

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE
EIELEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

**July 10, 2019
To be reconvened on
July 17, 2019**

AGENDA (revised on July 9, 2019)

*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 05, 2019
- B. June 12, 2019

II. ADMINISTRATIVE APPROVALS

- 1. 41 Salter Street
- 2. 249 Pleasant Street
- 3. 73 Prospect Street
- 4. 37 Hanover Street
- 5. 39 Dearborn Street
- 6. 114 Maplewood Avenue
- 7. 65 Bow Street
- 8. 59 Sheafe Street

III. PUBLIC HEARINGS (OLD BUSINESS)

- A. Petition of **Gregory J. & Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow exterior renovations to an existing structure (demolition of existing side porch to be replaced with deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the June 05, 2019 meeting.)*

IV. PUBLIC HEARINGS (NEW BUSINESS)

- 1. *(Work Session/Public Hearing)* requested by **Hunking Holdings, LLC, owner and Arilda Densch, applicant**, for property located at **170 Mechanic Street**, wherein permission is requested to allow the construction of a new free-standing structure (24'x 24' garage), new construction to an existing structure (enlarge front porch and rear shed addition), and exterior renovations to an existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 7 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of **ED PAC, LLC, owner**, for property located at **152 Court Street**, wherein permission is requested to allow new construction to an existing structure (rebuild original wall on previously demolished rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 37 and lies within the Character District 4 (CD 4) and Historic Districts.

3. Petition of **Market Wharf Condominium Association, owner and Dana M. Whitney Revocable Trust, Dana M. Whitney Trustee, applicant**, for property located at **59 Deer Street # 517**, wherein permission is requested to allow exterior renovations to an existing structure (replace 7 existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1B-6B and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

4. Petition of **Elisabeth H. Blaisdell Revocable Trust, Elisabeth H. Blaisdell Trustee, owner**, for property located at **77 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (installation of solar panels to existing shed roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 50 and lies within the General Residence B (GRB) and Historic Districts.

5. Petition of **Melissa and Halil Ozkurt, owners**, for property located at **287 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (relocate one existing window, add two new windows to rear elevation, and remove existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 46 and lies within the General Residence B (GRB) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow new construction to an existing structure (new dormer addition to the north elevation) and exterior renovations to an existing structure (replace: siding, roofing, windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD 4-L1) and Historic Districts. *(This item was continued from the June 05, 2019 meeting.)*

B. Work Session requested by **Salvation Army, owner**, and **James McSharry, applicant**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction to an existing structure (10 new shed dormers; 5 on the north and 5 on the south elevations and new shed dormer on the east elevation) and exterior renovations to an existing structure (new door and balustrade system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Civic, Downtown Overlay, and Historic Districts. *(This item was postponed at the June 05, 2019 meeting to the July, 2019 meeting.)*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Debroah Chag Revocable Trust of 1993, Deborah Chag Trustee, owner**, for property located at **404 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace 5 existing windows and install AC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 21 and lies within the Mixed Research Office (MRO) and Historic Districts.
2. Work Session requested by **Brendan Cooney & Megan Tehan Robert, owners**, for property located at **57 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (construct front deck and 2-story addition to the rear of the house) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 31-1 and lies within the General Residence B (GRB) and Historic Districts.
3. Work Session requested by **Michele P. Cronin, owner**, for property located at **14 Mechanic Street**, wherein permission is requested to allow the partial demolition of an existing structure (removal of additions and 1 chimney), new construction to an existing structure (relocating house to new foundation and adding a 1-story addition), and exterior renovations to an existing structure (replace siding, windows, and trim) 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.
4. Work Session requested by **Karen L. Bouffard Revocable Trust, Karen L. Bouffard Trustee, owner**, for property located at **114 Maplewood Avenue**, wherein permission is requested to allow the demolition and replacement of an existing rear residential structure on the property as per plans in file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 4 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts.

VII. ADJOURNMENT

<p>The following applications will be heard on Wednesday July 17, 2019</p>

VIII. PUBLIC HEARINGS (NEW BUSINESS)

1. (*Work Session/Public Hearing*) requested by **56 Middle Street, LLC, owner**, for property located at **56 Middle Street**, wherein permission is requested to allow new construction to an existing structure (2-story rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 19 and lies within the Character District 4- L1 (CD 4-L1), Downtown Overlay, and Historic Districts.
2. (*Work Session/Public Hearing*) requested by **Argeris & Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, siding, and trim) and construction to an existing structure (new rear shed dormers) 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.

3. Petition of **Drew & Brittany Schulthess, owner**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts.

IX. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **PNF Trust of 2013, Peter N. Floros Trustee**, owner, for property located at **266-278 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) as per plans on file in the Planning Department. Said property is located on Assessor Map 107 as Lots 78, 79 & 80 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was postponed at the June 12, 2019 meeting to the July 2019 meeting.)*

B. Work Session requested by **Alan W. & Wendy G. Wong, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow the construction of a new free-standing structure (garden pergola) and new construction to an existing structure (replace roof and structures of existing ells and expand middle ell) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. *(This item was continued at the June 12, 2019 meeting to the July, 2019 meeting.)*

C. Work Session requested by **Dagny Taggart, LLC, owner**, and **Mark A. McNabb, applicant** for property located at **3 Pleasant Street**, wherein permission is requested to allow renovations and new construction to an existing structure (3-story, 2000 ± s.f. addition to the rear and modify the roof of the building with office space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 31 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was continued at the June 12, 2019 meeting to the July, 2019 meeting.)*

D. Work Session requested by **Dagny Taggart, LLC, owner**, and **Mark A. McNabb, applicant** for property located at **Daniel Street**, wherein permission is requested to allow the construction of a new free-standing (3-story, 50,000 ± s.f.) commercial structure as per plans on file in the Planning Department. Said property is shown in Assessor Map 107 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the June 12, 2019 meeting to the July, 2019 meeting.)*

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.