

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**October 5, 2016
to be reconvened on October 12, 2016**

Due to the length of the agenda, Approval of Minutes, Administrative Approvals, Public Hearings #1 through #4, Work Session A and Other Business will be heard on Wednesday, October 5, 2016. Work Sessions B through F will be heard on Wednesday, October 12, 2016.

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

A. September 7, 2016

II. ADMINISTRATIVE APPROVALS

1. 536 Marcy Street
2. 200 State Street
3. 114 Mechanic Street
4. 236 Union Street
5. 77 State Street
6. 138/140 Maplewood Avenue
7. 90 Gates Street
8. 28 Dennett Street
9. 40 Court Street
10. 35 Portwalk Place
11. 40 Bridge Street
12. 180 Gates Street

III. PUBLIC HEARINGS

1. Petition of **127 Parrott Avenue, LLC, owner**, for property located at **127 Parrott Avenue**, wherein permission is requested to allow new construction to an existing structure (install wall mounted ductless heat pump unit to northeast building façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 3 and lies within the Mixed Residential Office and Historic Districts.

2. Petition of **Middle Street Townhouse Association, owner**, and **Charles R. and Jill E. LeMay, applicants**, for property located at **774 Middle Street, Unit 2**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, replace front entry door/sidelights, replace garage doors, construct small roof over rear entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 153 as Lot 9-1 as lies within the General Residence A and Historic Districts.

3. (*Work Session / Public Hearing*) Petition of **Charles A. and Patricia A. Corlin, owners**, for property located at **736 Middle Street**, wherein permission is requested to allow exterior renovations, new construction to an existing structure, and new free standing structures (complete exterior renovation of main structure, including installation of rear dormers, construct new garage, shed, install condensing unit, install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 24 and lies within the General Residence A and Historic Districts.

4. Petition of **DeWarren, LLC, owner**, for property located at **69-71 Dennett 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 141 as Lot 8 and lies within the General Residence A and Historic Districts.

IV. WORK SESSIONS

A. 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. (*This item was postponed at the September 7, 2016 meeting to the October 5, 2016 meeting.*)

V. OTHER BUSINESS

1. Discussion: Demolition Review – Draft Ordinance

THE FOLLOWING WILL BE HEARD ON WEDS., OCTOBER 12, 2016 AT 6:30 P.M.
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VI. WORK SESSIONS (CONTINUED)

B. 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. (*This item was postponed at the September 7, 2016 meeting to the October 12, 2016 meeting.*)

C. 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. *(This item was postponed at the September 7, 2016 meeting to the October 12, 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, 3 to 3 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 September 7, 2016 meeting to the October 12, 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 117 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the September 7, 2016 meeting to the October 12, 2016 meeting.)*

F. 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 applicant has asked to postpone to the October 2016 meeting.)*

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.