

**HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**November 5, 2014
to be reconvened on November 12 & 19, 2014**

DUE TO THE LENGTH OF THE AGENDA, Approval of Minutes, Request for Rehearing, Public Hearings (Old Business), and Public Hearings #1 through #11 will be heard on Wednesday, November 5, 2014 at 6:30 p.m. Public Hearings #12 through #14 and Work Sessions A and B will be heard on Wednesday, November 12, 2014 at 7:30 p.m. Work Sessions C through F will be heard on Wednesday, November 19, 2014 at 7:00 p.m.

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

- October 1, 2014
- October 8, 2014

II. REQUEST FOR REHEARING

173-175 Market Street – Certificate of Approval granted on September 10, 2014 – submitted by Duncan MacCallum, et al

III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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.

B. 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.

C. 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.

D. 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.

IV. ADMINISTRATIVE APPROVALS

- 233 Vaughan Street
- 143 Daniel Street

V. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Robert A. Mackin Revocable Trust and Eileen C. Mackin Revocable Trust, owners**, for property located at **56 Dennett Street**, wherein permission is requested to allow a new free standing structure (extend fencing along property line) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 12 and lies within the General Residence A and Historic Districts.

2. Petition of **Justice C. Rines and Thea Murphy, owner**, for property located at **67 Mark Street**, wherein permission is requested to allow demolition of an existing structure (demolish bulkhead) and allow new construction to an existing structure (construct storage locker, construct fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 51 and lies within the CD4-L and Historic Districts.

3. Petition of **Hanover Apartments, LLC, owner**, for property located at **29 Maplewood Avenue (formerly 195 Hanover Street)** wherein permission is requested to allow exterior renovations to an existing structure (replace sliding doors and railings on 5th floor with windows, replace three curtain wall windows with mechanical louvers on first floor) 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.

4. Petition of **Deer Street Associates, owner**, for property located at **163 Deer Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace lighting on rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 17 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

5. Petition of **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow an amendment to a previously approved design (modify fence detailing, modify intake louver shape) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD4, Historic, and Downtown Overlay Districts.
6. Petition of **Richard C. and Nancy C. Tomb, owners**, for property located at **138 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace driveway gate with new gate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 54 and lies within the General Residence B and Historic Districts.
7. Petition of **Portsmouth Savings Bank, Bank of New Hampshire, owner**, and **T.D. Bank N.A., applicant**, for property located at **333 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 5 and lies within the CD4, Historic, and Downtown Overlay Districts.

VI. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

8. **(Work Session/Public Hearing) Petition of Solano Group, LLC, owner, and Stephen Meade, applicant**, for property located at **456 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace vinyl siding with wood clapboards, replace windows and doors, replace lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 43 and lies within the Mixed Residential Office and Historic Districts.
9. Petition of **Haven School Condominium Association, owner**, and **Jamie A. Baquero, applicant**, for property located at **50 South School Street, Unit 5**, wherein permission is requested to allow new construction to an existing structure (construct roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 60-5 and lies within the General Residence B and Historic Districts.
10. Petition of **Andrew R. Courteau Jr. Revocable Trust, Andrew R. Courteau, Jr., Elaine M. Perry, Christopher D. Clement, and Wendy L. Courteau-Clement, trustees and owners**, for property located at **41-43 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (changes to the storefront façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 29 and lies within the CD5, Historic, and Downtown Overlay Districts.
11. Petition of **AHI Holdings, LLC, owner**, for property located at **40 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace 27 windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 1 and lies within the CD4-L and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., NOVEMBER 12, 2014 AT 7:30 P.M.**VII. PUBLIC HEARINGS (REGULAR AGENDA ITEMS, CONTINUED)**

12. Petition of **Richard M. and Susan H. Shea, owners**, for property located at **19 Howard Street**, wherein permission is requested to allow a new free standing structure (construct shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 82 and lies within the General Residence B and Historic Districts.

13. **(Work Session/Public Hearing) Petition of Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission is requested to allow (new construction to an existing structure (convert existing carriage house to single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within the Mixed Residential Office and Historic Districts.

14. Petition of **Kevin M. Semprini, owner**, for property located at **300 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct new structure on same footprint with two additions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 36 and lies within the Single Residence B and Historic Districts.

VIII. WORK SESSIONS

A. Work Session requested by **303 Islington Street, LLC, owner**, for property located at **303 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct third floor dormers, construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 11 and lies within the General Residence C and Historic Districts.

B. Work Session requested by **Timothy and Alexandra Lieto, owners**, for property located at **454 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct second story addition, window relocations on first floor of north, south, and west facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 77 and lies within the General Residence B and Historic Districts.

C. Work Session requested by **Ten State Street, LLC, owner**, for property located at **10 State Street**, wherein permission is requested to allow amendments to a previously approved design (change window manufacturer, changes to coordinate MEP/FP systems design, vent screening) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the CD4 and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., NOVEMBER 19, 2014 AT 7:00 P.M.**IX. WORK SESSIONS (CONTINUED)**

C. 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 postponed at the October 8, 2014 meeting to the November 19, 2014 meeting.)*

D. 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 continued to the November 19, 2014 meeting.)*

E. 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 postponed at the October 8, 2014 meeting to the November 19, 2014 meeting.)*

F. 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, 2 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 to the November 19, 2014 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.