

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 6, 2014
to be reconvened on August 13, 2014**

Due to the length of the agenda, Approval Of Minutes, Administrative Approvals, Old Business, Request for Extension and Public Hearing applications #1 through #14 will be heard on Wednesday, August 6, 2014. Work Sessions A through F will be heard on Wednesday, August 13, 2014 in the Council Chambers. Both meetings will begin at 6:30 p.m. and will be held in the Eileen Dondero Foley Council Chambers.

REVISED AGENDA

*The Board's action in these matters 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. July 9, 2014
2. July 16, 2014

II. ADMINISTRATIVE APPROVALS

- A. 53 Humphreys Court

III. OLD BUSINESS (PUBLIC HEARINGS)

1. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow demolition 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 and Historic Districts. *(This item was postponed at the July 9, 2014 meeting to the August 6, 2014 meeting.)*

2. 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 renovations to existing structure (add deck 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 103 as Lots 98 and 99 and lies within the General Residence B and Historic Districts. *(This item was postponed at the July 9, 2014 meeting to the August 6, 2014 meeting.)*

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **David B. and Deborah A. Adams, owners**, for property located at **210 Gates Street**, wherein permission is requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 26 and lies within the General Residence B and Historic Districts.

2. Petition of **Rebecca L. and Michael J. Bernier, owners**, for property located at **33 Northwest Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, previously approved in 2012) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 27 and lies within the General Residence A and Historic Districts.
3. Petition of **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.
4. Petition of the **Society for the Preservation of New England Antiquities of MA, owner**, for property located at **143 Pleasant Street**, wherein permission is requested to allow demolition of an existing structure (remove chain link fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 14 and lies within the Civic and Historic Districts.
5. Petition of **Harborside Associates, LP, owner**, for property located at **250 Market Street**, wherein permission is requested to allow new construction to an existing structure (install four mechanical vents) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 119 as Lot 1-1C and lies within the Central Business B, Historic, and Downtown Overlay Districts.
6. Petition of **36 Market Street Condominium Association, owner**, and **John A. Brady, applicant**, for property located at **36 Market Street**, wherein permission is requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29 and lies within the CD5, Historic, and Downtown Overlay Districts.

V. REQUEST FOR ONE YEAR EXTENSION OF APPROVAL

- A. Request for one year extension of the CUP approval granted to 173-175 Market Street on August 7, 2013 – submitted by Eport Properties 1, LLC, owner

VI. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

7. 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.
8. Petition of **Jeremy N. Mard, owner**, for property located at **21 Dearborn Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing shed, build new shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 5 and lies within General Residence A and Historic Districts.
9. Petition of **KHP Properties, LLC, owner**, for property located at **428 Pleasant Street**, wherein permission is requested to allow amendments to a previously approved design (misc. changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 55 and lies within the General Residence B and Historic Districts.

10. (Work Session/Public Hearing) Petition of **393 New Castle Avenue, LLC, owner**, for property located at **393 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (rebuild back addition (Unit 389) with added entry, rear porch, and dormers, raise roof height, at Unit 391 move entry door to rear and add dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 5 and lies within Single Residence B and Historic Districts.

11. Petition of **Benedict McGuinn Revocable Trust, owner**, for property located at **17 Gardner 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 103 as Lot 14 and lies within the General Residence B and Historic Districts.

12. Petition of **Arthur L. and Deborah C. McManus, owners**, for property located at **115 South Street**, wherein permission is requested to allow new construction to an existing structure (construct first floor addition with deck and pergola) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 10 and lies within General Residence B and Historic Districts.

13. Petition of **Harbor Place Group, LLC, owner**, for property located at **1 Harbor Place**, wherein permission is requested to allow exterior renovations to an existing structure (changes to the front doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within the CD5, Historic, and Downtown Overlay Districts.

14. Petition of **Michele Duval and Jo-Ann Lepore, owners**, for property located at **112 Mechanic 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 103 as Lot 25 and lies within the General Residence B and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., AUGUST 13, 2014 AT 6:30 P.M.

VII. WORK SESSIONS

A. 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. *(This item was postponed at the July 16, 2014 meeting to August 13, 2014 meeting.)*

B. Work Session requested by **Kristina Logan, owner**, for property located at **220 South Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing storage shed, construct 15' x 30' artist studio) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 1 and lies within Single Residence B and Historic Districts.

C. Work Session requested by **Working Stiff Properties, owner**, for property located at **92 & 94 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels on roof of main building and rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the CD5, Historic, and Downtown Overlay Districts.

D. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 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 continued at the July 16, 2014 meeting to the August 13, 2014 meeting.)*

E. 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, 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 1, Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the July 16, 2014 meeting to the August 13, 2014 meeting.)*

F. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of existing structure (demolish building) and allow a new free standing structure (construct one 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.

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.