

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

**6:30 p.m.**

**December 04, 2019**

**AGENDA (revised on 12-04-19)**

*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. November 06, 2019
- B. November 13, 2019

**II. ADMINISTRATIVE APPROVALS**

- 1. 401 State Street, Unit 204
- 2. 129 Daniel Street
- 3. 303 Pleasant Street
- 4. 410-430 Islington Street
- 5. 401 State Street, Unit 405

**III. CERTIFICATE OF APPROVAL- EXTENSION**

- 1. Petition of **Frank G. Heitker Revocable Trust Agreement, Frank G. Heitker Trustee, owner**, for property located at **37 Sheafe Street**, wherein a 1-year extension of the Certificate of Approval granted by the Historic District Commission on January 02, 2019 is requested to allow new construction to an existing structure (construct second story addition over the existing kitchen at the rear of the structure and enlarge the existing mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 19 and lies within the Character District 4 (CD 4) and Historic Districts.

**IV. PUBLIC HEARINGS (OLD BUSINESS)**

- A. (*Work Session/ Public Hearing*) 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 4-L1) and Historic Districts. (*This item was continued at the November 06, 2019 meeting to the December 04, 2019 meeting.*)

B. Petition of **33-47 Bow Street, LLC, owner**, for property located at **35 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace second and third floor windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 49 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was postponed at the November 13, 2019 meeting to the December 04, 2019 meeting.)*

C. Petition of **City of Portsmouth, owner**, for property located at **95 Mechanic Street**, wherein permission is requested to allow the demolition of an existing structure (3-family structure at LaCava Wharf) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 29 and lies within Waterfront Business (WB) and the Historic Districts. *(This item was postponed at the November 06, 2019 meeting to the December 04, 2019 meeting.)*

## V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **111 Maplewood Avenue, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow an amendment to a previously approved design (penthouse redesign and exterior design changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD-5), Downtown Overlay, and Historic Districts.

2. Petition of **Karen B. Leon, owner**, for property located at **284 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (expand existing front porch) and allow the construction of a new free-standing structure (garage) and as per plans in file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 73 and lies within the Single Residence B (SRB) and Historic Districts.

3. Petition of **Port Owner Harbor, LLC, owner**, for property located at **250 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace existing siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1-1C and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

4. Petition of **Viking Properties, LLC (1/2 Interest), owner**, for property located at **54 Daniel Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace front entry door, 2<sup>nd</sup> floor roof deck door, rear 3<sup>rd</sup> floor deck and door, and install an A/C condenser on the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 18-1 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

5. Petition of **Perley Lane, LLC, owner**, for property located at **55 Lafayette Road**, wherein permission is requested to allow the construction of a new free-standing structure (single family home with attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 10-1 and lies within the General Residence A (GRA) and Historic Districts.

## VI. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **John J. Roese Revocable Trust of 2016, John J. Roese Trustee, 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 at the November 13, 2019 meeting to the December, 2019 meeting.)*

B. Work Session requested by **100 Islington Street Condominium Association, owner**, for property located at **100 Islington Street**, wherein permission is requested to allow the demolition of an existing structure (two-story commercial building) and to allow the construction of a new 2 ½- story multi-family residential building as per plans on file in the Planning Department. Said property is shown on Assessor Map 16 as Lot 25 and lies within the Character District 4-L2 (CD 4-L2) and Historic Districts. *(This item was continued at the November 13, 2019 meeting to the December 04, 2019 meeting.)*

## VII. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Argeris and Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (redesign the existing garage with new windows, doors, and roof-line) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts.

## VIII. 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.