

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**October 1, 2008  
to be reconvened on October 8, 2008**

PLEASE NOTE: Due to the length of the Agenda, Old Business, Public Hearings #1 through #7 and Additional Business will be heard on October 1, 2008 and Old Business and Work Sessions A through G will be heard on October 8, 2008 both at 7:00 p.m. in the Council Chambers.

**REVISED AGENDA**

**I. OLD BUSINESS**

A. Approval of minutes - September 3, 2008

B. 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. *(This item was postponed at the September 3, 2008 meeting to a work session/public hearing at the October 1, 2008 meeting.)*

C. 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 street level parking garage, retain two parking spaces at rear with gate, replace east gate and grilles 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.

D. Request for a one year extension of the Certificate of Appropriateness for 10 State Street – Submitted by Pier II, LLC

**II. PUBLIC HEARINGS**

1. Petition of **7 Islington Street, LLC**, for property located at **40 Bridge Street**, wherein permission is requested to allow an amendment to a previously approved design (change footprint on west elevation to reflect lot line adjustment, eliminate street level parking garage, replace parking garage gates and grilles 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.

2. Petition of **Gates Street Condominium Association, owner**, and **Dan Desrochers, applicant**, for property located at **213 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (install gutters and downspouts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 8 and lies within the General Residence B and Historic A Districts.
3. Petition of **Bernard A. Cohen, owner**, for property located at **28 Mark 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 116 as Lot 53 and lies within the Mixed Residential Office and Historic A Districts.
4. 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 (replace windows, replace door, install gutters and downspouts, and restore rear trim/soffit to its original size) 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.
5. Petition of **John P. McGee, Jr., owner**, for property located at **222 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 33 and lies within the Mixed Residential Office and Historic A Districts.
6. Petition of **Naber Realty, LLC, owner**, and **Adnan Al-Darraji, applicant**, for property located at **515-517 Middle Street**, wherein permission is requested to allow demolition of an existing structure (demolish fire damaged area at rear of building) and allow new construction to an existing structure (construct two story addition on original footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 17 and lies within the Mixed Residential Office and Historic A Districts.
7. Petition of **Gloria M. Guyette, owner**, for property located at **7 Hancock Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace first floor windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 87 and lies within the Mixed Residential Office and Historic A Districts.

### III. ADDITIONAL BUSINESS

- A. Review of HDC Rules and Regulations Draft document – *(This item was postponed at the September 10, 2008 meeting to the October 1, 2008 meeting.)*

<b>THE FOLLOWING WILL BE HEARD ON WEDNESDAY, OCTOBER 8, 2008.</b>
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### IV. OLD BUSINESS

Approval of minutes – September 10, 2008

## V. WORK SESSIONS

A. 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. *(This item was postponed at the September 10, 2008 meeting to the October meeting.)*

B. 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.

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 **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 and allow new construction to an existing 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.

E. Work Session requested by **Robert W. Bryant, owner**, for property located at **330 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish garage and breezeway) and allow new construction to an existing structure (construct new addition with garage). Said property is shown on Assessor Plan 207 as Lot 34 and lies within the Single Residence B and Historic A Districts.

F. Work Session requested by **Nicole R. Gregg Revocable Trust, owner**, for property located at **13 Salter Street**, wherein permission is requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. exterior changes to convert from multi-family dwelling to single family dwelling). Said property is shown on Assessor Plan 102 as Lot 28 and lies within the Waterfront Business and Historic A Districts.

G. Work Session requested by **Strawbery Banke, owner**, for property located at **118 Pleasant Street** and **65 Washington Street (Chase House)**, wherein permission is requested to allow demolition of an existing structure (dismantle barn at 118 Pleasant St.) and allow a new free standing structure (relocate barn at Chase House). Said properties are shown on Assessor Plan 116 as Lot 31 and Assessor Plan 104 as Lot 7 and lie within the Mixed Residential Office and Historic A Districts.

## **VI. 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.**