

**REGULAR MEETING  
HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
City Council Chambers**

7:00 p.m.

AGENDA

MARCH 2, 2005

**PLEASE NOTE:** Due to the length of the Agenda, the meeting has been split with Old Business A and B and Public Hearings #1 through #8 will be heard on March 2, 2005 at 7:00 p.m. in the City Council Chambers and Public Hearings #9 through #13 and Work Sessions A through E will be heard on the following Wednesday, March 9, 2005 at 7:00 p.m. in the City Council Chambers.

**Site Walk–02-26-05-9:30 a.m. to 74 Congress Street**

**Site Walk–02-26-05-10:15 a.m. to Middle Street Baptist Church, 16 Court Street**

**I. OLD BUSINESS**

**A) Petition for Barbara Theodore, owner, and Olde Port Properties, applicant,** for property located at 121 Bow Street, Unit #C wherein permission is requested to allow exterior renovations to an existing structure (erect three fixed awnings on the Bow Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 059 and lies within the Central Business A and the Historic A districts. This application was tabled at the February 2, 2005 meeting to the March 2, 2005 meeting.

**B) Petition for 426 Middle Street, LLC, owner and Barbara MacKusick, applicant,** for property located at 426 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing windows with Harvey Majesty windows with permanently affixed grids on both the inside and outside) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 045 and lies within the Mixed Residential Office and Historic A districts. This application was tabled at the February 2, 2005 meeting to the March 2, 2005 meeting.

**II. PUBLIC HEARINGS**

**1. Petition for Priscilla Semprini, owner,** for property located at 300 Newcastle Avenue wherein permission is requested to allow exterior renovations to an existing structure (replacement of doors and windows of breezeway on front and rear façade and demolish existing concrete front stairs and replace with wood stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 036 and lies within the Single Residence B and Historic A districts.

**2. Petition for Francesca M. Fernald, owner,** for property located at 177 Mechanic Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing windows with vinyl double hung windows to match existing new windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 034 and lies within the Waterfront Business and Historic A districts.

**3. Petition for Sheila Ghamami, owner,** for property located at 369/371/373 Islington Street where permission is requested to allow exterior renovations to an existing structure (place vinyl siding over existing asbestos shingles) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 022 and lies within the Mixed Residential Business and Historic A districts.

**4. Petition for Bada Bing, Ent. LLC, and Kraig Kurtenbach, applicant,** for property located at 21 Daniel Street wherein permission is requested to allow exterior renovations to an existing structure (replacement of metal framed front door and side lights with a wood unit) as per plans on file in the Planning Department. Said property is located on Assessor Plan 107 as Lot 028 and lies within the Central Business B and Historic A districts.

**5. Petition for Chad and Laura Morin, d/b/a Goody Two Shoes, LLC, owner and DeStefano Architects, applicant,** for property located at 36 Market Street wherein permission is requested to allow exterior changes to an existing building at the rear (replacement of storefront and addition of two (2) new doors on rear building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 029 and lies within the Central Business B and Historic A districts.

**6. Petition for Middle Street Baptist Church, owner and DeStefano Architects, applicant,** for property located at 16 Court Street wherein permission is requested to allow exterior renovations to an existing building at the rear (an addition to the rear of the building at the connector to provide an accessible entry and elevator shaft, and a new masonry base for the sign at the front of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127, Lot 002 and lies within the Mixed Residential Office and Historic A districts.

**7. Petition for Daniel McKenna/Greenway Financial, LLC, owners and McHenry Architecture, applicant,** for property located at 383 Islington Street wherein permission is requested to allow a free standing structure at the rear (construct low screen fence around AC compressor area at rear of building and a four foot (4') high safety fence between Salem Street sidewalk and lower grade parking area at rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144, Lot 021 and lies within the Central Business B and Historic A districts.

**8. Petition for Daniel McKenna/Greenway Financial, LLC, owners and McHenry Architecture, applicant,** for property located at 79 Daniel Street wherein permission is requested to allow exterior renovations to an existing building at the rear (renovate existing porch to convert portion of footprint area into wood screened trash and AC condensor area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107, Lot 009 and lies within the Central Business B and Historic A districts.

**9. Petition for John Maher, owner and Skye Maher, applicant,** for property located at 386-390 State Street wherein permission is requested to allow exterior renovations to an existing building at the rear (swap existing door and window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116, Lot 011 and lies within the Central Business B and Historic A districts.

**10. Petition for Rockingham House Condominium Association, owner and DeStefano Architects, applicant,** for property located at 401 State Street wherein permission is requested to allow exterior renovations to an existing building (remove and replace entire j-wing slate roof with Lamarite synthetic slate, repair brownstone using Comproco, re-point brick on State Street side and all other elevations, replace the lettering in-kind, window replacement with Trimline, remove and replace window casings with KOMA trimboards, replace wooden gate with wrought iron gate and addition cedar bench on second floor patio area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116, Lot 003 and lies within the Central Business B and Historic A districts.

**11. Petition for Timothy Sheppard, owner,** for property located at 54 Ceres Street wherein permission is requested to allow exterior renovations to an existing building (replace window with entry door on front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106, Lot 044 and lies within the Waterfront Industrial and Historic A districts.

**12. Petition for Sumner Davis Architects for property owned by Minch and Frost Smith,** located at 159-165 State Street wherein permission is requested to allow a new free standing structure (install a metal fence in front yard) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 046-3 and lies within the Central Business B district and Historic A districts.

**13. Petition for Lawrence P. McManus, owner and Classic Signs, Inc., applicant,** for property located at 40 Pleasant Street wherein permission is requested to allow exterior renovations to an existing building (add eleven (11) retractable canvas awnings along State and Pleasant Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 81 and lies within the Central Business B and Historic A districts.

### **III. WORK SESSIONS**

**A) Work Session requested by Peter Rice, owner** for property located at 196 South Street. Said property is shown on Assessor Plan 101 as Lot 067 and lies within the General Residence B and Historic A districts. (add dormers to the front and rear of the existing 3<sup>rd</sup> floor structure).

**B) Work Session requested by Robert Rodier, Architect** for property owned by Rachel Connell and Bruce McElDowney located at 434 Marcy Street. Said property is shown on Assessor Plan 102 as Lot 041 and lies within the General Residence B and Historic A districts. (construct a shed dormer at rear of roof between the two existing chimneys).

**C) Work Session requested by McHenry Architecture for property owned by Daniel McKenna** for property located at 74 Congress Street. Said property is shown on Assessor Plan 117 as Lot 043 and lies within the Central Business B and Historic A districts. (demolish existing structure and replace with a three-story mixed-use building).

**D) Work Session requested by DeStefano Architects for property owned by Chad and Laura Morin, LLC** for property located at 36 Market Street. Said property is shown on Assessor Plan 117 as Lot 029 and lies within the Central Business B and Historic A districts. (third floor addition over two story portion of building in rear and third story addition in rear).

**E) Work Session requested by Classic Sunrooms, LLC for property owned by Sugar Shack Rental Properties, LLC** for property located at 10 Commercial Alley. Said property is shown on Assessor Plan 106 as Lot 010 and lies within the Central Business B and Historic A districts. (enclose existing patio with bronze aluminum frame and tempered insulated glass with a French door and five sliding windows 72x60).

### **III. ADJOURNMENT**

**As an abutter, you are invited to attend the meeting in person or by counsel or agent and state reasons why the above application(s) should or should not be granted. If you have any questions, please call the planning department at 610-7235.**

### **NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

If you wish to attend a meeting and need assistance, please contact Human Resources Department at 427-7270, one week prior to the meeting.