

**HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**December 3, 2014  
to be reconvened on December 10, 2014**

***DUE TO THE LENGTH OF THE AGENDA**, Approval of Minutes, Requests for One Year Extensions, Public Hearings #1 through #9 and Work Sessions A through C will be heard on December 3, 2014. Administrative Approvals, Public Hearing #10 and Work Sessions D through F will be heard on Wednesday, December 10, 2014.*

**REVISED AGENDA (12-3-14)**

*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**

- November 5, 2014

**II. REQUESTS FOR ONE YEAR EXTENSION**

A. Request for one year extension of the Certificate of Approval for 138-140 Maplewood Avenue application – requested by Donna P. Pantelelakos Revocable Trust

B. Request for a one year extension of the Certificate of Approval for 18 Mt. Vernon Street application – requested by Nina Shore

**III. PUBLIC HEARINGS (OLD BUSINESS)**

1. Petition of **Bruce A. Erickson and Elizabeth A. Levey-Pruyn, owners**, for property located at **35 Salter Street**, wherein permission is requested to allow amendments to a previously approved design (remove slate roof, replace with asphalt, replace metal roofing material with zinc or copper, remove and relocate one window) 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. *(This item was postponed at the November 5, 2014 meeting to the December 3, 2014 meeting.)*

**IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

2. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission is requested to allow a new free standing structure (install fencing) as

per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 5 and lies within the Single Residence B and Historic Districts.

3. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing iron railings with new iron railings) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic Districts.

4. Petition of **Roxy James Realty, LLC, owner**, for property located at **110 Chapel Street**, wherein permission is requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) 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.

5. Petition of **Worth Development Condominium Association, owner**, for property located at **113 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install mechanical equipment on rooftop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD5, Historic, and Downtown Overlay Districts.

#### V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

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

7. Petition of **Portwalk HI, LLC, owner**, and **Bob Wongsachua, applicant**, for property located at **35 Portwalk Place**, wherein permission is requested to allow new construction to an existing structure (install awnings, add louver venting above door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD5, Historic, and Downtown Overlay Districts.

8. Petition of **Ten State Street, LLC, owner**, for property located at **10 State Street**, wherein permission is requested to allow amendments to a previously approved design (change window manufacturer, coordinate MEP/FP systems design, and screening, modifications to some roof elements) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the CD4 and Historic Districts.

9. Petition of **Sylvia H. Marple Revocable Trust of 2012, owner**, for property located at **4 Market Street**, wherein permission is requested to allow new construction to an existing structure (expand fire escape stairs to third floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 22 and lies within the CD5, Historic, and Downtown Overlay Districts.

**VI. WORK SESSIONS**

A. Work Session requested by **303 Islington Street, LLC, owner**, for property located at **303 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct third floor deckers, construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 11 and lies within the General Residence C and Historic Districts. *(This applicant has asked to postpone the application to the December 10, 2014 meeting.)*

B. Work Session requested by **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels) 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 Districts.

C. Work Session requested by **Hayscales Real Estate Trust, owner**, for property located at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct two family residential home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and Historic Districts.

<p><b>THE FOLLOWING WILL BE HEARD ON WEDS., DECEMBER 10, 2014 AT 6:30 P.M.</b></p>
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**VII. APPROVAL OF MINUTES (CONTINUED)**

- November 12, 2014
- November 19, 2014

**VIII. ADMINISTRATIVE APPROVAL**

- 402 State Street

**IX. PUBLIC HEARING (OLD BUSINESS)**

10. 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 Office and Historic Districts. *(This item was approved at the September 10, 2014 meeting with the stipulation that proposed plans be submitted at December 3, 2014 meeting for final review and approval.)*

**X. WORK SESSIONS (CONTINUED)**

D. 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. *(This item was continued to the December 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 containing 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. *(This item was continued to the December meeting.)*

F. 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 1/2 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 to the December meeting. The applicant has asked to postpone to the February 2015 meeting.)*

## **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.**