

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**June 1, 2016
to be reconvened on June 8, 2016**

Due to the length of the agenda, Approval of Minutes, Administrative Approvals, Public Hearings (Old Business) A through C, and Public Hearings #1 through #7 will be heard on Wednesday, June 1, 2016. Work Sessions A through E and Other Business will be heard on Wednesday, June 8, 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. May 4, 2016
- B. May 11, 2016

II. REQUEST FOR ONE YEAR EXTENSION OF CERTIFICATE OF APPROVAL

- A. 40 Bridge Street – requested by Tanner Bridge Development, LLC, approval granted on June 10, 2016

III. ADMINISTRATIVE APPROVALS

- 1. 687 Middle Street
- 2. Atkinson Street (Strawbery Banke Museum)
- 3. 591 Middle Street
- 4. 11 Portwalk Place
- 5. 796 Middle Street
- 6. 131 Congress Street
- 7. 91 Lafayette Road
- 8. 640 Middle Street
- 9. 40 Pleasant Street
- 10. 38 South Street
- 11. 540 Marcy Street
- 12. 138 Maplewood Avenue

IV. 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 exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 134 as Lot 38 and lies within the GRA and Historic Districts. *(This item was postponed at the May 11, 2016 meeting to the June 1, 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 May 4, 2016 meeting to the June 1, 2016 meeting.)*

C. (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 lintels 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. *(This item was postponed at the May 4, 2016 meeting to the June 1, 2016 meeting.)*

V. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Habanero Holdings, LLC, owner**, and **Jay McSharry, applicant**, for property located at **107 State Street**, wherein permission is requested to allow a new free standing structure (construct fence enclosure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 51 and lies within the CD 4, Historic, and Downtown Overlay Districts.

2. Petition of **NBO/TDK Family Trust Fund B, owner**, for property located at **70 New Castle Avenue**, wherein permission is requested to allow new free standing structures (install two condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 31 and lies within the Single Residence B and Historic Districts.

VI. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

3. Petition of **HH Wholesalers, LLC, owner**, and **Jay McSharry, applicant**, for property located at **601 Islington Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 164 as Lot 7 and lies within the Business and Historic Districts.

4. Petition of **Eleanor C. Bradshaw, owner**, for property located at **21 Humphreys Court**, wherein permission is requested to allow exterior renovations to an existing structure (remove, replace and re-configure misc. windows on rear and left side elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 42 and lies within the General Residence B and Historic Districts.
5. Petition of **SJW, LTD, owner**, and **Jacqui Harmon, applicant**, for property located at **29 Vaughan Street (also known as 29 Vaughan Mall)** wherein permission is requested to allow new construction to an existing structure (install exhaust hood and associated venting and ductwork) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 4 and lies within the CD 5, Historic, and Downtown Overlay Districts.
6. Petition of **Shaines and McEachern Company, Portsmouth, LLC, owner**, for property located at **25 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (construct new main entry with ADA lift, machine room, and stairs) 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.
7. (Work Session/Public Hearing) Petition of **St. John's Church, owner**, for property located at **100 & 105 Chapel Street**, wherein permission is requested to allow demolition of an existing structure (remove and rebuild retaining wall and stairs, remove existing shed at 100 Chapel Street) 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, 60-63 and lies within the CD 4, Historic, and Downtown Overlay Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 8, 2016 AT 6:30 P.M.
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VII. 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.

VIII. WORK SESSIONS (OLD BUSINESS)

- 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 May 11, 2016 meeting to the June 8, 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 May 11, 2016 meeting to the June 8, 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 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 May 11, 2016 meeting to the June 8, 2016 meeting.)*

E. 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. *(This item was postponed at the May 11, 2016 meeting to the June 8, 2016 meeting.)*

IX. OTHER BUSINESS

1. National Register District Nomination Form
2. Demolition review

X. 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.