

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**October 2, 2013
to be reconvened on October 9, 2013**

Due to the length of the agenda, New Business, Public Hearings #1 through #13 and Other Business will be heard on Wednesday, October 2, 2013. Work Sessions A through H will be heard on Wednesday, October 9, 2013.

REVISED AGENDA

I. NEW BUSINESS

- A. Approval of draft excerpt of minutes – August 7, 2013
- B. Request for re-hearing of HDC Certificate of Approval granted to 173-175 Market Street on August 7, 2013.
- C. Request for re-hearing of HDC Certificate of Approval granted to 111 Maplewood Avenue on August 7, 2013.

II. PUBLIC HEARINGS (NEW BUSINESS)

*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.*

1. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow a second extension to an existing approval, first extension granted on October 12, 2011 by the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within Central Business A, Historic, and Downtown Overlay Districts.
2. 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 (lift main roof and add shed dormers, construct second story to rear addition, 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.
3. Petition of **B&M Wharf, LLC, owner**, for property located at **70&80 State Street and 5 Atkinson Street**, wherein permission is requested to allow amendments to a previously approved design (changes to exterior doors, changes to rooftop planter and screen) as per plans

on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 14, 14, and 16 and lies within Central Business B and Historic Districts.

4. Petition of **Stephen M. Carter and Kathleen M. Stone, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow demolition of an existing structure (remove existing fence) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 37 and lies within General Residence A and Historic Districts.

5. Petition of **Roland and Mary A. Routhier, owners**, and **Ryan Reed, applicant**, for property located at **50 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (remove porch windows, construct open porch with composite columns, decking, and rails) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 33 and lies within Single Residence B and Historic Districts.

6. Petition of **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow an amendment to a previously approved design (changes to windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

7. Petition of **Judith L. Hiller and John B. Wilkens, owners**, for property located at **18 Manning Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 67 and lies within General Residence B and Historic Districts.

8. Petition of **Community Investment Properties, LLC, owner**, for property located at **86 South School Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove three windows, replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 63 and lies within General Residence B and Historic Districts.

9. Petition of **Middle Street Baptist Church, owner**, for property located at **18 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows in cupola) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 2 and lies within Mixed Residential Office and Historic Districts.

10. Petition of **Pamela and Robert B. Boley, owners**, for property located at **88 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (remove and infill three windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 30 and lies within Single Residence B and Historic Districts.

11. Petition of **Middle Union Condominium Association, owner**, and **Paula A. Chalfin, applicant**, for property located at **496 Middle Street**, wherein permission is requested to allow new construction to an existing structure (construct a two story addition and a one story addition on rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 21-1 and lies within Mixed Residential Office and Historic Districts.
12. Petition of **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow exterior renovations to an existing design (restore upper floor windows on Fleet Street and Vaughan Mall facades, re-approval of roof plan that has since lapsed, install door and light fixture on Fleet Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 and lies within Central Business B, Historic, and Downtown Overlay Districts.
13. Petition of **C. Daniel Freund and Tiffany Z. Pike, owners**, for property located at **37 Prospect Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace asphalt roof on barn with metal roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 6 and lies within the General Residence A and Historic Districts.

III. OTHER BUSINESS

- A. Continued discussion regarding prioritization of HDC tools request to City Council

THE FOLLOWING WILL BE HEARD ON WEDS., OCTOBER 9, 2013 AT 6:30 P.M.

IV. WORK SESSIONS (OLD BUSINESS)

- A. Petition of **Peter Cass and Mara Witzling, owners**, for property located at **33 Hunking Street**, wherein permission is requested to allow demolition of an existing structure (remove existing porch) and allow new construction to an existing structure (construct new porch and new rear addition). Said property is shown on Assessor Plan 103 as Lot 38 and lies within General Residence B and Historic Districts. *(This item was postponed at the September 11, 2013 meeting to the October 9, 2013 meeting.)*
- B. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts. *(This item was postponed at the September 11, 2013 meeting to the October 9, 2013 meeting.)*
- C. Work Session requested by **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (add second story to gymnasium section, construct multi-story building at rear of lot). Said property is shown on Assessor Plan 105 as Lot 19 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the September 11, 2013 meeting.)*

D. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new, mixed use, four story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the September 11, 2013 meeting to the October 9, 2013 meeting.)*

V. WORK SESSIONS (NEW BUSINESS)

E. Work Session requested by **Donna P. Pantelakos Revocable Trust, owner, G.T. and D.P. Pantelakos, trustees**, for property located at **138 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (demolish rear addition, reconstruct two story addition, remove two chimneys) and allow exterior renovations to an existing structure (reconfigure misc. windows, replace windows, install new siding, trim, shutters, lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 6 and lies within Central Business A and Historic Districts.

F. Work Session requested by **Harbor Place Group, LLC, owner, and Optima Bank, applicant**, for property located at 2 Harbor Place, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, replace window trim with composite material) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within Central Business A, Historic, and Downtown Overlay Districts.

G. Work Session requested by **Kenneth C. Sullivan, owner**, for property located at **40 Howard Street**, wherein permission is requested to allow new construction to an existing structure (construct second story on existing one story rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 61 and lies within General Residence B and Historic Districts.

H. Work Session requested by **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission to allow amendments to previously approved designs (changes to rear stairs, railing, entryway, foundation) and allow exterior renovations to an existing structure (installation of HVAC equipment and removal of fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within General Residence B and Historic Districts.

VI. 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.