lies within the General Residence B and Historic A districts.

3) Petition for George Hurtt, owner, for property located at 32 Manning Street to allow exterior renovations to an existing structure (install a bluestone chimney cap) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 068 and lies within the General Residence B and Historic District A districts.

4) Petition for 10 State Street, LLC, owner and Paul Gosselin, applicant, for property located at 10 State Street wherein permission is requested to allow the removal of all structures and replace with new one, two, and three story brick buildings as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 004 and lies within the Central Business A and Historic A districts.

5) Petition for Clyde Logue and Mary Kastal, owners, for property located at 10 Newcastle Avenue wherein permission is requested to allow construction to an existing structure (two dormers on east façade of roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 035 as lot and lies within the General Residence B and Historic A districts.

6) Petition for Hal Henry, owner, for property located at 235 – 245 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (replace front and rear doors; place screening around the HVAC units and electric service at rear façade; and re-work the front stoops) as per plans on file in the Planning Department. Said property is shown on assessor Plan 138 as Lot 045 and lies within the Central Business B and the Historic A districts.

III. WORK SESSIONS

A) 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) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies within the Central Business B and Historic A districts.

B) Work Session requested by Anne Whitney, Architect, for property owned by Joseph and Judy Capobianco, located at 199 Gates Street. Said property is shown on Assessor Plan 103 as Lot 007 and lies within the General Residence B and Historic A districts. (construct an 18' x 20' basement garage and a one-story addition above and a 7' x 14' porch and stairs to grade. Window changes to existing residence)

C) Work Session requested by John Pallazola for property owned by David and Judith Cotum, owners, for property located at 206 Northwest Street. Said property is shown on Assessor Plan 122 as Lot 006 and lies within the General Residence A and Historic A districts. (construct a two-car garage and additional living space)

D) Work Session requested by Hal Henry, owner, for property located at 235-245 Islington Street. Said property is shown on Assessor Plan 138 as Lot 045 and lies within the Central Business B and Historic A districts. (construct a two-story building with garage underneath on the "panhandle" section of the lot for residential use)

D) Work Session requested by James D. Reid, owner, for property located at 93 State Street. Said property is shown on Assessor Plan 105 as Lot 020 and lies within The Central Business B and Historic A districts. (replace three doors that currently have snap-in grills with Dutch doors)

IV. APPROVAL OF MINUTES

May 5, 2004;
June 2, 2004; and,
July 7, 2004

V. ADJOURNMENT

As an abutter, you are invited to attend the meeting in person or by counsel or agent and state reasons why the above application(s) should or should not be granted. If you have any questions, please call the planning department at 610-7235.

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact Human Resources Department at 610-7270, one week prior to the meeting.