

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**May 7, 2014
to be reconvened on May 14 & 21, 2014**

Due to the length of the agenda, Approval Of Minutes, Departmental Updates, Public Hearings #1 through #22 will be heard on Wednesday, May 7, 2014 in the Eileen Dondero Foley Council Chambers at 6:30 p.m. Public Hearing #23 and Work Sessions A through E will be heard on Wednesday, May 14, 2014 in the School Department Conference Room at 6:30 p.m. Work Sessions F through I will be heard on Wednesday, May 21, 2014 in the Eileen Dondero Foley Council Chambers at 7:00 p.m.

REVISED AGENDA

I. APPROVAL OF MINUTES

1. January 8, 2014
2. February 12, 2014

II. DEPARTMENTAL UPDATES

- A. Design Review Toolkit
- B. Character-Based Zoning

III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **CFS Condominium Association, owner**, for property located at **110-130 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace cornice at top of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 9 and lies within the Central Business B, Historic, and Downtown Overlay Districts.
2. Petition of **Russell T. Hammer and William J. MacMillan Revocable Trust, owners**, and **3 West Restaurant Group, Inc., applicant**, for property located at **49 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (install heat make up air unit on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 37 and lies within Central Business B, Historic, and Downtown Overlay Districts.
3. Petition of **Philip W. Hodgdon Revocable Trust, Philip W. Hodgdon, trustee and owner**, for property located at **65 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (install lintels above window openings on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 52 and lies with the Central Business A, Historic, and Downtown Overlay Districts.

4. Petition of **DiLorenzo Real Estate, LLC, owner**, for property located at **37 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (install vent for furnace) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 49 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

5. Petition of **36 Market Street Condominium Association, owner**, for property located at **36 Market Street**, wherein permission is requested to allow an amendment to a previously approved design (install mechanical equipment in courtyard area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29 and lies within Central Business B, Historic, and Downtown Overlay Districts.

6. Petition of **Neal Pleasant Street Properties, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove single meter socket, install four socket meter in new location, add roof covering) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 56 and lies within the General Residence B and Historic Districts.

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

7. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow renovation of an existing structure (remove widows walk) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 15 and lies within the Mixed Residential Office and Historic Districts.

8. Petition of **PF Jax Real Estate, LLC, owner**, and **Bryan Pappas, applicant**, for property located at **159 Middle Street**, wherein permission is requested to allow a free standing structure (install free standing sign) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 4 and lies within the Mixed Residential Office and Historic Districts.

9. Petition of **Martingale Wharf Limited Partnership, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace wood railing with metal guardrail system that matches existing balconies) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within Central Business B, Historic, and Downtown Overlay Districts.

10. Petition of **Strawbery Banke, Inc., owner**, for property located at **82 Jefferson Street**, wherein permission is requested to allow a new free standing structure (construct c.1940's chicken coop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

11. Petition of **Worth Development Condominium Association, owner**, and **Scott Pulver, applicant**, for located at **113 Congress Street**, wherein permission is requested to allow new construction to an existing structure (remove existing awning, install new fixed awning with

signage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within Central Business B, Historic, and Downtown Overlay Districts.

12. Petition of **Olde Harbour Condominium Association, owner**, and **Sean T. and Ann F. Roskey, applicants**, for property located at **135B Market Street**, wherein permission is requested to allow new construction to an existing structure (install semi-permanent awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 34 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

13. Petition of **J.H. Sanders Revocable Trust, owner**, for property located at **30 Walden Street**, wherein permission is requested to allow demolition of an existing structure (demolish chimney, rebuild chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 18 and lies within the Waterfront Business and Historic Districts.

14. Petition of **Rockingham House Condominium Association, owner**, for property located at **401 State Street, Unit P101**, wherein permission is requested to allow new construction to an existing structure (construct masonry wing wall and support structure for wood pergola) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 3S and lies within the Central Business B, Historic, and Downtown Overlay Districts.

15. *(Work Session/Public Hearing)* Petition of **Hunking Holdings, LLC**, for property located at **311 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct side addition and porch addition, add dormers, replace existing windows, add skylight, install HVAC units and generator) and allow demolition of an existing structure (demolish chimney and rebuild chimney in new location) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 2 and lies within the General Residence B and Historic Districts.

16. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow amendments to a previously approved design (material changes) 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.

17. Petition of **Harbour Place Group, LLC, owner**, of property located at **2 Harbour Place**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within Central Business A, Historic, and Downtown Overlay Districts.

18. Petition of **Harbour Place Group, LLC, owner**, for property located at **1 Harbour Place**, wherein permission is requested to allow exterior renovations to an existing structure (install venting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within Central Business A, Historic, and Downtown Overlay Districts.

19. Petition of **Bo Patrik and Eva C.F.K. Frisk, owners**, for property located at **44 Pickering Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace front door and transom) and allow new free standing structures (install stone wall and fence, install mechanical equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 19 and lies within the General Residence B and Historic Districts.

20. Petition of **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (changes to doors, windows, patio design and fencing) 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.

21. Petition of **F.A. Gray, Inc., owner**, for property located at **30-32 Daniel Street (also know as 96 Penhallow Street)**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of doors and windows, changes to downspout) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 16 and lies within Central Business B, Historic, and Downtown Overlay Districts.

IV. PUBLIC HEARING (OLD BUSINESS)

22. (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 April 16, 2014 meeting to the May 7, 2014 meeting.)*

<p style="text-align:center">THE FOLLOWING WILL BE HEARD ON WEDS., MAY 14, 2014 AT 6:30 P.M. IN THE SCHOOL DEPARTMENT CONFERENCE ROOM</p>
--

V. PUBLIC HEARINGS (CONTINUED)

23. Petition of **Strawbery Banke, Inc., owner**, for property located **off Washington Street**, wherein permission is requested to allow a new free standing structure (construct skating rink with chiller enclosure, pavilion, fencing, and light posts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

VI. WORK SESSIONS

A. Work Session requested by **Melvin D. Reisz Revocable Trust and Elizabeth C. Reisz Revocable Trust, trustees and owners**, for property located at **49 Market 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 106 as Lot 27 and lies within Central Business B, Historic, and Downtown Overlay Districts.

B. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 ½ to 5 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 the Central Business B, Historic, and Downtown Overlay Districts.

C. Work Session requested by **82-86 Congress, LLC, owner**, for property located at **25 Chestnut Street**, wherein permission is requested to allow new construction to an existing structure (remove windows and wood paneling on west elevation, replace with new windows, brick, and artistic mosaic cladding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 45 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

D. Petition of **Noble Island Condominium Association, owner**, for property located at **500 Market Street, Units 16A & 16B**, wherein permission is requested to allow exterior renovations to an existing structure (replace siding, roof, and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within Central Business A and Historic District.

E. Work Session requested by **Robert and Carlotta Holster, owners**, for property located **46 Livermore Street**, wherein permission is requested to allow new construction to an existing structure (construct two story addition with masonry chimney and elevator shaft, construct screen porch) and allow exterior renovations to an existing structure (replace French doors and misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 21 and lies within General Residence B and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., MAY 21, 2014 AT 7:00 P.M.
--

VII. WORK SESSIONS (CONTINUED)

F. (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 is continued.*)

G. 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.

H. 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.

I. 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.

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.