

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**July 6, 2016
to be reconvened on July 13, 2016**

Due to the length of the agenda, Approval of Minutes, Administrative Approvals, Public Hearings (Old Business) A through C, Public Hearings #1 through #6 and Work Sessions A and B will be heard on Wednesday, July 6, 2016. Work Sessions C through H will be heard on Wednesday, July 13, 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. June 1, 2016
- B. June 8, 2016

II. ADMINISTRATIVE APPROVALS

- 1. 303 Islington Street
- 2. 233 Vaughan Street
- 3. 173-175 Market Street
- 4. 114 Mechanic Street
- 5. 77 State Street
- 6. 134 South Street
- 7. 21 Dearborn Street
- 8. 39 Dearborn Street
- 9. 11 Market Street
- 10. 90 Fleet Street
- 11. 60 Marcy Street
- 12. 816 Middle Street
- 13. 200 New Castle Avenue

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 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 June 1, 2016 meeting to the July 6, 2016 meeting.)*

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **One Middle Street, LLC, owner**, for property located at **150 Congress Street**, wherein permission is requested to allow a new free standing structure (install condensing unit on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 11 and lies within the CD 5, Historic, and Downtown Overlay Districts.
2. Petition of **Northern Tier Real Estate Acquisition and Development, LLC, owner**, for property located at **172 Hanover Street**, wherein permission is requested to allow an amendment to a previously approved design (modifications to accommodate the second floor egress) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 1A and lies within the CD 5, Historic, and Downtown Overlay Districts.
3. Petition of **Seth F. Peters, owner**, and **Michael Lipoma, applicant**, for property located at **112 State Street**, wherein permission is requested to allow new construction to an existing structure (construct shed addition to rear of building) and allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 112 as Lot 54 and lies within the CD 4, Historic, and Downtown Overlay Districts.

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. Petition of **Olde Harbour Condominium Association, owner**, and **Kathleen Tutone, applicant**, for property located at **135 Market Street, Unit E (143 Market Street)** 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 Assessor Plan 106 as Lot 34 and lies within the CD 5, Historic, and Downtown Overlay Districts.
5. Petition of **Robert McDowell, owner**, for property located at **379 Newcastle Avenue**, wherein permission is requested to allow demolition to an existing structure (demolish existing metal carport and garage) and allow a new free standing structure (construct new two car garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 4 and lies within the Single Residence B and Historic Districts.
6. Petition of **Nina Eshoo, owner**, for property located at **37 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace clapboards, replace wood trim with composite material, remove and replace twelve windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 52 and lies within the General Residence B and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Ann L. and Mark M. Wilbur, owners**, for property located at **199 Middle Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing two story rear addition) and allow new construction to an existing structure (construct new two story rear addition, new deck, re-work existing fence and gate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 6 and lies within the Mixed Residential Office and Historic Districts.

B. Work Session requested by **Thunderbolt Realty Trust of 2011, owner**, for property located at **17 Gardner Street**, wherein permission is requested to allow demolition of an existing structure (demolition of two rear additions, removal of rear deck) and allow new construction to an existing structure (construct a two story rear addition, relocate front gate and fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 14 and lies within the General Residence B and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., JULY 13, 2016 AT 6:30 P.M.

VII. WORK SESSIONS (NEW BUSINESS)

C. 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.

VIII. WORK SESSIONS (OLD BUSINESS)

D. 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 June 8, 2016 meeting to the July 13, 2016 meeting.)*

E. 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 continued at the June 8, 2016 meeting to the July 13, 2016 meeting.)*

F. Work Session requested by **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow the 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 June 8, 2016 meeting to the July 13, 2016 meeting.)*

G. 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 June 8, 2016 meeting to the July 13, 2016 meeting.)*

IX. 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.