

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**September 3, 2014
to be reconvened on September 10 & 17, 2014**

Due to the length of the agenda, Approval of Minutes, Administrative Approvals, Old Business, and Public Hearing applications #1 through #9 will be heard on Wednesday, September 3, 2014 at 6:30 p.m. Public Hearings #10 through #12 and Work Sessions A through C will be heard on Wednesday, September 10, 2014 at 6:30 p.m. Work Session D will be held on Weds., September 17, 2014 at 7:00 p.m. All meetings will be held in the Eileen Dondero Foley Council Chambers.

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. August 6, 2014
- B. August 13, 2014

II. ADMINISTRATIVE APPROVALS

- 1. 1 Junkins Avenue
- 2. 319 Vaughan Street
- 3. 121 Mechanic Street
- 4. 1 Harbor Place

III. OLD BUSINESS (REGULAR AGENDA ITEM)

- A. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow demolition of an existing structure (remove widows walk) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 15 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the August 6, 2014 meeting to the September 3, 2014 meeting.)*

IV. OLD BUSINESS (CONSENT AGENDA ITEM)

- B. Petition of **Carol J. Elliott Revocable Trust of 2011, owner**, for property located at **143 Gates Street** and **Jane A. Nelson, owner**, for property located at **135 Gates Street**, wherein permission is requested to allow exterior renovations to existing structures (repairs to the roof area where the two houses meet) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lots 98 and 99 and lies within the General Residence B and

Historic Districts. *(This item was postponed at the August 6, 2014 meeting to the September 3, 2014 meeting.)*

V. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Worth Development Condominium Association, owner**, and **Scott Pulver, applicant**, for property located at 113 Congress Street, wherein permission is requested to allow new free standing structures (install mechanical equipment on the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD5, Historic, and Downtown Overlay Districts.
2. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace service door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic Districts.
3. Petition of **Peirce Block Condominium Association, owner**, and **DeStefano Architects, applicant**, for property located at **23 High Street, #C**, wherein permission is requested to allow exterior renovations to an existing structure (relocation of existing mechanical unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the CD5, Historic, and Downtown Overlay Districts.

VI. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. (Work Session/Public Hearing) Petition of **Portwalk HI, LLC, owner**, for property located at **195 Hanover Street**, wherein permission is requested to allow amendments to a previously approved design (Option A: mock-up for proposed modifications and design changes to the pre-cast banding on the hotel portion of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within CD5, Historic, and Downtown Overlay Districts.
5. Petition of **Kristina Logan, owner**, for property located at **220 South Street**, wherein permission is to allow demolition of an existing structure (demolish existing shed) and allow a new free standing structure (construct 15' x 30' artist studio) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 1 and lies within the Single Residence B and Historic Districts.
6. Petition of **Strawbery Banke, Inc., owner**, and **Stephen P. Bedard, applicant**, for property located at **61 Washington Street (Conant House)**, wherein permission is requested to allow an amendment to a previously approved design (reconstruct scullery) 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.
7. (Work Session/Public Hearing) Petition of **Work Stiff Properties, owner**, for property located at **92-94 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels on main building and rear addition) as per plans on file

in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the CD4, Historic, and Downtown Overlay Districts.

8. Petition of **Flintatta, LLC, owner**, and **Futuro, Inc., applicant**, for property located at **73 Court Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels on southwest roof, replace front doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 19 and lies within CD4-L and Historic Districts.

9. Petition of **Mary C.S. Maurer, owner**, for property located at **65 Rogers Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, add storm door, install fence and gate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 2 and lies within the Mixed Residential Office and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., SEPT. 10, 2014 AT 6:30 P.M.

VII. PUBLIC HEARINGS (CONTINUED)

10. Petition of **City of Portsmouth, owner**, for property located along **Maplewood Avenue and Vaughan Mall (Worth Lot)** wherein permission is requested to allow a new free standing structure (install new trash enclosure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 3 and lies within the Municipal District, Historic, and Downtown Overlay Districts.

11. Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow a one year extension of the Conditional Use Permit (CUP) approval granted on August 7, 2013 as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the CBA/CD4, Historic, and Downtown Overlay Districts.

12. Petition of **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 side and rear additions) and allow exterior renovations to an existing structure (renovations to existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the CD4, Historic, and Downtown Overlay Districts.

VIII. WORK SESSIONS

A. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade foundations, exterior modifications and additions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within Mixed Residential Office and Historic Districts. *(This item was postponed at the July 16, 2014 meeting to the September 10, 2014 meeting.)*

B. Work Session requested by **Joan H. Boyd and Theodore M. Stiles, owners**, for property located at **425 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct dormer addition on right side of structure, replace existing windows, misc. new window and door locations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 70 and lies within the General Residence B and Historic Districts.

C. Work Session requested by **Hanover Apartments, LLC, owner**, for property located at **5 Portwalk Place (previously known as 195 Hanover Street)**, wherein permission is requested to allow exterior renovations to an existing structure (modifications to storefront window system) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD5, Historic, and Downtown Overlay Districts.

D. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of existing structures (demolish existing buildings, construct two multi-family structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts. *(This item was continued at the August 13, 2014 meeting to the September 10, 2014 meeting.)*

E. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct three story mixed use building with below grade parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was postponed at the August 13, 2014 meeting to the September 10, 2014 meeting.)*

THE FOLLOWING WILL BE HEARD ON WEDS., SEPT. 17, 2014 AT 7:00 P.M.

IX. WORK SESSIONS (CONTINUED)

F. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct mixed use building containing hotel, conference center, condominiums, supermarket, and parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

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.