

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**September 3, 2008
to be reconvened on September 10, 2008**

PLEASE NOTE: Due to the length of the Agenda, Old Business and Public Hearings #1 through #10 will be heard on September 3, 2008 and Old Business, Public Hearing # 11, Work Sessions A through G, and Additional Business will be heard on September 10, 2008 both at 7:00 p.m. in the City Council Chambers.

AGENDA

I. OLD BUSINESS

A. Approval of minutes – August 6, 2008

B. Petition of **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow an amendment to a previously approved design (eliminate parking below ground level and install windows and doors, change footprint at west elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the Central Business B, Historic A, and Downtown Overlay Districts. *(This item was postponed at the August 6, 2008 meeting to the September 3, 2008 meeting.)*

C. 21 Richmond Street HDC approval
(This item was postponed at the August 13, 2008 meeting to the September 3, 2008 meeting.)

D. Petition of **Richard and Patricia Bagley, owners**, for property located at **213 Pleasant Street**, wherein permission is requested to allow a new free standing structure (install fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 16-1 and lies within the Mixed Residential Office and Historic A Districts. *(This item was postponed at the August 13, 2008 meeting to the September 3, 2008 meeting.)*

II. PUBLIC HEARINGS

1. Petition of **Bow Street Condominium Association, owner**, and **Thomas A. Frangos, applicant**, for property located at **111 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace siding and trim with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 55 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

2. Petition of **Paul G. and Patricia L. Elkins, owners**, for property located at **35 Rogers Street**, wherein permission is requested to allow demolition of an existing structure (remove rear porch) and allow new construction to an existing structure (rebuild porch) and allow exterior

renovations to an existing structure (replace door, remove existing siding, restore and replace wood siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 42 and lies within the Mixed Residential Office and Historic A Districts.

3. Petition of **Lars Erik Arnell and Kymberly Jo Arnell, owners**, and **Hans Walter, applicant**, for property located at **18 Pickering Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, replace wood fence posts with granite fence posts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 23 and lies within the General Residence B and Historic A Districts.

4. Petition of **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow an amendment to a previously approved design (change footprint at west elevation to reflect lot line adjustment, eliminate parking garage, retain two parking spaces at rear with gate, replace east gate and all grills with windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor plan 126 as Lot 52 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

5. Petition of **David P. and Ellen B. Ronka, owners**, for property located at **21 South Street**, wherein permission is requested to allow new construction to an existing structure (construct exterior landing and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 53-4 and lies within the General Residence B and Historic A Districts.

6. Petition of **Charles R. and Jill E. Lemay, owners**, for property located at **774 Middle Street, Unit 2**, wherein permission is requested to allow exterior renovations to an existing structure (reconfigure and replace second floor windows on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 153 as Lot 9-1 and lies with General Residence A and Historic A Districts.

7. Petition of **Dennett Street, LLC, owner**, for property located at **46 Dennett Street**, 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 140 as Lot 12 and lies within the General Residence A and Historic A Districts.

8. Petition of **Joseph G. Cunningham, owner**, for property located at **195 Washington Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove asbestos siding, repair, replace, and restore clapboard siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 78 and lies within the General Residence B and Historic A Districts.

9. Petition of **Martin F. and Cristina Galli Kurowski, owners**, for property located at **111 New Castle Avenue**, wherein permission is requested to allow a new free standing structure (remove existing fence, install new fencing on front, right and left side of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 53 and lies within the General Residence B and Historic A Districts.

10. Petition of **City of Portsmouth, owner, and Players' Ring, applicant**, for property located at **105 Marcy Street**, wherein permission is requested to allow demolition of an existing structure (remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 3 and lies within the Municipal and Historic A Districts.

The following will be heard on Wednesday, September 10, 2008 at 7:00 p.m.

III. OLD BUSINESS

A. Approval of minutes – August 13, 2008

IV. PUBLIC HEARINGS

11. Petition of **March Twenty Two, LLC, owner, and Peggy Lamb and Steve Joselow, applicants**, for property located at **58 State Street**, wherein permission is requested to allow an amendment to a previously approved design (add lighting to storefront elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 12 and lies within the Central Business B and Historic A Districts.

V. WORK SESSIONS

A. Work Session requested by **Baer Real Estate, LLC, owner**, for property located at **51 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct mixed use, multi-story building). Said property is shown on Assessor Plan 126 as Lot 33 and lies within the Central Business B and Historic A Districts.

B. Work Session requested by **Naber Realty, LLC, owner**, for property located at **515 – 517 Middle Street**, wherein permission is requested to allow demolition of an existing structure (remove fire damaged area at rear of building) and allow new construction to an existing structure (rebuild area adding second story) and allow exterior renovations to an existing structure (reconstruct front entry). Said property is shown on Assessor Plan 135 as Lot 17 and lies within the Mixed Residential Office and Historic A Districts.

C. Work session requested by **Touati and Barnes, LLC, owner, and Robert Dockham, applicant**, for property located at **198 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovate existing building) and allow new construction to an existing structure (construct new addition). Said property is shown on Assessor Plan 137 as Lot 20 and lies within the Central Business B and Historic A Districts.

D. Work session requested by **Evon Cooper, owner, and Geoff Rallis, applicant**, for property located at **287 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (construct rear addition on existing foundation). Said property is shown on Assessor Plan 141 as Lot 36 and lies within the Mixed Residential Office and Historic A Districts.

E. Work Session requested by **Blue Star Properties, LLC, owner,** and **Bungalow Development Group, applicant,** for property located at **233 Vaughan Street,** wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

F. Work Session requested by **Emile R. Jr. and Allison K. Bussiere, owners,** for property located at **678 Middle Street,** wherein permission is requested to allow new construction to an existing structure (construct rear addition). Said property is shown on Assessor Plan 148 as Lot 30 and lies within General Residence A and Historic A districts.

G. Work Session requested by **Joe M. and Pamela F. Hunt, owners,** for property located at **80 State Street at Wright Avenue,** wherein permission is requested to allow demolition of existing structure (demolish one story structure) and allow a new free standing structure (construct mixed use, multi-story building). Said property is shown on Assessor Plan 105 as Lot 18 and lies within the Central Business B and Historic A Districts.

VI. ADDITIONAL BUSINESS

1. Review of HDC Rules and Regulations Draft document

VII. 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.