

**SITE WALK** – December 3, 2011 – 17 Hunking Street – 9:00 a.m.

**WORK SESSION** – December 7, 2011 – Design Standards – 6:00 p.m.

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**December 7, 2011  
to be reconvened on December 14, 2011**

**AGENDA**

**I. OLD BUSINESS**

A. Approval of minutes – October 5, 2011

B. Petition of **John R. Maher, owner**, for property located at **240 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, replace front door, replace vinyl siding with composite siding, replace mudsill with composite material, renovate rear porch and gable roof, remove rear east chimney, lower two front chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 10 and lies within Mixed Residential Office and Historic Districts. (*This item was postponed at the November 2, 2011 meeting to a work session/public hearing at the December 7, 2011 meeting.*)

**II. PUBLIC HEARINGS**

1. Petition of **Nicholas Gegas Revocable Trust 2007, owner and trustee**, and **Jie Song Zheng, applicant**, for property located at 128 Penhallow Street, wherein permission is requested to allow exterior renovations to an existing structure (install vinyl material on storefront windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 21 and lies within Central Business B, Historic, and Downtown Overlay Districts.

2. Petition of **Jonathan Watson Sobel Revocable Trust, owner and trustee**, for property located at **49 Sheafe 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 107 as Lot 21 and lies with the Central Business B and Historic Districts.

3. Petition of **82-86 Congress Street, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace second floor windows) as per plans on file in the Planning Department. Said property is

shown on Assessor Plan 117 as Lot 45 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

4. Petition of **Brian J. Bednarek, owner**, for property located at **10 Humphreys Court**, wherein permission is requested to allow new construction to an existing structure (construct dormers, replace windows, replace siding, trim, and roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 43 and lies with General Residence B and Historic Districts.

5. (Work Session/Public Hearing) **Petition of Walter G. Ziebarth, owner**, for property located at **3 Marsh Lane**, wherein permission is requested to allow demolition of an existing structure (demolish garage and connector) and allow new construction to an existing structure (construct new garage and connector) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 6 and lies within the General Residence A and Historic Districts.

6. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow 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 105 as Lot 2-1 and lies within Central Business A, Historic, and Downtown Overlay Districts.

### III. WORK SESSIONS

A. Petition of **Amy K. Gant, owner**, for property located at **17 Hunking 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 103 as Lot 36 and lies within the General Residence B and Historic Districts. *(This item was postponed at the November 9, 2011 meeting to a work session/public hearing at the December 7, 2011 meeting.)*

<b>THE FOLLOWING WILL BE HEARD ON WEDNESDAY, DECEMBER 14, 2011 AT 7:00 P.M.</b>
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### IV. PUBLIC HEARINGS (CONTINUED)

7. Petition of **City of Portsmouth, owner**, and **Prescott Park Arts Festival, applicant**, for property located at Marcy Street (Prescott Park), wherein permission is requested to allow demolition of existing structures (demolish three support buildings) and allow a new free standing structure (construct new support building) and allow new construction to an existing structure (major renovations to and expansion of the pavilion building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 1 and lies within the Municipal and Historic Districts.

8. Petition of **William Jeffrey Bolster, owner**, for property located at **44 Gardner Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace

five windows), as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 42 and lies within General Residence B and Historic Districts.

9. Petition of **Mark H. Brenner, owner**, for property located at **31-33 Market 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 106 as Lot 11 and lies within Central Business B, Historic, and Downtown Overlay Districts.

10. Petition of **Olde Port Development Group, LLC, owner**, and **Theresa Fittante and Meaghan Vanhoogan, applicants**, for property located at **537 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct two dormers on rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 157 as Lot 4 and lies within the Business and Historic Districts.

11. (Work Session/Public Hearing) **Petition of Parade Office, LLC, owner**, for property located at **195 Hanover Street**, wherein permission is requested to allow a new free standing structure (construct mixed use, multi story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

## V. WORK SESSIONS (CONTINUED)

B. Work Session requested by **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow amendments to a previously approved design (change first floor parking lot for commercial/retail space). Said property is shown on Assessor Plan 124 as Lot 9 and lies within Central Business A, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 2, 2011 meeting to the December 7, 2011 meeting.)*

C. Petition of **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (add third floor to existing building). Said property is shown on Assessor Plan 125 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 7, 2011 meeting to the December 7, 2011.)*

D. Work Session requested by **North Mill Realty Trust, owner**, for property located at **319 Vaughan Street**, wherein permission is requested to allow exterior renovations to an existing structure (add windows, canopy, doors, and cladding). Said property is shown on Assessor Plan 124 as Lot 9 and lies within Central Business A, Historic, and Downtown Overlay 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.