

SITE WALK - 18 Court Street – Saturday, June 15, 2013 – 10:00 a.m.

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**June 5, 2013  
to be reconvened on June 12 & 19, 2013**

*Due to the length of the agenda, **Old Business, New Business and Public Hearing applications #1 through #7 will be heard on Wednesday, June 5, 2013. Public Hearing #8 through #14 and Work Session A will be heard on Wednesday, June 12, 2013. New Business and Work Sessions B through E will be heard on Wednesday, June 19, 2013. All meetings will begin at 6:30 p.m. and will be held in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, NH.***

**REVISED AGENDA**

**I. OLD BUSINESS**

A. Petition of **Joseph Rizzo, owner**, for property located at **240 Union Street, #2**, wherein permission is requested to allow exterior renovations to an existing structure (replace patio door, replace wood paneling with stone veneer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 21-2 and lies within Mixed Residential Office and Historic Districts. *(At the May 1, 2013 meeting, this item was continued to the June 5, 2013 meeting.)*

B. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street (Wright Avenue lot)**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct mixed use, multi-story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts. *(At the May 8, 2013 meeting, this item was continued to the June 5, 2013 meeting.)*

**II. NEW BUSINESS**

1. Discussion of amending the zoning ordinance to require electronic submission of plans.

**III. PUBLIC HEARINGS**

1. Petition of **Mill Gate Condominium Association, owner**, and **Kristin Goodwillie, applicant**, for property located at **17 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace clapboard at entryway with cedar shakes) as pre plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 53 and lies within General Residence B and Historic Districts.

2. Petition of **Sheri M. Keniston, owner**, for property located at **569 Middle Street**, wherein permission is requested to allow an amendment to a previously approved design (misc. changes to storage shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 15 and lies within Mixed Residential Office and Historic Districts.

3. Petition of **Michael R. and Denise Todd, owners**, for property located at **254 South Street**, wherein permission is requested to allow new construction to an existing structure (enclose portion of existing porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 4 and lies within the Single Residence B and Historic Districts.
4. Petition of **HH Wholesalers LLC, owner**, for property located at **601 Islington Street**, wherein permission is requested to allow an amendment to a previously approved design (changes to misc. windows, doors, and roof canopy) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 164 as Lot 7 and lies within the Business and Historic Districts.
5. Petition of **508 Islington Street Condominium Association, owner**, and **Robert Maynard, applicant**, for property located at **508 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace street front windows with double hung windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 156 as Lot 2 and lies within the Mixed Residential Business and Historic Districts.
6. Petition of **JEDA Revocable Trust, owner, Darle MacFadyen and Jeffrey Paolini, owners and trustees**, for property located at **272 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing porch) and allow new construction to an existing structure (construct three season porch, construct rear deck landing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 37 and lies within the Single Residence B and Historic Districts.
7. Petition of **Cooper Malt, LLC, owner**, and **Jessica Kaiser, applicant**, for property located at **33 Jewell Court**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of entry door and storefront windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 155 as Lot 5 and lies within the Business and Historic Districts.

<b>THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 12, 2013 AT 6:30 P.M.</b>
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#### IV. PUBLIC HEARINGS (CONTINUED)

8. Petition of **RKDOLLA, LLC, owner**, for property located at **198 Islington Street**, wherein permission is requested to allow an amendment to a previously approved design (changes to planter layout, remove dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 20 and lies within Central Business B and Historic Districts.
9. Petition of **Rockingham House Condominium Association, owner**, and **Sean Tracey, applicant**, for property located at **401 State Street, Unit 104**, wherein permission is requested to allow a new free standing structure (install AC compressor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 3HH and lies within the Central Business B, Historic, and Downtown Overlay Districts.
10. Petition of **Maplewood and Vaughan Holding Company, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct multi-story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 8 and lies within Central Business A, Historic, and Downtown Overlay Districts.

11. Petition of **Riveredge Condominium Association, owner, and Leathe and Associates, applicant**, for property located at **117 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing storefront, install awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 57A and lies within Central Business A, Historic, and Downtown Overlay Districts.

12. 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 (misc. changes to doors, windows, and parapet wall, add roof structure) 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.

13. Petition of **Victoria Condominium Association, owner, and Clyde C. Logue, applicant**, for property located at **210 South Street (also 10 New Castle Avenue)** wherein permission is 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 101 as Lot 35 and lies within Single Residence B and Historic Districts.

14. Petition of **High Hanover Condominium Association, owner, and Alex Vandermark, applicant**, for property located at **93 High Street (also 55 Hanover Street)** wherein permission is requested to allow exterior renovations to an existing structure (replace front window and door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 23 and lies within Central Business B, Historic, and Downtown Overlay Districts.

## V. WORK SESSIONS

A. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was continued at the May 8, 2013 meeting.)*

<b>THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 19, 2013 AT 6:30 P.M.</b>
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## VI. NEW BUSINESS

1. Discussion of request by Tom and Zelita Morgan to expand the Historic District south to Parrott Avenue and westerly to the intersection of Austin and Summer Streets.

## VII. WORK SESSIONS (CONTINUED)

B. Petition of **126 State Street Condominium Association, owner, and Brian Johnson and Robert Keefe, applicants**, for property located at **126 State Street, Units 5 and 8**, wherein permission is requested to allow new construction to an existing structure (construct decks off of Units 5 and 8). Said property is shown on Assessor Plan 107 as Lot 57 and lies within Central Business B and Historic Districts.

C. 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.

D. Petition of **Rye Atlantic Property, LLC, owner, and Michael Labrie, applicant**, for property located at **361 Islington Street**, wherein permission is requested for demolition of an existing structure (demolish structure) and allow a new free standing structure (construct new 5,500 sq. foot building). Said property is shown on Assessor Plan 144 as Lot 23 and lies within the Mixed Residential Business and Historic Districts. *(This item was continued.)*

E. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, 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 May 8, 2013 meeting.)*

F. 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 postponed at the May 8, 2013 meeting to the June 19, 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.**