

**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.

November 06, 2024

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

1. October 02, 2024
2. October 09, 2024

II. ADMINISTRATIVE APPROVALS

1. 175 State Street
2. 238 Deer Street
3. 138 Gates Street
4. 145 Maplewood Avenue
5. 50 Austin Street
6. 93 Pleasant Street
7. 369 Pleasant Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of Jane Vanni Meyers, owner, for property located at 195 Washington Street, wherein permission is requested to allow exterior renovations to an existing structure (renovate front entrance and door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

B. Petition of Jeffrey Daniel Berlin, owner, for property located at 38 State Street, Unit #4, wherein permission is requested to allow renovations to an existing structure (new roofing, roof deck, and windows) and new construction to an existing structure (construct new penthouse addition to access roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 10-4 and lies within the Character District 4 (CD4) and Historic Districts.

C. **REQUEST TO POSTPONE**- Petition of Jay Ganesh, LLC, owner, for property located at 201 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (installation of new siding to cover the existing brick, remove and replace fencing, and associated site improvements) as per plans on file in the Planning Department. Said property is shown on Assessor Map 138 as Lot 33 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

D. **REQUEST TO POSTPONE**- Petition of RGA Investments, LLC, owner, for property located at 342 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (re-roof the entire structure and replace all roof trim/detailing on the mansard portion of the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 15 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Wenberry Associates, LLC, owner, for property located at 21 Congress Street, wherein permission is requested to allow new construction to an existing structure (construct roof top penthouse, construct storefronts along Haven Court and modify the Fleet Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 12 and lies within the Character District 5 (CD-5), Downtown Overlay and Historic Districts.

2. Petition of Katherine Ann Bradford Revocable Trust 2020, owner, for property located at 170-172 Gates Street, wherein permission is requested to allow exterior renovations to an existing structure (rebuild the existing garage, remove 1-story rear ell, relocate right side entry door with a roof covering, replace windows and doors, and siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 19 and lies within the General Residence B (GRB) and Historic Districts.

3. Petition of Noble's Island Condominium Association, owner and Marc Schwanbeck, applicant, for property located at 500 Market Street, wherein permission is requested to allow exterior renovations to existing structures (blanket approval for the replacement of the residential solariums) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

4. Petition of Thomas C. and Martha B. McGraw, owners, for property located at 411 The Hill, Unit #14, wherein permission is requested to allow exterior renovations to an existing structure (replacement of all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26 and lies within the Character District 4-L1 (CD4-L1), Downtown Overlay, and Historic Districts.

5. Petition of Islington Street Properties, LLC, owner, for property located at 369-373 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replace the siding and windows on the structure) and the installation of HVAC equipment (AC condensers) as per plans on file in the Planning Department. Said property is

shown on Assessor Map as Lot and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Work Session requested by Kevin Shitan Zeng Revocable Trust of 2017, owner, for property located at 377 Maplewood Avenue, wherein permission is requested to allow the demolition of the rear structure on the lot and the new construction of a detached accessory dwelling unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

B. **REQUEST TO POSTPONE-** Work Session requested by PNF Trust of 2013, owner, for property located at 266-278 State Street, wherein permission is requested to allow the construction of a new four-story building, as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 78, 79, 80 and lies within Character District 4 (CD-4), Downtown Overlay and the Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Joan A. Schorsch Revocable Trust of 2014, owner, for property located at 53 Pray Street, wherein permission is requested to allow exterior renovations to an existing structure (rebuild rear porch into a screened porch with roof deck, add skylights to the rear 1-story addition and relocate the existing fence with a new gate) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 40 and lies within the Waterfront Business (WB) and Historic Districts.

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_rAVVT40JQ5i3bO-BdhcQJA