

SITE WALK – 127 & 137 HIGH STREET – APRIL 13, 2016 – 5:30 P.M.

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 6, 2016
to be reconvened on April 13, 2016**

Due to the length of the agenda, Administrative Approvals, Public Hearings (Old Business), Public Hearings (Consent and Regular agenda items) #1 through #13 and Other Business will be heard on Wednesday, April 6, 2016. Approval of Minutes and Work Sessions A through I will be heard on Wednesday, April 13, 2016.

REVISED AGENDA (04-06-16)

*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. ADMINISTRATIVE APPROVALS

1. 687 Middle Street *(This item was postponed to the April 13, 2016 meeting.)*
2. 404 Middle Street *(This item was postponed to the April 13, 2016 meeting)*
3. 195 State Street
4. 40 Chapel Street
5. 102 State Street
6. 33 Hunking Street

II. PUBLIC HEARING (OLD BUSINESS)

A. (Work Session/Public Hearing) Petition of **Tanner Bridge Development, LLC, owner**, for property located at **40 Bridge 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 126 as Lot 52 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This application was bifurcated at the March 2, 2016 meeting and continued to the April 6, 2016 meeting.)*

III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **James Sparrell and K. Towler, owners**, for property located at **125 South 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 110 as Lot 9 and lies within the General Residence B and Historic Districts.

2. Petition of **Seth F. Peters, owner, and Rita Fabbricatore, applicant**, for property located at **112 State Street**, wherein permission is requested to allow new construction to an existing structure (install retractable awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 54 and lies within the CD 4 and Historic Districts.

3. Petition of **Hanover Apartments, LLC & Portwalk HI, LLC, owners**, for property located at **11 Portwalk Place**, wherein permission is requested to allow new construction to an existing structure (install two louvers and ductwork) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. Petition of **Stephen Lichtenstein and Karen Jacoby, owners**, for property located at **35 Wibird Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 134 as Lot 38 and lies within the GRA and Historic Districts.

5. Petition of **David A. Sinclair and Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows, install post lights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 37 and lies within the General Residence A and Historic Districts.

6. Petition of **Northern Tier Real Estate Acquisition and Development, LLC, owner**, for property located at **172 Hanover Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing solarium and entry) and allow exterior renovations to an existing structure (relocate entry, infill windows, add fire stair tower for egress) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 1A and lies within the CD 5, Historic, and Downtown Overlay Districts.

7. Petition of **Petra A. Huda and Kimberly A. Schroeder, owners**, for property located at **280 South Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear mudroom, demolish existing shed) and allow new construction (construct one story rear addition, construct new garage, install fencing) and allow exterior renovations to an existing structure (relocate front door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 8 and lies within the Single Residence B and Historic Districts.

8. Petition of **Sarah R. Baybutt Revocable Trust, Sarah R. Baybutt, owner and trustee**, for property located at **591 Middle Street**, wherein permission is requested to allow new construction to an existing structure (remove and rebuild third floor deck) and allow exterior renovations to an existing structure (remove and replace five windows) as per plans on file in the

Planning Department. Said property is shown on Assessor Plan 147 as Lot 16 and lies within the Mixed Residential Office and Historic Districts.

9. Petition of **Wright Avenue, LLC, owner**, for property located at **77 State Street**, wherein permission is requested to allow amendments to a previously approved design (install mechanical vents, relocate gas meters, relocate gate, install transformer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within the CD 5, Historic, and Downtown Overlay Districts.

10. Petition of **Harbour Hill Condominium Association, owner**, for property located at **77 Hanover Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace trim and siding on corner elements and bays with composite material, re-flashing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 30 and lies within the CD 5, Historic, and Downtown Overlay Districts.

11. Petition of **Hanover Apartments, LLC & Portwalk HI, LLC, owners**, for property located at **5 Portwalk Place**, wherein permission is requested to allow exterior renovations to an existing structure (add signage, install lighting for existing signage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

12. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission is requested to allow demolition of an existing structure (remove existing fencing, replace with new fencing with gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1 and lies within the CD 4, Historic, and Downtown Overlay Districts.

13. (Work Session/Public Hearing) Petition of **2 Bow Street, LLC, owner**, for property located at **2 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace wood sills and lintels with granite) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 23 and lies within the CD 5, Historic, and Downtown Overlay Districts.

V. OTHER BUSINESS

A. Review of Design Guidelines

THE FOLLOWING WILL BE HEARD ON WEDS., APRIL 13, 2016 AT 6:30 P.M.
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VI. APPROVAL OF MINUTES

1. March 2, 2016
2. March 9, 2016

VII. WORK SESSIONS

A. Petition of **City of Portsmouth, owner, and Prescott Park Arts Festival, applicant**, for property located at **0 Marcy Street (Prescott Park)**, wherein permission is requested to allow demolition of an existing structure (demolish existing stage, relocate and construct new stage, construct new control booth) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 1 and lies within the Municipal and Historic Districts. *(This item was postponed to the March 9, 2016 meeting.)*

B. **Work Session/Public Hearing** requested **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 dormer, construct rear deck, install skylights, and stairs) and allow exterior renovations to an existing structure (remove and replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 56 and lies within the CD 4, Historic, and Downtown Overlay Districts.

C. Work Session requested by **Kimberley A. Lucy Revocable Living Trust, owner, Kimberley A. and James C. Lucy, trustees and James C. Lucy Revocable Living Trust, owner, James C. and Kimberley A. Lucy, trustees**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to existing structures (construct new building at rear of 137 High Street, construct roof deck at rear of 127 High Street, both with associated parking and landscaping) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4, Historic and Downtown Overlay Districts. *(This item was continued at the March 9, 2016 meeting to the April 13, 2016 meeting.)*

D. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new mixed use, 4 to 5 1/2 story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was continued at the March 9, 2016 meeting to the April 13, 2016 meeting.)*

E. Work Session requested by **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow new construction to an existing structure (rebuild historic parapets, add series of flat roofed dormers, add series of roof walkways and decks, add series of windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was continued at the March 9, 2016 meeting to the April 13, 2016 meeting.)*

F. Work Session requested by **Eric and Johanna Landis, owners**, for property located at **540 Marcy Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing shed) and allow new construction to an existing structure (construct new garage, construct two dormers, add screen/storm system to existing porch) as per plans on file in

the Planning Department. Said property is shown on Assessor Plan 101 as Lot 79 and lies within the General Residence B and Historic Districts.

G. Work Session requested by **Strawbery Banke Museum, owner**, for property located at **14 Hancock Street (Tyco Visitor Center)**, wherein permission is requested to allow new construction to an existing structure (construct three season porch, patio, and deck, add one new window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan as Lot and lies within the Mixed Residential Office and Historic Districts.

H. Work Session requested by **St. John's Church, owner**, for property located at **100 & 101 Chapel Street**, wherein permission is requested to allow demolition of an existing structure (remove and rebuild retaining wall and stairs, remove existing shed) and allow exterior renovations (resurface and re-stripe pavement) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lots 2, 60, 61 & 63 and lies within the CD 4, Historic, and Downtown Overlay Districts.

I. Work Session requested by **355 Pleasant Street, owner**, for property located at 355 Pleasant Street, wherein permission is requested to allow a new free standing structure (construct a two unit dwelling) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 64 and lies within the General Residence B and Historic Districts.

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.