

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

September 1, 2010

MEMBERS PRESENT: Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; John Wyckoff, Tracy Kozak, Elena Maltese; City Council Representative Anthony Coviello; Alternate Joe Almeida

MEMBERS EXCUSED: George Melchior, Alternate

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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I. OLD BUSINESS

A. Approval of minutes – July 7, 2010

It was moved, seconded, and passed unanimously to approve the minutes as presented.

B. Petition of **Market Street Condominium Association, owner, and Chris Lemerise, applicant**, for property located at **36 Market Street**, wherein permission was requested to allow new construction to an existing structure (install door, window, and wrought iron deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29 and lies within the Central Business B, Historic A, and Downtown Overlay Districts. *(This item was postponed at the August 11, 2010 meeting to the September 1, 2010 meeting.)*

After due deliberation, the Commission voted that the request be approved as amended with the following modifications:

- 1) That the wrought iron deck, rear door, and awning window are removed from the application.**
- 2) That approval is given to replace existing windows on the Ladd Street elevation provided they match the previous windows approved for the same building. (Andersen Woodright 400 Series true divided lights)**

II. PUBLIC HEARINGS

1. Petition of **Perry and Kristin M. Silverstein Revocable Trust 2001, owners and trustees, and John Akar, applicant**, for property located at **10 Commercial Alley**, wherein permission was requested to allow exterior renovations to an existing structure (install vertical planter system, install exterior lighting) as per plans on file in the Planning Department. Said

property is shown on Assessor Plan 106 as Lot 10 and lies within Central Business B, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted that the request be approved as presented.

2. Petition of **Thirty-Eight South Street Condominium Association, owner**, and **Kathi and Christopher Hubbard, applicants**, for property located at **38 South Street**, wherein permission was requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 44 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted that the request be approved as presented.

3. Petition of **Nancy J. Ratliff Revocable Trust 2000, Nancy J. Ratliff, owner and trustee**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct additions) and 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 101 as Lot 23 and lies within Single Residence B and Historic Districts.

After due deliberation, the Commission voted to approve the application as amended with the addition of the revised plan dated 9/01/10.

4. Petition of **Gregory D. and Jennifer J. Martin, owners**, for property located at **369 Pleasant 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 65 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted that the request be approved as presented.

5. Petition of **Jason N. and Barbara L. Theodore, owners**, for property located at **46 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace gutter and downspout) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 11 and lies within the Central Business B and Historic Districts.

After due deliberation, the Commission voted that the request be approved as presented.

6. Petition of **Peirce Block Condominium Association, owner**, and **Orion Seafood International, Inc., applicant**, for property located at **20 Ladd Street, 3rd floor**, wherein permission is requested to allow new construction to an existing structure (install exhaust and supply ducts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17-K and lies within the Central Business B, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to deny the application for the following reasons:

- 1) **The Commission felt the highly visible area was inappropriate for the unit.**
- 2) **The Commission felt that an excess of mechanical and electrical equipment already existed on the site and within the surrounding area.**
- 3) **The Commission felt the proposed duct work would break the line of the roof.**
- 4) **The Commission felt the size of the unit and the height of the termination was excessive.**

7. Petition of **Craig W. Welch and Stefany A. Shaheen, owners**, for property located at **77 South Street**, wherein permission is requested to allow new construction to an existing structure (construct additions with associated misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 48 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted to postpone the application to a work session/public hearing at the September 8, 2010 meeting so that additional information can be submitted and reviewed.

8. Petition of **111 Market Street Condominium Association, owner**, and **Ryan Abood, applicant**, for property located at 111 Market Street, Units 4 & 5, wherein permission is requested to allow exterior renovations to an existing structure (reconfigure and replace rear windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 39 and lies within Central Business B, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted that the request be approved as presented.

9. Petition of **Greenway Management North, LLC, owner**, and **Yalcin Kaya, applicant**, for property located at **79 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (install exhaust duct for coffee roaster) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 9 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted that the request be approved as presented.

III. WORK SESSIONS

A. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structures) and allow a new free standing structure (construct mixed use multi-story building, previous approval expired). Said property is shown on Assessor Plan 126 as Lot 52 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

The Commission recommended a public hearing.

B. Work Session requested by **Thirty Maplewood Avenue, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct 4-5 story mixed use building). Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

The Commission recommended another work session.

IV. ADJOURNMENT

At 10:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary