

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

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

6:30 p.m.

July 06, 2022

AGENDA (revised on July 05, 2022)

*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

1. June 01, 2022
2. June 08, 2022

II. ADMINISTRATIVE APPROVALS

1. 10 Prospect Street (LUHD-483)
2. 50 South School Street (LUHD-485)
3. 82 Congress Street (LUHD-486)
4. 238 Deer Street (LUHD-487)
5. 114 Maplewood Avenue (LUHD-490)
6. 454 Marcy Street (LUHD-492)
7. 10 Commercial Alley, Unit 2 (LUHD-494)
8. 266 Middle Street (LUHD-495)
9. 12 South Street (LUHD-497)

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested for a second 1-year extension of the Certificate of Approval originally granted on July 10, 2020 to allow new construction to an existing structure (replace roof and add insulated cladding on walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-20-84)

IV. REQUESTS FOR REHEARING

1. Request for rehearing from **Jonathan and Valerie Sobel**, for property located at **129 State Street, 129 State Street, LLC, owner**, wherein permission was granted on May 04, 2022 to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roofing and siding changes) as per plans on file in the Planning

Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-78)

2. Request for rehearing from **Devan Quinn and James Butler**, for property located at **189 Gates Street, Nerbonne Family Revocable Trust, owner**, wherein permission was granted on May 04, 2022 allow new construction to an existing structure (construct new addition to existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30)

V. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **531 Islington Street Portsmouth, LLC**, owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

B. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-38)

C. **REQUEST TO POSTPONE-** Petition of **Sandra L. Smith-Wiese, owner**, for property located at **138 Gates Street**, wherein permission is requested to allow new construction to an existing structure (add 1-story rear addition with steps and landing) and exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

D. **REQUEST TO POSTPONE-** Petition of **Thirty Three Richmond Real Estate, LLC**, owner, for property located at **33 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace all siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 17 and lies with the Mixed Research Office (MRO) and Historic Districts. (LU-22-105)

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC**, owner, for property located at **3 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (add sunroom and deck, expand deck and move stairs and replace windows) and renovations to an existing structure (replace roofing, storm windows, bulkhead and add A/C condenser) as per plans on file in the Planning Department. Said property

is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

2. Petition of **Port Owner Harbor, LLC, owner**, for property located at **250 Market Street**, wherein permission is requested to allow new construction to an existing structure (create egress doors off existing conference room and construct new patio) 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 (CD5) Downtown Overlay and Historic Districts. (LU-22-113)

3. Petition of **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow renovations to an existing structure (replace doors and windows) and new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-125)

4. Petition of **One Market Square, LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-12)

5. **REQUEST TO POSTPONE** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

VII. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_0IJiGbWcQK663-AeGMthCA