

**SITE WALKS – SATURDAY, FEBRUARY 9, 2013**  
**10:00 a.m. – 173-175 Market Street 10:30 a.m. – 103 Congress Street**

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**February 6, 2013  
to be reconvened on February 13, 2013**

*Due to the length of the agenda, Old Business and Public Hearings #1 through #9 will be heard on Wednesday, February 6, 2013 and Work Sessions A through G will be heard on Wednesday, February 13, 2013.*

**AGENDA**

**I. OLD BUSINESS**

- A. Approval of minutes – September 12, 2012  
Approval of minutes – October 3, 2012
- B. Request for a one year extension of the Certificate of Approval granted on March 7, 2012 – requested by 7 Islington Street, LLC

**II. PUBLIC HEARINGS**

- 1. Petition of **Lauren E. Evangelista and Matthew L. Teeden, owners**, for property located at **25 Cabot Street**, wherein permission is requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 Lot 42 and lies within Mixed Residential Office and Historic Districts.
- 2. Petition of **Mark H. Wentworth Home, owner, and Dustin LeBlanc, applicant**, for property located at **18 Melcher 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 109 as Lot 7 and lies within General Residence B and Historic Districts.
- 3. Petition of **B & M Wharf, LLC, owner, and McNabb Properties, LTD, applicant**, for property located at **70 & 80 State Street and 5 Atkinson Street**, wherein permission is requested to allow new construction to an existing structure (add roof dormers, build dumpster enclosure) and allow exterior renovations to an existing structure (replace windows and doors, removal/reconstruction of chimneys, replace HVAC equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lots 14, 15, and 16 and lies within the Central Business B, Historic, and Downtown Overlay Districts.
- 4. Petition of **Courtyard Condominium Association, owner, and Ranger Property Management Realty Trust, applicant**, for property located at **50 Daniel Street, Unit 1**, wherein permission is requested to allow exterior renovations to an existing structure (re-face existing projecting sign) as per

plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 17-1 and lies within Central Business B, Historic, and Downtown Overlay Districts.

5. Petition of **David B. and Deborah A. Adams, owners**, for property located at **210 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (modify entry steps, add misc. window caps, change mudroom sash and frame, replace misc. cellar sashes, add new scuttle) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 26 and lies within General Residence B and Historic Districts.

6. Petition of **Gary S. and Janice M. Colby, owners**, for property located at **308 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct new section of deck, relocate stairs, install doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 18 and lies within General Residence B and Historic Districts.

7. Petition of **Jeffrey H. Marple Revocable Trust of 2002, Jeffrey H. Marple, trustee and owner**, for property located at **252 - 254 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 72 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

8. Petition of **Hoefle, Phoenix, Gormley, and Roberts, P.A., owners**, for property located at **127 Parrott Avenue**, wherein permission is requested to allow an amendment to a previously approved design (replace five windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 3 and lies within Mixed Residential Office and Historic Districts.

9. Petition of **Robert Nute, owner**, for property located at **46 Mark Street**, wherein permission is requested to allow an amendment to a previously approved design (remove three windows and upgrade window brand) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 52 and lies within Mixed Residential Office and Historic Districts.

<b>THE FOLLOWING WILL BE HEARD ON WEDS., FEBRUARY 13, 2013 AT 7 P.M.</b>
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### III. WORK SESSIONS

A. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts. (*This item was continued.*)

B. Work Session requested by **Maplewood and Vaughan Holding Company, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct four story mixed use building). Said property is shown Assessor Plan 124 as Lot 8 and lies within Central Business B, Historic, and Downtown Overlay Districts. (*This item was postponed at the January 2, 2013 meeting to the February 13, 2013 meeting.*)

C. Work Session requested by **OAL Properties, LLC, owner**, and **David Takis, applicant**, for property located at **103 Congress Street**, wherein permission is requested to allow new construction to an

existing structure (install awning). Said property is shown on Assessor Plan 126 as Lot 6-106 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued.)*

D. Work Session requested by **Wright Avenue, LLC, owner**, for property located at **Wright Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct 4-5 story mixed use building). Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts. *(This item was continued.)*

E. Petition of **Strawbery Banke, Inc.**, for property located at **14 Hancock Street (Visitors Center)**, wherein permission is requested to allow new construction to an existing structure (construct additions, construct deck/patio, misc. door and window changes). Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

F. Petition of **Patricia Bogardus Living Trust, owner, Patricia and Robert W. Bogardus, trustees and owners**, for property located at **26 Park Street**, wherein permission is requested to allow demolition of an existing structure (demolish one story addition and garage) and allow new construction to an existing structure (construct two story garage with connector). Said property is shown on Assessor Plan 148 as Lot 44 and lies within General Residence A and Historic Districts.

G. Petition of **Rye Atlantic Property, LLC, owner, and Michael Labrie, applicant**, for property located at **361 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish structure) and allow a new free standing structure (construct new 5,500 sq. foot building). Said property is shown on Assessor Plan 144 as Lot 23 and lies within the Mixed Residential Business and Historic 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.