

**REGULAR MEETING  
HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE  
  
CITY COUNCIL CHAMBERS**

**7:00 p.m.**

**AGENDA**

**September 6, 2006, to be  
reconvened September 13, 2006**

**PLEASE NOTE:** Due to the length of the Agenda, Old Business and Public Hearings #1 through #13 will be heard on September 6, 2006, and Work Sessions A through H will be heard on September 13, 2006, both at 7:00 p.m. in the City Council Chambers.

6:30 pm - Wednesday, September 6, 2006 - <u>Site Walk</u> at 7 Islington Street
---

**I. OLD BUSINESS**

- A) Approval of minutes - April 19, 2006
- Approval of minutes - May 3, 2006
- Approval of minutes - May 10, 2006

*Approval of the foregoing minutes was tabled at the August 9, 2006 meeting.*

- Approval of minutes - June 14, 2006
- Approval of minutes - June 21, 2006
- Approval of minutes - July 12, 2006

- B) Petition of **Regan Electric Co., Inc., owner**, and **Bruce A. Clark, applicant**, for property located at **6 Dearborn Street** wherein permission is requested to allow exterior renovations to an existing structure (replace windows) in the Planning Department. Said property is shown on Assessor Plan 123 as Lot 4 and lies within the Mixed Residential Office and Historic A Districts. *This item was tabled at the August 2, 2006 meeting.*

**II. PUBLIC HEARINGS**

- 1. Petition of **7 Islington Street, LLC, owner** for property located at **7 Islington Street** wherein permission is requested to allow demolition of an existing structure (southern wing of building, garage building, house structure, and commercial building), new construction of an existing structure (new 3-4 story mixed use building), and exterior renovations to an existing structure (renovate exterior, replace windows, add exterior stair and canopy) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 51, Plan 126 as Lot 49, and Plan 126 as Lot 52 and lies within the Mixed Residential Office, Central Business B, and Historic A Districts.

2. Petition of **Market Wharf Condominiums, owner** and **Thomas Magruder, applicant** for property located at **59 Deer Street** wherein permission is requested to allow exterior renovations to an existing structure (replace siding, decks, and railings with new composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 119 as Lot 1B and lies within the Central Business B, Historic District A and Downtown Overlay Districts.
3. Petition of **Four Hundred Forty Six Four Hundred Fifty Two Market Street Condominium Association, owner** and **Bryan C. Pappas, applicant**, for property located at **446-452 Market Street** wherein permission is requested to allow exterior renovations to an existing structure (replace wood clapboard with vinyl cedar shakes; install building corners, and new gutters) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 1-4 and lies within the Central Business A and Historic A Districts.
4. Petition of **Strawbery Banke Inc., owner**, for property located at **420 Court Street** wherein permission is requested to allow exterior renovations to an existing structure (replace roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies with the Mixed Residential Office and Historic A Districts.
5. Petition of **Michael J. Lacroix, owner** for property located at **lot behind 151 High Street** wherein permission is requested to allow demolition of existing structure and new free standing structure. (remove garage and construct a three story structure with deck) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 118, Lot 19 and lies within the Central Business B, Historic A and Downtown Overlay Districts.
6. Petition of **213 Pleasant Street Holdings, LLC, owner**, for property located at **213 Pleasant Street** wherein permission is requested to allow a new free standing structure (new two story house with attached garage) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 108 as Lot 16 and lies within the Mixed Residential Office and Historic A District.
7. Petition of **Robert B. and Mary C. Cline, owners**, for property located at **395 Pleasant Street** wherein permission is requested to allow exterior renovations to an existing structure (replace windows and install brick chimney cap) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 102 as Lot 67 and lies within the General Residence B and Historic A Districts.
8. Petition of **Grae Garl, owner**, for property located at **61 Dennett Street** wherein permission is requested to allow exterior renovations to an existing structure (install gutters on front and back of house) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 141 as Lot 9 and lies within the General Residence A and Historic A Districts.
9. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street** wherein permission is requested to allow exterior renovations to an existing structure (replace wood siding of dormer areas with vinyl siding) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1-00 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.
10. Petition of **Four Hundred Forty Six Four Hundred Fifty Two Market Street Condominium Association, owner** and **Bryan C. Pappas, applicant**, for property located at **446-452 Market Street** wherein permission is requested to allow exterior renovations to an existing structure (replace windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 1-4 and lies within the Central Business A and Historic A Districts.
11. Petition of **Peirce Block Condominiums, owner**, and **Edith Wyrick and Warner's Card and Gift Shop, applicants**, for property located at **2 Market Square** wherein permission is

requested to allow exterior renovations to an existing structure (addition of canvas awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the Central Business B, Historic A, and the Downtown Overlay Districts.

12. Petition of **Michael and Amy Quigley, owners**, for property located at **40 Mt. Vernon Street** wherein permission is requested to allow an amendment to a previously approved design (addition of two skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 28 and lies within the General Residence B and Historic A Districts.

13. Petition of **March Twenty-Two, LLC, owner**, for property located at **46 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (relocate downspout and expand chimney height) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 11 and lies within the Central Business B and Historic A Districts.

### III. WORK SESSIONS

A) Work Session requested by **Harbor Corp. LLC, owner**, for property located at Russell St., Deer St., and Maplewood Ave. wherein permission is requested to allow a new free standing structure (200 room hotel, conference facility, and parking garage). Said property is shown on Assessor Plan 118 as Lot 28, Plan 124 as Lot 12, and Plan 125 as Lot 21 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

B) Work Session requested by **National Society of the Colonial Dames of America in NH, owner**, for property located at **154 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (restoration of existing coach house and lean-to). Said property is shown on Assessor Plan 118 as Lot 8 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

C) Work Session requested by **Robert A. Finney and Jane A. McIlvaine, owners**, for property located at **93 High Street, #4**, where in permission is requested to allow exterior renovations to an existing structure (change roof design from shed roof to gable roof and add rear window upgrades). Said property is shown on Assessor Plan 118 as Lot 23 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

D) Work Session requested by **Temple Israel, owner**, for property located at **200 State Street**, wherein permission is requested to allow new construction to an existing structure (new entrance and canopy, new window, and new brick siding). Said property is shown on Assessor Plan 107 as Lots 65, 66, and 75 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

E) Work Session requested by **Cristina J. Ljungberg, owner**, for property located at **180 Newcastle Avenue**, wherein permission is requested to allow new construction to an existing structure (one story side addition with deck, two story rear addition, and front entry porch). Said property is shown on Assessor Plan 101 as Lot 23 and lies within the Single Residence B and Historic A Districts.

F) Work Session requested by **Barbara S. Miller Trust 1999, owner**, for property located at **287 Marcy Street** wherein permission is requested to allow demolition of an existing structure. Said

property is shown on Assessor Plan 103 as Lot 46 and lies within the General Residence B and Historic A Districts.

G) Work Session requested by **Barbara S. Miller Trust 1999, owner**, for property located at **277 Marcy Street** wherein permission is requested to allow exterior renovations to an existing structure (relocated bulkhead, add new deck, doors, arbor, fence and gate). Said property is shown on Assessor Plan 103 as Lot 45 and lies within the General Residence B and Historic A Districts.

H) Work Session requested by **Strawbery Banke, Inc., owners**, for property located at **Washington Street** wherein permission is requested to allow a new free standing structure (new 5000 sq. foot building). Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic A Districts.

#### IV. 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.**