

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 3, 2016
to be reconvened on August 10, 2016**

REVISED AGENDA (08-03-16)

*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. APPROVAL OF MINUTES

1. July 6, 2016
2. July 13, 2016

II. ADMINISTRATIVE APPROVALS

- A. 31 Cabot Street *(This item was postponed at the July 13, 2016 meeting.)*
- B. 536 Marcy Street
- C. 540 Marcy Street
- D. 500 Market Street
- E. 173-175 Market Street
- F. 28 Dennett Street
- G. 272 New Castle Avenue
- H. 29 Vaughan Street *(This item is postponed to the August 10, 2016 meeting.)*
- I. 147 Middle Street
- J. 2 Bow Street *(This item is postponed to the August 10, 2016 meeting.)*
- K. 303 Islington Street
- L. 640 Middle Street

III. PUBLIC HEARINGS

1. Petition of **Mahanna Properties, LLC, owner**, for property located at **43 Whidden Street**, wherein permission is requested to allow exterior renovations to an existing structure (relocate rear door, remove existing deck, construct new deck with granite steps, install lighting, infill misc. basement windows) as per plans on file in the Planning Department. Said property is

shown on Assessor Plan 109 as Lot 2 and lies within the General Residence B and Historic Districts.

2. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace wood roof shingles with asphalt roof shingles) 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.

3. Petition of **355 Pleasant Street, LLC, owner**, for property located at **355 Pleasant Street**, wherein permission is requested to allow a new free standing structure (construct 2 ½ story duplex home) 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.

4. Petition of **Ann L. and Mark M. Wilbur, owners**, for property located at **199 Middle Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear two story addition) and allow new construction to an existing structure (construct new two story addition and decks, rework and relocate existing fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 6 and lies within the Mixed Residential Office and Historic Districts.

IV. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by the **City of Portsmouth, owner**, and **Friends of the Music Hall, applicant**, for **City right-of-way located on Chestnut Street between Congress and Porter Streets**, wherein permission is requested to allow street improvements within the right-of-way (safety and aesthetic improvements including the installation of a wayfinding arch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the CD 4, Historic, and Downtown Overlay Districts.

B. Work Session requested by **Jason Lander and Justus C. Bergweger, Jr., owners**, for property located at **34-36 Highland Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 10 and lies within the General Residence A and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., AUGUST 10, 2016 AT 6:30 P.M.

V. WORK SESSIONS (OLD BUSINESS)

C. Work Session requested by **Thunderbolt Realty Trust of 2011, owner**, for property located at **17 Gardner Street**, wherein permission is requested to allow demolition of an existing structure (demolition of two rear additions, removal of rear deck) and allow new construction to an existing structure (construct a two story rear addition, relocate front gate and

fence) 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. *(This item was continued at the July 13, 2016 meeting to the August 10, 2016 meeting.)*

D. Work Session requested by **Brian J. Bednarek, owner**, for property located at **10 Humphreys Court**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage and mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 43 and lies within the General Residence and Historic Districts. *(The applicant has asked to postpone to the September 2016 meeting.)*

E. 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 postponed at the July 13, 2016 meeting to the August 10, 2016 meeting.)*

F. 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 ½ 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 postponed at the July 13, 2016 meeting to the August 10, 2016 meeting.)*

G. 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 117 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the July 13, 2016 meeting to the August 10, 2016 meeting.)*

VI. WORK SESSIONS (NEW BUSINESS)

H. Work Session requested by **Portsmouth Housing Authority, owner**, for property located at **140 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 38 and lies within the CD 4 and Historic District.

I. Work Session requested by **Nicole R. Gregg Revocable Trust, Nicole R. Gregg, trustee and owner**, for property located at **13 Salter Street**, wherein permission is requested to allow

demolition of an existing structure (demolish rear and side additions and deck) and allow new construction to an existing structure (construct new rear and side additions and deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 28 and lies within the Waterfront Business and Historic Districts.

VII. 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.