

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**November 6, 2013
to be reconvened on November 13, 2013**

Due to the length of the agenda, Approval of Minutes, Old Business, New Business, and Public Hearings #1 through #9 will be heard on Wednesday, November 6, 2013. Approval of Minutes (continued), Public Hearings #10 and #11 and Work Sessions A through E will be heard on Wednesday, November 13, 2013.

REVISED AGENDA

I. APPROVAL OF MINUTES

Approval of minutes - December 5, 2012
Approval of minutes - February 6, 2013

II. OLD BUSINESS (MISC.)

- A. Request for re-hearing of HDC Certificate of Approval granted to 173-175 Market Street on August 7, 2013. *(This item was continued at the October 2, 2013 meeting to the November 6, 2013 meeting.)*
- B. Request for re-hearing of HDC Certificate of Approval granted to 111 Maplewood Avenue on August 7, 2013. *(This item was continued at the October 2, 2013 meeting to the November 6, 2013 meeting.)*
- C. Request for re-hearing of HDC Notice of Disapproval granted to 18 Manning Street on October 2, 2013.
- D. Update on HDC expansion request
- E. Update on zoning amendments

III. NEW BUSINESS

- 1. Form Based Code update
- 2. Request for one year extension of the Certificate of Approval for 28 South Street granted on December 5, 2012.

3. Request for one year extension of the Certificate of Approval for 99 Marcy Street granted on November 14, 2012.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) 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. *(This item was postponed at the October 2, 2013 meeting to the November 6, 2013 meeting.)*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Theodore M. Stiles and Joan Boyd, owners,** for property located at **28 South Street,** wherein permission is requested to allow amendments to a previously approved design (remove two windows required by building code, change from clapboard to composite material) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 43 and lies within General Residence B and Historic Districts.

2. Petition of **Salvatore C. Sciretto III and Meegan A. Sciretto, owners,** for property located at **419 Marcy Street,** wherein permission is requested to allow new construction to an existing structure (install skylight on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 35 and lies within the General Residence B and Historic Districts.

3. Petition of **Edward N. and Margaret Weissman, owners,** and **James and Roxanne O'Donoghue, applicants,** for property located at **110 Chapel Street,** wherein permission is requested to allow exterior renovations to an existing structure (reconfigure and replace two basement windows, replace right rear door, remove left rear door and replace with window, rebuild rear deck, railing, steps, and HVAC screening) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 3 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

4. Petition of **Nina Shore, owner,** for property located at **18 Mt. Vernon Street,** wherein permission is requested to allow demolition of an existing structure (remove existing fencing) 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 111 as Lot 27 and lies within General Residence B and Historic Districts.

5. Petition of **Hobbs Building LLC, owner,** for property located at **161-165 Court Street,** wherein permission is requested to allow exterior renovations to an existing structure (replace windows, repair awning, add two HVAC units to roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 27 and lies within Mixed Residential Office and Historic District.

6. Petition of **Dennett Investment Group, LLC, owner**, for property located at **44 & 46 Dennett Street**, wherein permission is requested to allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 12 and lies within General Residence A and Historic Districts.
7. Petition of **Robert A. and Eileen C. Mackin Revocable Trust, owners**, for property located at **56 Dennett Street**, wherein permission is requested to allow demolition of an existing structure (removed existing fencing) 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 140 as Lot 13 and lies within General Residence A and Historic Districts.
8. (*Work Session/Public Hearing*) Petition of **Donna P. Pantelakos Revocable Trust, owners, G.T. and D.P. Pantelakos, trustees and Chris Crump, applicant**, for property located at **138 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (infill area in rear, construct second floor roof deck, reface existing chimneys) and allow exterior renovations to an existing structure (reconfigure misc. windows, replace windows, replace siding, trim, and shutters with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 6 and lies within the Central Business A and Historic Districts.
9. Petition of **National Society of Colonial Dames, owner**, for property located at **Market Street**, wherein permission is requested to allow a new free standing structure (construct dumpster enclosure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 5 and lies within the Central Business A, Waterfront Industrial, Historic, and Downtown Overlay Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., NOVEMBER 13, 2013 AT 6:30 P.M.

VI. APPROVAL OF MINUTES (CONTINUED)

Approval of minutes - February 13, 2013

Approval of minutes - August 7, 2013 (complete version)

VII. PUBLIC HEARINGS (CONTINUED)

10. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission is requested to allow new construction to an existing structure (construct boxed bay on front elevation, remove existing rear stairs and construct new two story deck structure) and allow exterior renovations to an existing structure (changes to three season rooms on west elevation, replace windows, replace siding and trim with composite materials, add gutters and downspouts, replace roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 5 and lies within the Single Residence B and Historic Districts.
11. (*Work Session/Public Hearing*) Petition of **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission is requested to allow demolition of an existing structure (demolish gymnasium building) and allow new construction to an existing structure

(construct mixed use, multi-story building) and allow exterior renovations to an existing structure (restore existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 19 and lies within Central Business B, Historic, and Downtown Overlay Districts.

VIII. WORK SESSIONS

A. Work Session requested by **Judith L. Hiller and John B. Wilkens, owners**, for property located at **18 Manning Street**, wherein permission is requested to allow new construction to an existing structure (add dormer on north elevation, relocate side entrance to rear elevation, replace double windows on 3rd floor with French doors and balcony) 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.

B. Work Session requested by **Bradley Boisvert and Karen Bannon Boisvert, owners**, for property located at **124 State Street**, wherein permission is requested to allow new construction to an existing structure (add elevator at rear of building, construct stair access, construct walkout decks and add doors at 2nd and 4th levels, construct dormer, add skylights, and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 55 and lies within Central Business B and Historic Districts.

C. 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 continued at the October 9, 2013 meeting to the November 13, 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 continued at the October 9, 2013 meeting to the November 13, 2013 meeting.)*

E. 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. *(This item was continued at the October 9, 2013 meeting to the November 13, 2013 meeting.)*

VIII. 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.