

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**July 9, 2014
to be reconvened on July 16, 2014**

Due to the length of the agenda, Approval Of Minutes, Old Business, Public Hearing applications #1 through #14 and Work Sessions A and B and Work Session/Public Hearing C will be heard on Wednesday, July 9, 2014 in the Eileen Dondero Foley Council Chambers at 6:30 p.m. Work Sessions D, E, G, H, and I and Work Session/Public Hearing F will be heard on Wednesday, July 16, 2014 in the Council Chambers beginning at 7:00 p.m.

AGENDA

The Board's action in New Business and all Public Hearings has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

I. APPROVAL OF MINUTES

1. May 21, 2014
2. June 4, 2014
3. June 11, 2014
4. June 18, 2014

II. OLD BUSINESS

- A. Request for Re-hearing of the Certificate of Approval for 195 Hanover Street – submitted by the City of Portsmouth
- B. Request for Re-hearing of the Certificate of Approval for 195 Hanover Street – submitted by Joe Caldarola, et al

(These items were postponed at the June 18, 2014 meeting to the July 9, 2014 meeting.)

- C. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow demolition of existing structure (remove widows walk) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 1 in the Mixed Residential Office and Historic Districts. *(This item was postponed at the June 4, 2014 meeting to the July 9, 2014 meeting.)*

III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Treadwell House, Inc., owner**, for property located at **70 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing storm windows, add storm windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 49 and lies within the CD4-L and Historic Districts.
2. Petition of **Danny Parker, LLC, owner**, and **John Bosen, applicant**, for property located at **266 Middle Street**, wherein permission is requested to allow new free standing structures (install two condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 9 and lies within the Mixed Residential Office and Historic Districts.
3. Petition of **Roxy James Realty, LLC, owner**, for property located at **110 Chapel Street**, wherein permission is requested to allow a new free standing structure (construct trash enclosure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 3 and lies within the CD4, Historic, and Downtown Overlay Districts.
4. Petition of **Charles J. Doane and Claire OBrien, owners**, for property located **283 Pleasant Street**, wherein permission is requested to allow a new free standing structure (install generator) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 27 and lies within the General Residence B and Historic Districts.
5. Petition of **Carol J. Elliott Revocable Trust of 2011, owner**, for property located at **143 Gates Street** and **Jane A. Nelson, owner**, for property located at **135 Gates Street**, wherein permission is requested to allow exterior repairs to existing structures (repairs to the roof area where the two houses meet) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 114 as Lots 98 and 99 and lies within the General Residence B and Historic Districts.

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

6. Petition of **Warner House Association, owner**, for property located at **150 Daniel Street**, wherein permission is requested to allow a new free standing structure (install sign) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 58 and lies within Civic, Historic, and Downtown Overlay Districts.
7. Petition of **82-86 Congress Street, LLC, owner**, for property located at **25 Chestnut Street**, wherein permission is requested to allow new construction to an existing structure (remove/replace windows, infill brick, add mosaic cladding to west elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 45 and lies within the CD5, Historic, and Downtown Overlay Districts.
8. (Work Session/Public Hearing) Petition of **Robert D. and Carlotta M. Holster, owners**, for property located at **46 Livermore Street**, wherein permission is requested to allow

new construction to an existing structure (add two story rear addition, elevator, add screen porch to rear wing of building, add new windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 21 and lies within the General Residence B and Historic Districts.

9. 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 the parapet and eave finish material, add exterior lights, egress, door, and vents in place of shuttered windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within CD4, Historic, and Downtown Overlay Districts.

10. (Work Session/Public Hearing) Petition of **Joan S. Davis and Charles P. Allard, II, owners**, and **Elizabeth Levey-Pruyn and Bruce Erickson, applicants**, for property located at **35 Salter Street**, wherein permission is requested to allow demolition of an existing structure (remove exterior stairs) and allow new construction to an existing structure (construct new side entry and porch, install dormer, construct decks, replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 29 and lies within the Waterfront Business and Historic Districts.

11. Petition of **J.H. Sanders 1986 Revocable Trust, owner**, for property located at **30 Walden Street**, wherein permission is requested to allow demolition of an existing structure (demolish deck) and allow new construction to an existing structure (construct new deck and railing with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 18 as lies within the Waterfront Business and Historic Districts.

12. Petition of **402 State Street, LLC, owner**, for property located at **402 State Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear additions) and allow new construction to an existing structure (construct staircase) and allow renovations to an existing structure (change vinyl siding to composite wood siding, replace windows, add French doors, decks, and skylights on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 12 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

13. Petition of **Tess Casey and Michael J. Dipleco, owners**, for property located at **1 Jackson Hill Street, #2**, 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 141 as Lot 30-2 and lies within the General Residence A and Historic Districts.

14. Petition of **Colaco, LLC, owner**, and **Karen Hayes, applicant**, for property located at **47 Market Street**, wherein permission is requested to allow new construction to an existing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 28 and lies within the CD5, Historic, and Downtown Overlay Districts.

V. WORK SESSIONS

A. Work Session requested by **Portsmouth Athenaeum, owner**, for property located at **6-8 Market Square**, 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 117 as Lot 20 and lies within the CD5, Historic, and Downtown Overlay Districts.

B. Work Session requested by **Christopher D. Clement, Wendy L. Courteau-Clement, Andrew R. Courteau, Jr., and Elaine M. Perry, owners**, for property located at **41-43 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade the lower front portion of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 29 and lies within the CD5, Historic, and Downtown Overlay Districts.

VI. WORK SESSION/PUBLIC HEARING (CONTINUED)

C. (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 continued at the June 11, 2014 meeting to the July 9, 2014 meeting.)*

THE FOLLOWING WILL BE HEARD ON WEDS., JULY 16 AT 7:00 P.M.

VII. WORK SESSIONS (CONTINUED)

D. 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.

E. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade foundations, exterior modifications and additions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within Mixed Residential Office and Historic Districts.

VIII. WORK SESSION/PUBLIC HEARING (CONTINUED)

F. (Work Session/Public Hearing) Petition of **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 side and rear additions) and allow exterior

renovations to an existing structure (renovations to existing structure) 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 CD4, Historic, and Downtown Overlay Districts. *(This item was continued at the June 18, 2014 meeting to July 9, 2014 meeting.)*

IX. WORK SESSIONS (CONTINUED)

G. 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. *(This item was postponed at the June 18, 2014 meeting to the July 16, 2014 meeting.)*

H. 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 building, 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. *(This item was postponed at the June 18, 2014 meeting to the July 16, 2014 meeting.)*

I. 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 building) and allow a new free standing structure (construct three story mixed use building with below grade parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD4, Historic, and Downtown Overlay Districts.

X. 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.