

SITE WALK – 280 SOUTH STREET – May 4, 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.

**May 4, 2016
to be reconvened on May 11, 2016**

Due to the length of the agenda, Approval of Minutes, Administrative Approvals, Public Hearings (Old Business) A through E, Public Hearings (Regular Agenda Items) #1 through #6 and Other Business will be heard on Wednesday, May 4, 2016. Work Sessions A through G will be heard on Wednesday, May 11, 2016.

REVISED AGENDA (05-04-16)

*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

- A. April 6, 2016
- B. April 13, 2016

II. ADMINISTRATIVE APPROVALS

- 1. 102 State Street
- 2. 275 Islington Street
- 3. 28 Walden Street
- 4. 91 Lafayette Road
- 5. 34 Cabot Street
- 6. 138 Congress Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Stephen Lichtenstein and Karen Jacoby, owners**, for property located at **35 Wibird Street**, wherein permission is requested to allow demolition or renovations to an existing structure (remove and replace seven windows) paper plans on file in the Planning Department. Said property is shown on Assessor's Map 134 as Lot 38 and lies within the GRA and Historic Districts. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

B. 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. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

C. 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 repair 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. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

D. 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. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

E. (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 lintel 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. *(Applicant has asked to postpone to June 2016 meeting.)*

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

1. Petition of **Terry Bennett, owner**, for property located at **211 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 70 and lies within the General Residence C and Historic Districts.

2. Petition of **Julian Frey and Ana Barndollar, owners**, for property located at **59 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish chimney) and allow new construction to an existing structure (construct faux chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 48 and lies within the General Residence B and Historic Districts.

3. (Work Session/Public Hearing) Petition of **303 Islington Street, LLC, owner**, for property located at **303 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct third floor gable dormers, construct second story on rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 11 and lies within the General Residence C and Historic Districts.

4. Petition of **Eric and Johanna Landis, owners**, for property located at **540 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct new garage, construct two dormers, install screen/storm system on porch) and allow demolition of an existing structure (demolish shed) 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.

5. Petition of **Darryl Mojdehi, owner**, for property located at **137 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (change location and size of misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 55 and lies within the General Residence B and Historic Districts.

6. Petition of **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, construct new patio and deck) and allow exterior renovations to an existing structure (add window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

V. OTHER BUSINESS

A. Vote to adopt zoning amendments

B. Vote to adopt the Design Guidelines for the Historic District Commission

**THE FOLLOWING WILL BE HEARD ON WEDS., MAY 11, 2016 AT 6:30 P.M.
IN THE SCHOOL BOARD CONFERENCE ROOM.**

VI. WORK SESSIONS (OLD BUSINESS)

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 applicant has asked to postpone to a time indefinite.)*

B. 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 April 13, 2016 meeting to the May 11, 2016 meeting.)*

C. 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 April 13, 2016 meeting to the May 11, 2016 meeting.)*

D. 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 topped 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. *(Applicant has asked to postpone to the June 2016 meeting.)*

E. 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. *(This item was continued at the April 13, 2016 meeting to the May 11, 2016 meeting.)*

F. Work Session requested by **355 Pleasant Street, LLC, 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. *(Applicant has asked to postpone to the June 2016 meeting.)*

VII. WORK SESSION (NEW BUSINESS)

G. Petition of **Shaines and McEachern Co. Portsmouth, LLC, owner**, for property located at **25 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (construct new storefront entry, install ADA lift, machine room, new stair and entry space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

VIII. 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.