

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 2, 2014
to be reconvened on April 9 & 16, 2014**

AGENDA

I. APPROVAL OF MINUTES

1. October 2, 2013
2. October 9, 2013

II. ADMINISTRATIVE APPROVALS

- A. 55 Congress Street - antennas
- B. 1 Harbour Place - antennas
- C. 36 Market Street – mechanical equipment

III. PUBLIC HEARINGS (OLD BUSINESS)

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 a new free standing 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. *(This item was postponed at the March 5, 2014 meeting to the April 2, 2014 meeting.)*

5. (Work Session/Public Hearing) Petition of **Portwalk HI, LLC, owner**, for property located at **195 Hanover Street**, wherein permission is requested to allow amendments to a previously approved design (changes to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the March 5, 2014 meeting to the April 2, 2014 meeting.)*

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **AHI Holdings, LLC, owner**, for property located at **40 Court Street**, wherein permission is requested to allow new free standing structures (install 9 condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 1 and lies within the Mixed Residential Office, Historic, and Downtown Overlay Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

2. Petition of **Cyrus Lawrence Gardner Beer and Erica Caron Beer, owners**, for property located at **64 Mt. Vernon Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) and allow new construction to an existing structure (construct awning over side door, add copper gutter and downspout) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 30 and lies within General Residence B and Historic Districts.
3. Petition of **Community Investment Properties, LLC, owner**, for property located at **86 South School Street**, wherein permission is requested to allow an amendment to a previously approved design (remove second floor window, reconfigure existing second floor window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 63 and lies within General Residence B and Historic Districts.
4. Petition of **Briggs Realty Association of Delaware, LLC, owner**, for property located at **363 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (remove siding, replace windows, reconfigure misc. windows) and allow demolition and reconstruction of an existing structure (remove and replace chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 3 and lies within the Single Residence B and Historic Districts.
5. Petition of **Clayton M. Emery and Susan L. Therriault, owners**, for property located at **114 Mechanic Street**, wherein permission is requested to allow new construction to an existing structure (install rear window, construct awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 24 and lies within General Residence B and Historic Districts.
6. Petition of **Strawbery Banke, Inc. owner**, for property located at **65 Washington Street (Thales Yeaton House)**, wherein permission is requested to allow exterior renovations to an existing structure (renovate Thales Yeaton House) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within Mixed Residential Office and Historic Districts.
7. Petition of **6-16 Congress Street Condominium Association, owner**, and **Janette Desmond, applicant**, for property located at **20 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install spot lighting on signage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 37 and lies within Central Business B, Historic, and Downtown Overlay Districts.
8. (Work Session/Public Hearing) Petition of **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 (construct 4th floor rear dormer and walk out deck, replace misc. windows with doors, install spiral staircase and railings, add skylights to roof ridge, replace second floor windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 56 and lies within Central Business B and Historic Districts.

9. Petition of **7 Islington, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (remove existing two story wood-framed building, construct 3-4 story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., APRIL 9, 2014 AT 6:30 P.M.

VI. APPROVAL OF MINUTES (CONTINUED)

4. November 6, 2013
5. November 13, 2013

VII. NEW BUSINESS

- A. Request for re-hearing of 40 Bridge Street application – filed by 7 Islington Street, LLC, owner

VIII. WORK SESSIONS

A. Work Session requested by **City of Portsmouth, owner, and Portsmouth Housing Authority, applicant**, for property located at 5 Junkins Avenue, 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 110 as Lot 1 and lies within the Municipal and Historic Districts.

B. Work Session requested by **Hunking Holdings, LLC, owner**, for property located at **311 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct one story addition, add dormers, construct new front porch, install rear skylight, install HVAC unit) and allow demolition of an existing structure (remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 2 and lies within General Residence B and Historic Districts.

C. Work Session requested by **Strawbery Banke, Inc. owner**, for property located at **off Washington Street**, wherein permission is requested to allow a new free standing structure (construct skating rink and associated outbuildings) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies with the Mixed Residential Office and Historic Districts.

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

E. Work Session requested by **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 structure) and to allow new construction to an existing structure (additions to the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., APRIL 16, 2014 AT 6:30 P.M.

IX. APPROVAL OF MINUTES (CONTINUED)

- 5. December 4, 2013
- 6. December 11, 2013

X. WORK SESSIONS (CONTINUED)

F. 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 existing structures (demolish existing buildings, construct two multi-family structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts.

G. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct mixed use building to contain hotel, conference center, condominiums, supermarket, and parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

XI. 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.