

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**May 1, 2013
to be reconvened on May 8, 2013**

Due to the length of the agenda, New Business and Public Hearings #1 through #12 will be heard on Wednesday, May 1, 2013. Old Business, Public Hearing #13 and Work Sessions A through G will be heard on Wednesday, May 8, 2013.

REVISED AGENDA

I. NEW BUSINESS

A. Discussion on City attorney's memo on building heights

II. PUBLIC HEARINGS

1. Petition of **Strawbery Banke, Inc., owner**, for property located at **72 Atkinson Street and 400 Court Street**, wherein permission is requested to allow new construction to an existing structure (install accessibility ramps) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.
2. Petition of **Strawbery Banke, Inc., owner**, for property located at **Washington Street**, wherein permission is requested to allow a new free standing structure (move existing shed at 92 Marcy Street to Washington Street location) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 1 and lies within the Mixed Residential Office and Historic Districts.
3. Petition of **Galaro Properties, LLC, owner**, and **Alex McDonald, applicant**, for property located at **175 High Street**, wherein permission is requested to allow new construction to an existing structure (install garage door opening with door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 16 and lies within Central Business B, Historic, and Downtown Overlay Districts.
4. Petition of **City of Portsmouth, owner**, and **Priscilla Semprini Revocable Trust 2010, applicant**, for property located at **300 New Castle Avenue**, wherein permission is requested to allow a new free standing structure (install fixed pier, gangway, and float system) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 36 and lies within Single Residence B and Historic Districts.

5. Petition of **Thomas J. Kaufhold, owner**, for property located at **53 Rogers Street**, wherein permission is requested to allow exterior renovations to an existing structure (removed existing siding, replace with composite siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 1 and lies within Mixed Residential Office and Historic Districts.
6. Petition of **BNG Inc., owner**, for property located at **14 Market Square**, wherein permission is requested to allow exterior renovations to an existing structure (replace asphalt shingles with aluminum standing seam panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 29 and lies within Central Business B, Historic, and Downtown Overlay Districts.
7. Petition of **The Hill Condominium Association, owner**, and **Ghamami Revocable Trust, Sheila Grant, trustee and applicant**, for property located at 405 Deer Street 7-6, (405 The Hill) wherein permission is requested to allow exterior renovations to an existing structure (remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 26-7 and lies within Central Business B, Historic, and Downtown Overlay Districts.
8. Petition of **Joseph Rizzo, owner**, for property located at **240 Union Street, #2**, wherein permission is requested to allow exterior renovations to an existing structure (replace patio door, replace wood paneling with stone veneer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 21-2 and lies within Mixed Residential Office and Historic Districts.
9. Petition of **KHP Properties, owner**, and **Jay Prewitt, applicant**, for property located at **428 Pleasant Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear additions, construct new two-story addition) and allow exterior renovations to an existing structure (replace siding and trim, replace windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 55 and lies within General Residence B and Historic Districts.
10. Petition of **North Mill Realty Trust, owner**, and **3S Artspace, applicant**, for property located at 319 Vaughan Street, wherein permission is requested to allow exterior renovations to an existing structure (add windows, doors, entry canopies, cladding, and landscaping) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 9 and lies within Central Business A, Historic, and Downtown Overlay Districts.
11. Petition of **244 Marcy Realty Trust, owner**, and **Firepoint Properties, applicant**, for property located at **244 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, doors, and light fixtures) and allow new construction to an existing structure (remove metal canopy, construct new entry canopy) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 51 and lies within General Residence B and Historic Districts.

12. Petition of **Timothy M. and Beth Finelli, owners**, and **Matthew Beebe, applicant**, for property located at **297 South Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow a new free standing structure (construct new garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 23 and lies within General Residence B and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., MAY 8, 2013 AT 6:30 P.M.

III. OLD BUSINESS

A. Approval of minutes – December 5, 2012

IV. PUBLIC HEARINGS (CONTINUED)

13. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street (Wright Avenue lot)**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct mixed use, multi-story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts.

V. WORK SESSIONS

A. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was continued.)*

B. Work Session requested by **Maplewood and Vaughan Holding Company, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct four story mixed use building). Said property is shown Assessor Plan 124 as Lot 8 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the April 10, 2013 meeting to the May 8, 2013 meeting.)*

C. Petition of **Rye Atlantic Property, LLC, owner, and Michael Labrie, applicant**, for property located at **361 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish structure) and allow a new free standing structure (construct new 5,500 sq. foot building). Said property is shown on Assessor Plan 144 as Lot 23 and lies within the Mixed Residential Business and Historic Districts. *(This item was continued.)*

D. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central

Business B and Historic Districts. *(This item was postponed at the April 10, 2013 meeting the May 8, 2013 meeting.)*

E. Work Session requested by **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (add second story to gymnasium section, construct multi-story building at rear of lot). Said property is shown on Assessor Plan 105 as Lot 19 and lies within Central Business B, Historic, and Downtown Overlay Districts.

F. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow an amendment to a previously approved design (changes to doors, windows, and parapet walls, add roof top access structures). Said property is shown on Assessor Plan 125 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts.

G. Work Session requested by **Cooper Malt, LLC, owner**, and **Jessica Kaiser, applicant**, for property located at **33 Jewell Court**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of entry door and storefront). Said property is shown on Assessor Plan 155 as Lot 5 and lies within the Business and Historic Districts.

VI. 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.