

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

September 7, 2016

REVISED AGENDA (09-07-16)

*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. August 3, 2016
- B. August 10, 2016

II. PRESENTATION – City Hall Façade Replacement – north wall

III. ADMINISTRATIVE APPROVALS

- 1. 2 Bow Street *(This item was postponed at the August 10, 2016 meeting.)*
- 2. 77 State Street
- 3. 303 Islington Street
- 4. 280 South Street
- 5. 404 Middle Street
- 6. 28 Dennett Street
- 7. 172 Gates Street
- 8. 241 Islington Street
- 9. 65 Washington Street
- 10. 143 Pleasant Street
- 11. 133 Islington Street

IV. PUBLIC HEARINGS

- 1. Petition of **Darryl E. Mojdehi, owner**, for property located at **137 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) 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.

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Jason Lander and Justus C. Bergweger, Jr., owners**, for property located at **34-36 Highland Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 10 and lies within the General Residence A and Historic Districts. *(This item was postponed at the August 10, 2016 meeting to the September 7, 2016 meeting.)*

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 five 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. *(This item was continued at the July 13, 2016 meeting to the August 10, 2016 meeting.)*

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. *(This item was postponed to the September 7, 2016 meeting.)*

D. Work Session requested by **Nicole R. Gregg Revocable Trust, Nicole R. Gregg, trustee and owner**, for property located at **13 Salter Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear and side additions and deck) and allow new construction to an existing structure (construct new rear and side additions and deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 28 and lies within the Waterfront Business and Historic Districts. *(This applicant has asked to postpone to the October 2016 meeting.)*

E. 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 applicant has asked to postpone to the October 2016 meeting.)*

F. 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 1/2 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 applicant has asked to postpone to the October 2016 meeting.)*

G. 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 roof parapets, 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 applicant has asked to postpone to the October 2016 meeting.)*

VI. WORK SESSIONS (NEW BUSINESS)

H. Work Session requested by **DeWarren, LLC, owner**, for property located at **69-71 Dennett Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 8 and lies within the General Residence A and Historic Districts.

I. Work Session requested by **Charles and Patricia Corlin, owners**, for property located at **736 Middle Street**, wherein permission is requested to allow demolition, new construction, and exterior renovations to an existing structure (complete restoration of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 24 and lies within the General Residence A and Historic Districts.

VII. OTHER BUSINESS

1. Discussion: Demolition Review – Draft Ordinance

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.