

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

**6:30 p.m.**

**June 05, 2019  
To be reconvened on  
June 12, 2019**

**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. May 01, 2019

**II. ADMINISTRATIVE APPROVALS**

1. 41 Vaughan Mall
2. 284 New Castle Avenue
3. 63 Humphrey's Court
4. 254 South Street
5. Marcy Street (Strawbery Banke)
6. 490 Islington Street, Unit C
7. 69 New Castle Avenue
8. 102 State Street
9. 117 Bow Street, Unit 5A
10. 75 Humphrey's Court
11. 285 Union Street
12. 33 Johnson Court
13. 180 Washington Street
14. 410-430 Islington Street
15. 73 Prospect Street
16. 180 Middle Street

**III. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **Joseph J. & Jennifer Almeida, owners**, for property located at **103 High Street**, wherein permission is requested to allow new construction and exterior renovations to an existing structure (modify front elevation by adding store-front, landing, and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 22 and lies within the Character District 4-L2 (CD4-L2), Downtown Overlay, and Historic Districts.

2. Petition of **Wentworth-Gardner & Tobias Lear Houses Association, owner**, for property located at **49 Hunking Street**, wherein permission is requested to allow new construction to an existing structure (demolish and replace rear shed addition with larger new shed addition and foundation) and miscellaneous exterior maintenance to the existing house as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 39 and lies within the General Residence B (GRB) and Historic Districts.
3. Petition of **Gregory J. & Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow exterior renovations to an existing structure (demolition of existing side porch to be replaced with deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.
4. Petition of **Denise & Michael Todd, owners**, for property located at **254 South Street**, wherein permission is requested to allow new construction to an existing structure (add new rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

**The following Work Sessions will be heard on Wednesday June 12, 2019**

#### IV. WORK SESSIONS (OLD BUSINESS)

- A. Work Session requested by **PNF Trust of 2013, Peter N. Floros Trustee**, owner, for property located at **266-278 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) as per plans on file in the Planning Department. Said property is located on Assessor Map 107 as Lots 78, 79 & 80 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item continued from the May 05, 2019 meeting.)*
- B. Work Session 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 (CD4-L1) and Historic Districts. *(This item continued from the May 05, 2019 meeting.)*
- C. Work Session requested by **Salvation Army, owner**, and **James McSharry, applicant**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction to an existing structure (10 new dormers; 5 on the north and 5 on the south elevations and new shed dormer on the east elevation) and exterior renovations to an existing structure (new door and balustrade system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Civic, Downtown Overlay, and Historic Districts. *(This item was postponed at the May 05, 2019 meeting to the June, 2019 meeting.)*

## V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Alan W. & Wendy G. Wong, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow the construction of a new free-standing structure (garden pergola) and new construction to an existing structure (replace roof and structures of existing ells and expand middle ell) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts.
2. Work Session requested by **Dagny Taggart, LLC, owner**, and **Mark A. McNabb, applicant** for property located at **3 Pleasant Street**, wherein permission is requested to allow renovations and new construction to an existing structure (3-story, 2000 ± s.f. addition to the rear and modify the roof of the building with office space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 31 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.
3. Work Session requested by **Dagny Taggart, LLC, owner**, and **Mark A. McNabb, applicant** for property located at **Daniel Street**, wherein permission is requested to allow the construction of a new free-standing (3-story, 50,000 ± s.f.) commercial structure as per plans on file in the Planning Department. Said property is shown in Assessor Map 107 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.
4. Work Session requested by **Hunking Holdings, LLC, owner**, and **Arilda Densch, applicant** for property located at **170 Mechanic Street**, wherein permission is requested to allow the construction of a new free-standing structure (24'x 24' garage), new construction to an existing structure (enlarge front porch and rear shed addition), and exterior renovations as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 7 and lies within the General Residence B (GRB) and Historic Districts.
5. Work Session requested by **Melissa and Halil Ozkurt, owners**, for property located at **287 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (relocate one existing window, add two new windows to rear elevation, and remove existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 46 and lies within the General Residence B (GRB) 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.