

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

6:30 p.m.

**August 07, 2019
To be reconvened on
August 14, 2019**

AGENDA (revised on August 07, 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

1. July 10, 2019
2. July 17, 2019

II. CERTIFICATE OF APPROVAL- EXTENSION

1. Petition of **Janet Zerr & David Simpson, owners**, for property located at **65 Rogers Street**, wherein a 1-year extension of a Certificate of Approval granted by the Historic District Commission on September 05, 2018, is requested to allow the demolition of an existing garage, the construction of a new attached garage, the conversion of a 3-season porch with open deck above to a two-story structure, new third floor dormer and the expansion of an existing one story entry as per plans on file in the Planning Department. Said property is shown on Assessor Map 115 as Lot 2 and lies within the Mixed Residential Office (MRO) and Historic Districts.

III. MARKET STREET GATEWAY IMPROVEMENTS

A. David Desfosses, Project Manager, Department of Public Works

IV. ADMINISTRATIVE APPROVALS

1. 449 Court Street
2. 33 Holmes Court
3. 135 Congress Street, Unit 145
4. 56 Middle Street
5. 39 Mt. Vernon Street
6. 222 Pleasant Street
7. 174 Fleet Street
8. 142 State Street
9. 410-430 Islington Street

V. 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 July 10, 2019 meeting to the August, 2019 meeting.)*

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. 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. *(This item was postponed at the July 17, 2019 meeting to the August, 2019 meeting.)*

2. Petition of **Deborah 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 an A/C 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.

3. Petition of **Victorian Townhouse Condominium Association, owner**, and **Caitlin C. Sweeney, applicant**, for property located at **169 Lafayette Road**, wherein permission is requested to allow exterior renovations to an existing structure (new windows, roofing, and installation of A/C condensers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

4. Petition of **Gruen Revocable Trust of 2019, Thomas W. & Carol R. Gruen Trustees, owners**, for property located at **673 Middle Street**, wherein permission is requested to allow new construction to an existing structure (construct new rear addition and rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 33 and lies within the General Residence A (GRA) and Historic Districts.

5. *(Work Session/Public Hearing)* requested by **Danny 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) structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

VII. 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-4L1) and Historic Districts. *(This item was postponed at the July 10, 2019 meeting to the August, 2019 meeting.)*

B. Work Session requested by **Brendan Robert Cooney & Megan Tehan, 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. *(This item was continued at the July 10, 2019 meeting to the August, 2019 meeting.)*

VIII. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Wayne & Kristin Barrows, owners**, for property located at **55 Lafayette Road**, wherein permission is requested to allow the construction of a new freestanding structure (home with attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 10 and lies within the General Residence A (GRA) and Historic Districts.

PETITIONS TO BE HEARD ON AUGUST 14, 2019

IX. WORK SESSIONS (OLD BUSINESS)

C. 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 continued at the July 17, 2019 meeting to the August, 2019 meeting.)*

D. 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 ell and expand middle ell) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. *(This item was postponed at the July 17, 2019 meeting to the August, 2019 meeting.)*

E. 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 July 17, 2019 meeting to the August, 2019 meeting.)*

F. 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. *(This item was continued from the July 10, 2019 meeting to the August, 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.