

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 7, 2013
to be reconvened on August 14 & 21, 2013**

Due to the length of the agenda, Approval of Minutes, Old Business, and Public Hearing applications #1 through #11 will be heard on Wednesday, August 7, 2013. Work Sessions A through H will be heard on Wednesday, August 14, 2013. Work Sessions I through K will be heard on Wednesday, August 21, 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.

I. APPROVAL OF MINUTES

1. January 2, 2013
- January 23, 2013

II. OLD BUSINESS (PUBLIC HEARINGS)

A. **(Work Session/Public Hearing)** 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 storefront 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 with the Mixed Residential Business Historic Districts. *(This item was postponed at the July 17, 2013 meeting to a work session/public hearing at the August 7, 2013 meeting.)*

B. **(Work Session/Public Hearing)** 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. *(This item was continued at the July 10, 2013 meeting.)*

C. Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovations to existing building) and allow new construction to an existing structure (construct mixed use, multi-story addition to rear and sides of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 4 and lies within Central Business A and Historic Districts. *(This item was continued at the July 17, 2013 meeting.)*

III. NEW BUSINESS (PUBLIC HEARINGS)

1. Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow a Conditional Use Permit (for a four story building where three stories is the maximum allowed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the Central Business A and Historic Districts.
2. Petition of **City of Portsmouth, owner**, for property located at **1 Junkins Avenue**, wherein permission is requested to allow an amendment to a previously approved design (install exhaust hoods in place of approved louvers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal 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 an amendment to a previously approved design (remove existing canopy, change decorative canopy, add lighting, add safety rail and privacy screen on back roof and wall adjacent to HVAC, replace and relocate skylights on Atkinson elevation, remove rear skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lots 14, 15, & 16 and lies within the Central Business B and Historic Districts.
4. Petition of **RNA, Inc., owner**, for property located at **1 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace small section of roof with copper or slate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 14 and lies within Central Business B, Historic, and Downtown Overlay Districts.
5. Petition of **Temple of Israel, owner**, for property located at **170 & 200 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (install metal grid work on State Street doors, add opaque film to misc. windows, install fence and gate between two structures, install granite posts and chain) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 66 and lies within Central Business B, Historic, and Downtown Overlay Districts.
6. Petition of **98 Court Street, LLC, owner**, for property located at **98 Court Street**, wherein permission is requested to allow new free standing structures (install six condensing units under rear porch) and allow exterior renovations to an existing structure (remove third floor window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 47 and lies within the Mixed Residential Office and Historic Districts.
7. Petition of **Sundance Holding, LLC, owner**, for property located at **77 Daniel Street**, wherein permission is requested to allow demolition of an existing structure (remove existing fire escape) and allow new construction to an existing structure (install new fire escape) as per

plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies within Central Business B, Historic, and Downtown Overlay Districts.

8. Petition of **242-250 State Street Condominium Association, owner**, for property located at **242-250 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace trim with composite material) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 70 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

9. Petition of **Portsmouth Historical Society, owner**, and **Jonathan Sandberg, applicant**, for property located at **43 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (misc. repairs to the carriage house) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

10. Petition of **Galaro Properties, LLC, owner**, and **Alex McDonald, applicant**, for property located at 175 High Street, wherein permission is requested to allow new construction to an existing structure (relocate existing hood fan to side of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 16 and lies within Central Business B, Historic, and Downtown Overlay District.

11. **Petition of Peter J. and Nancy H. Loughlin, owners**, for property located at **58 Washington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace two windows on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 9 and lies in the Mixed Residential Office and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., AUGUST 14, 2013 AT 6:30 P.M.

IV. WORK SESSIONS

A. 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. *(This item was postponed at the July 17, 2013 meeting to the August 14, 2013 meeting.)*

B. Petition of **Peter Cass and Mara Witzling, owners**, for property located at **33 Hunking Street**, wherein permission is requested to allow demolition of existing structure (remove existing porch) and allow new construction to 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.

C. Petition of **Bo Patrik and Eva Frisk, owners**, for property located at **44 Pickering Street**, wherein permission is requested to allow demolition of an existing structure (demolish

existing garage and one story addition, and deck) and allow new construction to an existing structure (construct one and two story additions, porch addition, and detached garage) 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 102 as Lot 19 and lies within General Residence B and Historic Districts. *(This item was continued at the July 17, 2013 meeting.)*

D. Work Session requested by **Douglas F. Fabbriatore, owner**, for property located at **536 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct second floor addition, lift main roof and add shed dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 56 and lies within General Residence B and Historic Districts.

E. Work Session requested by **Jo Ann Lamoreaux and Thomas Lowcock, owners**, for property located at **77 Wentworth Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovate porch on west side of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 11 and lies within General Residence B and Historic Districts.

F. Work Session requested by **63 Humphreys Court Realty Trust, owner**, and **Lynn Fedorowich, applicant**, for property located at **63 Humphreys Court**, wherein permission is requested to allow demolition of an existing structure (demolish mud room, attached garage, and deck landing) and allow new construction to an existing structure (construct two story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 38 and lies within the General Residence B and Historic Districts.

G. Work Session requested by **Ryan P. and Crystal L. Cronin, owners**, for property located at **180 Gates Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 18 and lies within General Residence B and Historic District.

H. Work Session requested by **Middle Street Baptist Church, owner**, for property located at **18 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove vinyl siding, replace with wood siding, replace/restore windows and misc. trim) 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.

THE FOLLOWING WILL BE HEARD ON WEDS., AUGUST 21, 2013 AT 6:30 P.M.

I. 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 July 17, 2013 meeting.)*

J. 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 July 17, 2013 meeting.)*

K. 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.

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.