

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

PLEASE NOTE: Due to the length of the Agenda, Old Business, Public Hearings and Work Sessions A through C will be heard at the February 4, 2004 meeting; however, Work Sessions D through G will be heard on the following Wednesday, February 11, 2004 at 7:00 p.m. in the City Council Chambers.

January 31, 2004 – 9:30 a.m. - Site Walk – 133 Islington Street

7:00 p.m.

AGENDA

FEBRUARY 4, 2004

I. OLD BUSINESS

A) Work Session/Public Hearing of petition for Antonios Tzortzakis, owner, and Robert Cannon, applicant, for property located at 413-415 Islington Street wherein permission is requested to allow new construction to an existing structure (a one-story 165 s.f. addition being 11' x 15' in size and windows to match existing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 33 and lies within the Mixed Residential Business and Historic A districts. This application was tabled at the reconvened meeting of January 14, 2004 to the February 4, 2004 meeting .

B) Work Session/Public Hearing of petition for Brina Lampert, owner, for property located at 202 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (approval for installation front door as well as side door on building that have been installed and that the issue of the installed internally illuminated sign be removed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as lot 021 and lies within the Central Business B and Historic A districts. Since there was no one present to speak to the application, the Commission tabled the petition at the reconvened meeting of January 14, 2004 to the February 4, 2004 meeting.

C) An Amendment to an application that was previously approved on November 5, 2003 for property owned by Ocean National Bank requested by JSA Architects, Inc. to allow exterior renovations to an existing structure (add two new windows on second floor that will match existing windows on Fleet Street façade and revise glass type (glazing to have spandrel glass) on State Street vestibule) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 1, 6 and 7 lies within the Central Business B and Historic A districts.

II. PUBLIC HEARINGS

1) Petition for Joan Sanborn, owner, for property located at 191 South Street wherein permission is requested to allow exterior renovations to an existing structure (seeking approval for a squirrel proof chimney cap that was installed in March of 2002) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 039 and lies within the General Residence B and Historic A districts.

2) Petition for Worth Development Corporation, owner, for property located at 147-151 Congress Street wherein permission is requested to allow exterior renovations to an existing structure (seeking approval for an acrylic canvas awning being 16' wide with a 4' drop and a 5' projection that was erected in December 2003 on the Maplewood Avenue façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 004 and lies within the Central Business B and Historic A districts.

3) Petition for Olde Port Development, owner, and Stephen Kelm applicant, for property located at 126 State Street wherein permission is requested to allow renovations and addition to an existing structure and to allow new construction of approximately 25' x 20' 3-story addition attached to an existing structure at rear of building for conversion into residential and commercial uses (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.

4) Work Session/Public Hearing for the 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 exterior renovations to an existing structure (add one additional Velux, Model #308 30-5/8" wide x 55" long skylight to front left façade of building that will match the skylights approved at the August 6, 2003 meeting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 060-5 and lies within the General Residence B and Historic A districts.

III. APPROVAL OF MINUTES

Meeting of January 7, 2004; and,
Reconvened Meeting of January 14, 2004

IV. WORK SESSIONS

A) Work Session requested by DeStefano Architects for property owned by Parade Mall and located at 195 Hanover Street (corner of High Street and Hanover Street). Said property is shown on Assessor Plan 125 as Lot 001 and lies within the Central Business B and Historic A districts. (Construct a 116,000 s.f. mixed use building for hotel, residential and retail uses.)

B) Work Session requested by Scott Osgood for property owned by Captain Andrew Hussey, LLC located at 133 Islington Street. Said property is shown on Assessor Plan 138 as Lot 015 and lies within the Central Business B and Historic A districts. (Replace front door; window replacement; and enlarge a window.)

C) Work Session requested by Anne Whitney, Architect for property owned by Kathleen Beauchamp located at 21 Blossom Street. Said property is shown on Assessor Plan 110 as Lot 003 and lies within the General Residence B and Historic A districts. (Remove existing one-story garage and replace with a one-1/2 story garage; build a one-story addition between existing residence and new garage that will include an entry porch.)

D) Work Session requested by DeStefano Architects for property owned by 449 Court Street, LLC and located at 58 State Street. Said property is shown on Assessor Plan 105 as Lots 006 and 012 and lies within the Central Business B and Historic A districts. (Demolition of existing one-story area at the rear of building; construct a three-story building attached to existing building creating a new three-story building on Court Street.)

E) Work Session requested by Carol and Barry Shore, owners, and Robert Rodier, architect, for property located at 91 South Street. Said property is shown on Assessor Plan 102 as Lot 046 and lies within the General Residence B and Historic A districts. (Construct a 14' x 18' 1-1/2 story addition onto an existing exterior deck footprint; add a 5' x 10' one story addition at rear; and revise roof configuration of existing garage.)

F) Work Session requested by Mary and Erik Maurer, owners, for property located at 65 Rogers Street. Said property is shown on Assessor Plan 115 as Lot 002 and lies within the Mixed Residential Office and Historic A districts. (Change house from a duplex to a single family; demolish a neglected barn and replace with a barn on same footprint; attach barn to house and move southerly 4' away from property line); add a half story walk-up; raise existing roof to 5'6" to accommodate for headroom; and renovate existing three-season porch.)

G) Work Session requested by John and Sandra Dika, owners, for property located at 333 Marcy Street. Said property is shown on Assessor Plan 102 as Lot 013 and lies within the Central Business B and Historic A districts. (replace 13 windows with Marvin simulated divided light windows; replace pine clapboard siding on West and South facades with a harder wood clapboard; replace asphalt shingle roof with cedar shakes; and, add a fireplace chimney.)

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.