

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**February 6, 2019  
to be reconvened on  
February 13, 2019**

**AGENDA (revised on February 6, 2019)**

*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. January 2, 2019
2. January 9, 2019

**II. ADMINISTRATIVE APPROVALS**

- A. 177 State Street
- B. 129 Market Street
- C. 76 Congress Street
- D. 40 Bridge Street
- E. 490 Marcy Street
- F. 14 Market Square

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

1. (Work Session/Public Hearing) requested by **Margot L. Thompson, owner**, for property located at **57 Salter Street**, wherein permission is requested to allow new construction and exterior renovations to an existing structure on the property (the replacement of windows and doors, the addition of a new dormer to match the existing dormer and relocation of exterior stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 32 and lies within the Waterfront Business (WB) and Historic Districts.
2. Petition of **Portsmouth Strategic Partners, LLC, owner**, for property located at **124 State Street**, wherein permission is requested to allow exterior renovations and construction to an existing structure (partial removal of existing roof for walk out dormer expansion, new skylights and rear multi-level deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 56 and lies within the Character District 4 (CD 4, Character District 4-L1 (CD 4-L1) and Historic Districts.

**IV. WORK SESSIONS (OLD BUSINESS)**

A. Work Session requested by **The Estate of Bernard A. & Elsie Hollings, owners**, and **Nicholas Cracknell & Lisa Koppelman, applicants**, for property located **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (construct a 2 ½ story addition to existing garage and 1 story connector to existing home) and to allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts. *(This item continued from the January 2, 2019 meeting.)*

B. Work Session requested by **Henderson Living Trust, Norman and Eliz Henderson Trustees, owners**, for property located at **325 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (the replacement of twenty one existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts. *(This item postponed at the January 2, 2019 meeting.)*

#### **V. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **56 Middle Street, LLC, owner**, for property located at **56 Middle Street**, wherein permission is requested to allow new construction to an existing structure (the removal of a 1 story rear addition and the construction of a 1 ½ story addition on the north elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 19 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

2. Work Session requested by **Porter Street Townhouse Association, owner**, and **Ellen Bullard, applicant**, for property located at **12-32 Porter Street**, wherein permission is requested to allow exterior renovations to an existing structure (the removal of 6 faux chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lots 46 & 48-57 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

3. Work Session requested by **Salvation Army, owner**, and **James McSharry, applicant**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction to an existing structure (10 new attic dormers; 5 on the north and 5 on the south elevations and new shed dormer on the east elevation) and exterior renovations to an existing structure (new door and balustrade system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Civic, Downtown Overlay, and Historic Districts.

4. Work Session requested by **Stephen G. Bucklin, owner**, for property located at **322 Islington Street**, wherein permission is requested to allow new construction to an existing structure (new foundation for existing carriage house and construction of 1 story addition to existing main house) and exterior renovations (new trim and siding on the east and north elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 3 and lies within the Character District 4-L2 (CD 4-L2) and Historic Districts.

## VI. ADJOURNMENT

<b>MEETING TO BE RECONVENED ON WEDNESDAY FEBRUARY 13, 2019</b>
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### I. PUBLIC HEARINGS (OLD BUSINESS)

A. *Work Session/Public Hearing* requested by **City of Portsmouth, prospective owner, and Redgate/Kane, potential lessee**, for property located at **62 Daniel Street**, wherein permission is requested to allow renovations to the existing buildings and the construction of new mixed-use buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD 4), Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was postponed at the January 9, 2019 meeting.)*

### II. WORK SESSIONS (OLD BUSINESS)

A. *Work Session* requested by **RJF-Maplewood, LLC, owner, and RW Norfolk Holdings, LLC, applicant**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct a 4 – 4 ½ story mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item continued from the January 9, 2019 meeting.)*

### III. WORK SESSIONS (NEW BUSINESS)

1. *Work Session* requested by **PNF Trust of 2013, Peter N. Floros Trustee**, owner, for property located at **266-278 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) as per plans on file in the Planning Department. Said property is located on Assessor Map 107 as Lots 78, 79 & 80 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

## IV. 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.