

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

7:00 p.m.

**AGENDA**

**AUGUST 6, 2003**

**NOTE: Due to the length of the Agenda, Old Business and Public Hearings #1 – #11 will be heard at this meeting; Public Hearings #12 and #13 and the Work Sessions will be heard on the following Wednesday, August 13, 2003 at 7:00 p.m. in the City Council Chambers.**

<b>Site Walk for 8/06/03 @ 6:45 p.m. to 172 South Street</b>
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**I. OLD BUSINESS**

**A) Petition for James R. Kilcoyne, owner,** for property located at 67 Gates Street wherein permission is requested to allow new construction to an existing structure (extend and close in an existing porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 091 and lies within the General Residence B and Historic A districts. This application was tabled at the August 14, 2002 meeting.

**B) Petition for Tyler Rohrer, owner, and Shaun Hickey, applicant,** for property located at 420 Pleasant Street to allow an amendment to approval given at the February 5, 2003 meeting for aluminum muntins rather than wood muntins that were approved as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 057 and lies within the General Residence B and Historic A districts.

**II. PUBLIC HEARINGS**

**1) Petition for Tyroch Realty, owner, and DeStefano Architects, applicant,** for property located at 480 State Street to allow an amendment to approval given at the March 10, 2003 meeting wherein permission is requested to allow work otherwise authorized under Article X, Section 10-1011(4)(g) (add fencing for screening of mechanical equipment and a bulkhead to access the basement mechanical equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 014 and lies within the Central Business B and Historic A districts.

**2) Petition for Joan Sanborn, owner,** for property located at 191 South Street wherein permission is requested to allow new construction to an existing structure (a 9' x 10' addition to the rear of the dwelling). Said property is shown on Assessor Plan 111 as Lot 039 and lies within the General Residence B and Historic A districts.

**3) Petition for Mark M. Bodi, owner,** for property located at 121 State Street wherein permission is requested to allow exterior renovations to an existing structure (replace five (5) rear windows with Pella six over six true divided light windows; replace a full glass window with Pella door six (6) windows on the front façade and five (5) windows on the rear façade with Pella six over six windows having true divided lights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 048-2 and is located in the Central Business B and History A districts

**4) Petition of Michael Flynn, owner,** for property located at 334 Maplewood Avenue wherein permission is request to allow exterior renovations to an existing structure (replace existing door at rear with French doors; and, add two sections of 6' high fencing for a total of 13' to corner of abutter's property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 1-1 and lies within the General Residence A and Historic A districts.

**5) Petition for Tom and Kim Hitchcock, owners, and Roe G. Cole, III, applicant,** for property located at 50 South School Street, #5 wherein permission is requested to allow new construction to an existing structure (construct a hip dormer on attic to replicate the dormer on the opposite façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as lot 60-5 and lies within the General Residence B and Historic A districts.

**6) Petition for Edward Mallon, owner, and Rick Becksted, applicant,** for property located at 42 Middle Street wherein permission is requested to allow exterior changes to an existing structure (replace concrete steps with brick (red pavers) steps; create a uniform tread and rise; and, replace existing railings with custom made fabricated railings) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 020 and lies within the Central Business B and Historic A districts.

**7) Petition for Paige Roberts, owner,** for property located at 1 Walton Alley wherein permission is requested to allow work otherwise authorized under Article X Section 10-1011 (4)(g) (move a picket fence at the intersection of Walton Alley and Gates Street 4' towards the property away from the streets) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 027 and lies within the General Residence B and Historic A districts.

**8) Petition for Kerim and Belinda Kaya, owners,** for property located at 111 Market Street wherein permission is requested to allow exterior renovations to an existing structure (add two 4' x 48' awnings on the front façade over the windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 039 and lies within the Central Business B and Historic A districts.

**9) Petition for Thomas Hammer, owner,** for property located at 115 Court Street wherein permission is requested to allow exterior renovations to existing structure (relocate windows and add three (3) Marvin windows on the right façade of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 023 and lies within the MRO and Historic A districts.

**10) Work Session/Public Hearing for petition for David and Melissa Costa, owners and Joseph Almeida, applicant** for property located at 172 South Street wherein permission is requested to allow new construction to an existing structure (a 1-1/2 story dormer addition with a garage underneath) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 066 and lies within the General Residence B and Historic A districts.

**11) Petition for Ben and Andrea St. Jean, owners,** for property located at 54 Humphrey's Court wherein permission is requested to allow new construction to an existing structure (replace existing rear double hung wood framed window with a Pella full glass wood door; and addition of cedar lattice work on short end of rear deck facing the west) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 046 and lies within the General Residence B and Historic A districts.

**12) Petition for Ned Hill, owner,** for property located at 24 Johnson Court wherein permission is requested to allow exterior changes to an existing structure (replace existing attached barn with new addition; remove vinyl siding and restore clapboard siding; replace existing 2/2 windows with 6/6 windows with permanent grills; and, replace existing roof shingles) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 047 and lies within the General Residence A and Historic A districts.

### **III. APPROVAL OF MINUTES**

Meeting of July 2, 2003

#### **IV. WORK SESSIONS**

**A) Work Session requested by Brian Whitworth for property owned by Linda M. Rioux located at 86 Islington Street.** Said property is shown on Assessor Plan 126 as Lot 025 and lies within the Central Business B and Historic A districts. (Convert rooming house into six (6) unit condominiums, replace existing siding, windows, raise roof and change roof style in rear)

**B) Work Session requested by Mark Moeller, architect for property located at 325 State Street.** Said property is shown on Assessor Plan 116 as Lots 1, 6 and 7 and lies within the Central Business B and Historic A districts. (renovations of existing building including demolition of annex)

**C) Work Session requested by Katharin and Gerry Smith, owners** for property located at 306 South Street. Said property is shown on Assessor Plan 111 as Lot 010 and lies within the Single Residence B and Historic A districts. (remove a one-bay garage, construct a two-bay garage, remove rear addition and porch and rebuild same; and, add a new side entry and porch)

**D) Work Session for Pam and Bruce Boley, owners,** for property located at 88 Newcastle Avenue. Said property is shown on Assessor Plan 101 as Lot 030 and lies within the Single Residence B and Historic A districts. (replace windows)

**E) Work Session for Martha and Geoffrey Clark, owners, and Aileen Graff,** applicant, for property located at 152 Middle Street. Said property is shown on Assessor Plan 127 as Lot 010 and lies within the Museum, Residential and Office and Historic A districts. (add a third floor addition onto an existing structure with no change to existing footprint)

**F) Work Session for James D'Adamo, owner, and Chester Keefe, II, applicant,** for property located at 54 Bridge Street. Said property is shown on Assessor Plan 126 as Lot 053 and lies within the Central Business B and Historic A districts. (construct an addition onto an existing building with new windows and doors)

#### **PUBLIC HEARING**

**13) Work Session/Public Hearing for Petition for Perry Silverstein, owner,** for property located at 19-25 Market Street wherein permission is requested to allow exterior renovations to existing structure (install new egress doors and construct new egress decks, stairs, and walkways at rear; install six (6) manually venting Velux skylights; and, install three (3) fixed skylights to replace existing roof hatches) 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.

#### **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 431-2006, ext. 235.**

#### **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 431-2006, Ext. 270, one week prior to the meeting.