

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**October 7, 2015  
to be reconvened on October 14, 2015**

***DUE TO THE LENGTH OF THE AGENDA***, the Historic District Commission will hear Approval of Minutes, Administrative Approvals, Old Business and Public Hearing applications #1 through #11 on Wednesday, October 7, 2015. Public Hearings #12 and #13 and Work Session A through C will be heard on Wednesday, October 14, 2015.

**AGENDA**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

**I. APPROVAL OF MINUTES**

- A. July 15, 2015
- B. September 2, 2015

**II. ADMINISTRATIVE APPROVALS**

- 1. 41 Pickering Street
- 2. 333 Marcy Street
- 3. 319 Vaughan Street
- 4. 456 Middle Street
- 5. 72-74 Jefferson Street
- 6. 46 Livermore Street
- 7. 275 Islington Street
- 8. 46 Market Street

**III. PUBLIC HEARING (OLD BUSINESS)**

- A. Petition of **Rhonda E. Stacy-Coyle Revocable Trust, Rhonda E. Stacy-Coyle, owner and trustee**, for property located at **36 Richards Avenue**, wherein permission is requested to allow new construction to an existing structure (construct awning over rear entryway) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 14 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the September 2, 2015 meeting to the October 7, 2015 meeting.)*

**IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

1. Petition of **Strawbery Banke, Inc., owner**, for property located at **60/62 Marcy Street (Jefferson House)**, wherein permission is requested to allow new construction to an existing structure (construct access ramp) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 8 and lies within the Mixed Residential Office and Historic Districts.
2. Petition of **William T. and Annelise Ellison, owners**, for property located at **687 Middle Street**, wherein permission is requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 34 and lies within the General Residence A and Historic Districts.
3. Petition of **Jonathan M. Roberts and Susan M. Hechler-Lynch, owners**, for property located at **311 Marcy Street (also known as 11 Pickering Street)** wherein permission is requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 2 and lies within the General Residence B and Historic Districts.

**V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)**

4. Petition of **Douglas F. Fabbriatore, owner**, for property located at **536 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct second story addition at rear of structure) and allow exterior renovations to an existing structure (replace siding, remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 56 and lies within the General Residence B and Historic Districts.
5. Petition of **Judith L. Hiller and John B. Wilkens, owners**, for property located at **18 Manning Street**, wherein permission is requested to allow an amendment to a previously approved design (to allow full screens on windows instead of approved half screens) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 67 and lies within the General Residence B and Historic Districts.
6. Petition of **F & C International Trading, LLC, owner**, for property located at **195 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows on second and third floor apartment, add window opening to left side façade, restore front door assembly, install two condensers on platforms at rear of building, install propane tank, install electric meter box, and install metal flue for fireplace) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 39 and lies with the CD4, Historic, and Downtown Overlay Districts.
7. Petition of **Brad Lebo and Andrea Ardito, owners**, for property located at **121 Northwest Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said

property is shown on Assessor Plan 122 as Lot 1 and lies within General Residence A and Historic Districts.

8. Petition of **Middle Street Baptist Church, owner**, for property located at **16 Court Street**, wherein permission is requested to allow new free standing structures (replace three parking lot poles/lights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 2 and lies within the Civic and Historic Districts.

9. Petition of **Middle Street Baptist Church, owner**, for property located at **640 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows, add one window on right side elevation, remove and replace existing railing, increase door size of garage, replace garage door, remove lower half of chimney, rebuild main chimney, install sliding doors) and allow demolition to an existing structure (remove rear mudroom and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 20 and lies within the General Residence A and Historic Districts.

10. Petition of **Cathy G. Barnhorst, owner**, for property located at **24 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove window glass and mullions, replace with new glass with no mullions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 24 and lies within the CD5, Historic, and Downtown Overlay Districts.

11. Petition of **Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein permission is requested to allow exterior renovations to an existing structure (changes to the material of the foundation, replacement of storm windows, install wooden pediments above windows, modifications to basement windows, modifications to the water table trim board, change to glass in transom above front door, add iron hand railing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 61 and lies within the General Residence B and Historic Districts.

**THE FOLLOWING WILL BE HEARD ON WEDS., OCTOBER 14, 2015 AT 6:30 P.M.  
IN THE SCHOOL BOARD CONFERENCE ROOM.**

**VI. DESIGN GUIDELINES PRESENTATION AND DISCUSSION – Dominique Hawkins, Preservation Design Partnership, LLC**

**VII. PUBLIC HEARINGS (CONTINUED)**

12. (Work Session/Public Hearing) Petition of **Joseph J. and Jennifer Almeida, owners**, for property located at **103/105 High Street**, wherein permission is requested to allow exterior renovations to an existing structure (modify front elevation by adding a storefront, with access stairs and landing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 22 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

13. (Work Session/Public Hearing) Petition of **126 State Street Condominium Association, owner, and Brian David Johnson, applicant**, for property located at **126 State Street, Unit 8**, wherein permission is requested to allow an amendment to a previously approved design (changes to the location of the piping and vent termination cap) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 57 and lies within the CD4, CD4-L, and Historic Districts.

#### VIII. WORK SESSION

A. Work Session requested by **Brick Act, LLC, owner**, for property located at **102 State Street**, wherein permission is requested to allow new construction to an existing structure (construct a shed dormer addition and one and two story additions at rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52-1 and lies within the CD 4 and Historic Districts.

B. Work Session requested by **Kimberley A Lucy Revocable Living Trust, owner, Kimberley A. and James C. Lucy, trustees and James C. Lucy Revocable Living Trust, owner, James C. and Kimberley A. Lucy, trustees**, for properties located at **127 and 137 High Street**, wherein permission is requested to allow exterior renovations to an existing structure (misc. renovations) and allow new construction to an existing structure (construct two new buildings at rear of buildings) as per plans on file in the Planning Department. Said property is shown on Assessor Plans 118 as Lot 20 and 21 and lies within the CD4, Historic, and Downtown Overlay Districts.

C. Work Session requested by **Lori A. Sarsfield, owner**, for property located at **28 Dennett Street**, wherein permission is requested to allow new construction to an existing structure (raise roof structure by one foot) and allow exterior renovations to an existing structure (replace siding, trim, details, doors, windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 9 and lies within the General Residence A and Historic Districts.

#### IX. HDC 2016 strategic plan discussion

#### X. ADJOURNMENT

#### NOTICE TO THE MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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