

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

SITE WALK: Saturday, April 3, 2004 @ 9:30 a.m. at 195 Hanover Street

PLEASE NOTE: Because of the length of Agenda, the Agenda has been split as follows: Old Business A) and B), Public Hearings #1 through #11 and Work Session A) will be heard at the April 7, 2004 meeting and **Work Sessions B) through G) will be heard the following Wednesday, April 14, 2004 at 7:00 p.m. in the City Council Chambers.**

7:00 p.m.

AGENDA

April 7, 2004

I. OLD BUSINESS

A) Amendment to previous approval given on November 5, 2003 for the application of Ocean National Bank, owner, and JSA Architects, applicant, located at 325 State Street for approval of the brick and mortar sample at the site as requested by the Historic District Commission as well as approval of the site for the electric transformer. Said property is located on Assessor Plan 116 as Lots 001, 006 and 007 and lies within the Central Business B and Historic A districts.

B) Amendment to previous approval given on March 5, 2003 for the application of Tyroch Realty, owner, and DeStefano Architects, applicant, on property located on 480 State Street for approval of the brick and mortar sample at the site as requested by the Historic District Commission. Said property is located on Assessor Plan 127 as Lot 014 and lies within the Mixed Residential Office and Historic A districts.

II. PUBLIC HEARINGS

1) Petition for Scott Osgood, owner, for property located at 133 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (placement of new Anderson windows . Said property is shown on Assessor Plan 138 as Lot 015 and lies within the Central Business B and Historic A districts.

2) Petition for Allen Kaufman, owner, and Anne Whitney, Architect, for property located at 50 South School Street. Unit #4 to allow an amendment to an application previously approved on August 6, 2003 to allow exterior renovations to an existing structure (replace three existing skylights with smaller Velux units and add two casement windows to dormer addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 060 and lies within the General Residence B and Historic A districts.

3) Petition for Christos Papoutsy, owner, for property located at 33 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (install a fire escape to be used as a second means of egress to meet insurance company requirements) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 048 and lies within the Central Business A and Historic A districts.

4) Petition for Portsmouth Housing Authority, owner, and, Rick Goduti, Architect for property located at 5 Junkins Avenue (1895 Building/Old Cottage Hospital) wherein permission is requested to allow an amendment to original approval given on October 2, 2002 for screening of an HVAC unit and electrical equipment on the northwest façade at the corner of the building; and add infill door panels that were withdrawn from a previous application as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 001 and lies within the and Historic A districts.

5) Petition for National Block Building, LLC, owner, and Mark A. McNabb, Applicant, for property located at 48 Congress Street (corner of Congress and Fleet Streets) wherein permission is requested to allow exterior renovations to an existing structure (remove existing mechanical building located on the side of structure; and remove the two existing entryways on the Congress Street façade and replace with new wood-frame storefronts, glazing to match existing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 040 and lies within the Central Business B and Historic A districts.

6) Petition for Tony and Tania Marino, owners, for property located at 678 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (replace front porch and side porch railings; replace porch columns, balusters and brackets; and, replace front door on farmers porch with a wood door with side lights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 030 and lies within the General Residence A and Historic A districts.

7) Petition for Paul and Gordon Sorli, owners, and DeStefano Architects, applicant, for property located at 64 Market Street wherein permission is requested to allow exterior renovations to an existing structure (add two bay windows on the front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 035 and lies within the Central Business B and Historic A districts.

8) Petition for 449 Court Street, LLC, and, DeStefano Architects, applicant, for property located at 58 State Street wherein permission is requested to demolish the existing one-story back addition; construct a 582 s.f. three-story addition to the rear of building with retail on the first floor and residential on the second and third floors. Said property is shown on Assessor Plan 105 as Lots 012 and lies within the Central Business B and Historic A districts.

9) Petition for 449 Court Street, LLC, and DeStefano Architects, applicant, for property located at 449 Court Street wherein permission is requested to demolish the one-story garage and construct a 1,197 s.f. three-story residential building with parking on the first floor and residential units on the second and third floors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 006 and lies within the Central Business B and Historic A districts.

10) Petition for Sugar Shack Rental Proper, owner, and Lee Whitney, applicant, for property located at 10 Commercial Alley wherein permission is requested to allow exterior renovations to an existing building (remove rusted air conditioner unit on side wall and replace with window that existed previously to improve the exterior façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 010 and lies within the Central Business B and Historic A districts.

11) Petition for Esther Kennedy, owner, for property located at 41 Pickering Avenue wherein permission is requested to allow exterior renovations to an existing barn (replace existing siding with wood shake siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 025 and lies within the Waterfront Business and Historic A districts.

III. WORK SESSION

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 an 116,000 s.f. mixed use building for hotel, residential and retail uses.)

Please note: The Agenda has been split and the following applications will be heard at the reconvened meeting on April 14, 2004 meeting at 7:00 p.m. in the City Council Chambers.

IV. OLD BUSINESS

1) Amendment to previous approval given on November 5, 2003 for the application of Christiana D'Adamo, owner and Chester P. Keefe, II, Architect, for property located at 54 Bridge Street to allow the approved Marvin windows to be upgraded with sill detail as discussed at that meeting as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 053 and 054 and lies within the Central Business B and Historic A districts.

V. WORK SESSIONS

B) Work Session requested by Anne Whitney, Architect for property owned by GRN Realty Trust located at 11 and 15 Pickering Avenue. Said property is shown on Assessor Plan 102 as Lot 024 and lies within the Waterfront Business and Historic A districts. (demolish buildings #11 and #15, which have a total of three dwelling units and replace with a new two unit residential building.)

C) Work Session requested by Robert Maranhas for property owned by Eric Spear located at 49 Mt. Vernon Street. Said property is shown on Assessor Plan 111 as Lot 031 and lies within the General Residence B and Historic A districts. (remove garage and replace with a one-story living room/kitchen area onto existing structure; and, replace existing roof on structure to match garage.)

D) Work Session requested by Paul Gosselin, Architect, for property owned by 10 State Street, LLC located at 10 State Street. Said property is shown on Assessor Plan 105 as Lot 004 and lies within the Central Business A and Historic A districts. (remove existing building and outbuildings and erect new two-story and three-story residential building with brick and granite exterior.)

E) Work Session requested by David Witham for property owned by Chris Grant located at 41 South Mill Street. Said property is shown on Assessor Plan 102 as Lot 118 and lies within the General Residence B and Historic A districts. (add a second floor dormer to both front and rear façades of a 1-1/2 story cape).

F) 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 019 and lies within the Central Business B and Historic A districts. (demolish building and erect a mixed use building for retail, office and condominiums)

VI. APPROVAL OF MINUTES

Meetings of February 4, 2004; and, the reconvened meeting of February 11, 2004;
Meetings of March 3, 2004; and, the reconvened meeting of March 10, 2004

VII. ADJOURNMENT