

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**October 1, 2014
to be reconvened on October 8, 2014**

Due to the length of the agenda, Approval of Minutes, Old Business (Public Hearing A), and Public Hearing (Consent and Regular) applications #1 through #12 will be heard on Wednesday, October 1, 2014. Work Sessions A through E will be heard on Wednesday 8, 2014. Both meetings will begin at 6:30 p.m. and will be held in the Eileen Dondero Foley Council Chambers.

REVISED 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

1. September 3, 2014
2. September 10, 2014
3. September 17, 2014

II. PUBLIC HEARING (OLD BUSINESS)

A. (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. (*This item was postponed at the September 3, 2014 meeting to the October 1, 2014 meeting.*)

III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Folsom-Salter House, LLC, owner**, for property located at **95 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (repair front steps and adding granite toppers for treads) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 21 and lies within the CD4-L and Historic Districts.
2. Petition of **Whalesback Light, LLC, owner**, for property located at **96 State Street**, wherein permission is requested to allow new construction to an existing structure (install second

story guardrail) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the CD4 and Historic Districts.

3. Petition of **Peter H. Jarvis and Sons, LLC and Simeon P. Jarvis Revocable Trust 1999, owners**, for property located at **1 Congress Street (also known as 20 High Street)**, wherein permission is requested to allow exterior renovations to an existing structure (install vent termination unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 14 and lies within the CD5, Historic, and Downtown Overlay Districts.

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. Petition of **Strawbery Banke, Inc., owner**, for property located at **39 Puddle Lane**, wherein permission is requested to allow new construction to an existing structure (construct 24'x16' addition to east side of blacksmith shop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7-13 and lies within the Mixed Residential Office and Historic Districts.

5. Petition of **Paul T. Marino, owner**, for property located at **287 Marcy Street**, wherein permission is requested to allow demolition of an existing structure (remove stairs) and allow new construction to an existing structure (reconfigure stairs, add railing at basement entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 46 and lies within the General Residence B and Historic Districts.

6. Petition of **Seekell and Kaniwec Trust, Janet L Seekell and George N. Kaniwec, trustees and owners**, for property located at **478 Marcy Street**, wherein permission is requested to allow a new free standing structure (install shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 74 and lies within the General Residence B and Historic Districts.

7. Petition of **Bruce A. Erickson and Elizabeth A. Levey-Pruyn, owners**, for property located at **35 Salter Street**, wherein permission is requested to allow amendments to a previously approved design (add window on first floor of south elevation, remove window on west elevation, replace misc. slate roofs with zinc standing seam roofs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 29 and lies within the Waterfront Business and Historic Districts.

8. Petition of the **Harbour Place Condominium Association, owner, Bruce Ocko applicant**, for property located at **135 Bow Street, Unit 11**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1 and lies within the CD4, Historic, and Downtown Overlay Districts.

9. Petition of **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.

10. Petition of **Theodore M. Stiles and Joan H. Boyd, owners**, for property located at **425 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct dormer addition, add new window and door locations, remove chimney and rebuild with thin brick) and allow exterior renovations to an existing structure (replace existing windows) 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.

11. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street**, wherein permission is requested to allow amendments to a previously approved design (minor revisions to base height and grade, window and door changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within the CD5 and Historic Districts. *(This applicant has asked to postpone to the October 8, 2014 meeting.)*

12. Petition of **Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein permission is requested to allow an amendment to a previously approved design (modify roof pitch, raise curb height, construct roof top deck with railings, add additional scupper, increase size of scuppers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 61 and lies within the General Residence B and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., OCTOBER 8, 2014 AT 6:30 P.M.

V. WORK SESSIONS (ON-GOING)

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 applicant has asked to postpone the application to the November 5, 2014 meeting.)*

B. 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 September 13, 2014 meeting to the October 8, 2014 meeting. This applicant has asked to postpone to the November 5, 2014 meeting.)*

C. 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 September 13, 2014 meeting to the October 1, 2014 meeting.)*

D. 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. *(This item was continued at the September 17, 2014 meeting to the October 8, 2014 meeting.)*

E. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 Maplewood Avenue)**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 ½ to 5 story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the August 13, 2014 meeting to the October 8, 2014 meeting.)*

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.