

Site Walk: 299 Vaughan Street/53 Green Street, Wednesday March 04, 2020 at 5:30p.m.

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 04, 2020

AGENDA (revised on March 04, 2020)

*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. February 05, 2020

II. ADMINISTRATIVE APPROVALS

1. 50 Austin Street- **WITHDRAWN**
2. 121 Mechanic Street
3. 39 Pray Street
4. 46 Maplewood Avenue
5. 355 Pleasant Street
6. 25 Maplewood Avenue
7. 56 Middle Street

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Kristy R. Ellmer and Matthew L. Carwell, owners**, for property located at **18 Pickering Street**, wherein permission is requested to allow new construction to an existing structure (the removal of an existing side porch and replace with mudroom addition and new side porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 23 and lies within the General Residence B (GRB) and Historic Districts.
2. Petition of **Christopher Hudson Morrow, owner**, for property located at **36 Richmond Street**, wherein permission is requested to allow new construction to an existing structure (add 2-story bay addition, add third floor dormer, remove and replace windows, modify lower roof material, and add new heat pump) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 5 and lies within the Mixed Research Office (MRO) and Historic Districts.

3. (Work Session/Public Hearing) requested by **Eric A. and Jean C. M. Spear, owners**, for property located at **49 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (add new front entry way, porch, and rear deck) and add solar panel arrays as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 31 and lies within the General Residence B (GRB) and Historic Districts.
4. Petition of **John J. Roese Revocable Trust of 2016, John J. Roese Trustee, owner**, for property located at **14 Mechanic Street**, wherein permission is requested to allow the relocation of an existing structure (replace siding, windows, and trim) and new construction to an existing structure (add connector and 2-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 10 and lies within the General Residence B (GRB) and Historic Districts.
5. Petition of **73 Prospect Street, LLC and Zen Stoneworks, owners**, for property located at **73 Prospect Street**, wherein permission is requested to allow an amendment to a previously approved design (change from approved wood clapboard siding to hardieplank) as per plans on file in the Planning Department. Said property is shown on Assessor Map 142 as Lot 28 and lies within the General Residence A (GRA) and Historic Districts.
6. Petition of **Argeris and Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (rebuild existing garage roof, add new windows, doors, and trim 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.

IV. WORK SESSIONS (OLD BUSINESS)

- A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 53 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was continued at the February 05, 2020 meeting to the March, 2020 meeting.)*

ITEMS TO BE HEARD ON WEDNESDAY, MARCH 11, 2020

V. PUBLIC HEARINGS (NEW BUSINESS)

7. Petition of **Islington Place Condominium Association, owner, and Stephen Iandoli, applicant**, for property located at **369 Islington Street, Unit B**, wherein permission is requested to allow renovations to an existing structure (lower existing, non-functional chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 as Lot 22 and lies within Character District 4- L1 (CD 4-L1) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) lot as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts.
2. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts.
3. Work Session requested by **GBK Portsmouth, LLC, owner**, for property located at **134 South Street**, wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts.
4. Work Session requested by **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovations to an existing structure (renovate store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.
5. Work Session requested by **Bow Street Theatre Trust, owners**, for property located at **125 Bow Street**, wherein permission is requested to allow new construction to an existing structure (replace roof, add insulated cladding on two walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD 4), Downtown Overlay, 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.