

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**December 4, 2013
to be reconvened on December 11, 2013**

Due to the length of the agenda, Approval of Minutes, Old Business, Public Hearings #1 through #8 and Work Session A will be heard on Wednesday, December 4, 2013. Public Hearing #9 and Work Sessions B through H will be heard on Wednesday, December 11, 2013.

REVISED AGENDA

I. APPROVAL OF MINUTES

Approval of minutes – March 6, 2013
Approval of minutes – March 13, 2013
Approval of minutes – April 3, 2013

II. OLD BUSINESS

1. *(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. *(This item was postponed at the November 6, 2013 meeting to the December 4, 2013 meeting.)*
2. 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. *(This item was postponed at the November 13, 2013 meeting to the December 4, 2013 meeting.)*
3. *(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. *(This item received partial approval at the November 13, 2013 meeting.)*

III. PUBLIC HEARINGS

1. (Rehearing) 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.
2. Petition of **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 (construct dormer, relocate side entrance door to rear elevation, construct landing and stairs, replace third floor window with French doors, construct 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.
3. Petition of **M. Judy Nerbonne Revocable Trust, M. Judy and G. Patrick Nerbonne, owners and trustees**, for property located at **189 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace garage doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 6 and lies within General Residence B and Historic Districts.
4. Petition of **Brian M. Regan and Susan M. Regan, owners**, for property located at **28-30 Dearborn Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing concrete wall) and allow new construction of an existing structure (construct new wood wall) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 1 and lies within General Residence A and Historic District.
5. Petition of **Nina Shore, owner**, for property located at **18 Mt. Vernon Street**, wherein permission is requested to allow a new free standing structure (remove existing fencing, 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.
6. Petition of **36 Market Street Condominium Association, owner, and Rob Sevigny, applicant**, for property located at **36 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing chain link fence, replace with composite fence) and allow new construction to an existing structure (install two mechanical ventilation units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29-1 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

7. Petition of **Craig W. Welch and Stefany A. Shaheen, owners**, for property located at **77 South Street**, wherein permission is requested to allow an amendment to a previously approved design (replace second/third floor addition with a second floor balcony) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 48 and lies within General Residence B and Historic Districts.

8. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow a previously approved design (changes to the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

IV. WORK SESSIONS

A. Petition of **Evon Cooper, owner**, and **Joseph A. Reynolds, applicant**, for property located **287 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (construct rear one story addition, previously approved in 2007) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 36 and lies within Mixed Residential Office and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., DECEMBER 11, 2013 AT 6:30 P.M.

V. PUBLIC HEARINGS (CONTINUED)

9. Petition of **Elisabeth H. Blaisdell, owner**, for property located at **77 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish barn) and allow a new free standing structure (construct new barn) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 50 and lies within General Residence B and Historic Districts.

VI. WORK SESSIONS (CONTINUED)

B. Petition of **Robert N. Stewart and Davia W. Scherer, owners**, for property located at **69 Wentworth Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace four windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 12 and lies within General Residence B and Historic Districts.

C. Work Session requested by **Cathy G. Barnhorst, owner**, for property located at **24 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 24 and lies within Central Business B, Historic, and Downtown Overlay Districts.

D. Petition of **Kenneth Charles 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 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.

E. 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 November 13, 2013 meeting to the December 11, 2013 meeting.)*

F. 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 postponed at the November 13, 2013 meeting to the December 11, 2013 meeting.)*

G. 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 access, construct walkout decks and add doors at 2nd and 4th levels, to install 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. *(This item was continued at the November 13, 2013 meeting to the December 11, 2013 meeting.)*

H. 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 121 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 13, 2013 meeting to the December 11, 2013 meeting.)*

VII. 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.