

**SITE WALK – SATURDAY, MARCH 30, 2013 – 10:00 a.m.**  
**152 & 154 South Street**

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**April 3, 2013  
to be reconvened on April 10, 2013**

*Due to the length of the agenda, Old Business and Public Hearings #1 through #9 will be heard on Wednesday, April 3, 2013. Old Business and Work Sessions A through F will be heard on Wednesday, April 10, 2013. The reconvened meeting will be held in the School Board Conference Room.*

**AGENDA**

**I. OLD BUSINESS**

A. Approval of minutes – November 14, 2012

B. Petition of **Josh R. Gagnon and Nicole S. Bandera, owners**, for property located at **152-154 South Street**, wherein permission is requested to allow demolition of an existing structure (remove solarium, decks), and allow new construction to an existing structure (construct addition, construct decks) and allow exterior renovations to an existing structure (replace windows, doors, siding, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 65 and lies within the General Residence B and Historic Districts. *(This item was continued at the March 6, 2013 meeting to the April 3, 2013 meeting so that a site walk could be scheduled.)*

C. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission is requested to allow amendment to a previously approved design (install lattice privacy screen) as on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 20 and lies within General Residence B and Historic Districts. *(At the applicant's request, this item was postponed at the March 6, 2013 meeting to the April 3, 2013 meeting.)*

**II. PUBLIC HEARINGS**

1. Petition of **City of Portsmouth, owner**, for property located at **1 Junkins Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (installation misc. vents and louvers to boiler plant) as per plans on file in the Planning

Department. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal and Historic Districts.

2. Petition of **KHP Properties, LLC, owner**, for property located at **428 Pleasant Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear additions) and allow new construction to an existing structure (construct three story rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 55 and lies within General Residence B and Historic Districts.

3. Petition of **Lawrence P. McManus and Mary Elizabeth Herbert, owner**, and **David Lovelace, applicant**, for property located at **40 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (install doors, transom, and granite steps on side elevation) and allow exterior renovations to an existing structure (install lighting) and allow a new free standing structure (install additional fencing to match existing) as pre plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 81 and lies within Central Business B, Historic, and Downtown Overlay Districts.

4. Petition of **Patricia Bogardus Living Trust, Patricia and Robert W. Bogardus, trustees and owners**, for property located at **26 Park Street**, wherein permission is requested to allow demolition of an existing structure (demolish one story addition and garage) and allow new construction to an existing structure (construct new garage with connector, replace associated windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 44 and lies within General Residence A and Historic Districts.

5. (*Work Session/Public Hearing*) Petition of **Kathryn Saunders, owner**, for property located at **140 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage with connector) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 26 and lies within Single Residence B and Historic Districts.

6. Petition of **Elizabeth G. Vestner 1991 Trust, Elizabeth G. Vestner, trustee and owner**, for property located at **206 Northwest Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 6 and lies within General Residence A and Historic Districts.

7. Petition of **Northern New England Telephone Operations, LLC, c/o Fairpoint Communications, Inc., owner**, and **Cellco Partnership d/b/a Verizon Wireless, applicant**, for property located at **56 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing antennas with new antennas) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 23 and lies within Central Business B and Historic Districts.

8. Petition of **Martingale Wharf Limited Partnership, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow an amendment to a previously approved

design (changes to the dock structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within Central Business A, Historic, and Downtown Overlay Districts.

9. Petition of **Jeffrey H. Marple Revocable Trust of 2002, Jeffrey H. Marple, trustee and owner, and Dean Bowen, applicant**, for property located at **254 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace doors and transoms) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 72 and lies within Central Business B, Historic, and Downtown Overlay Districts.

<p style="text-align: center;"><b>THE FOLLOWING WILL BE HEARD ON WEDS., APRIL 10, 2013 AT 6:30 P.M. IN THE SCHOOL BOARD CONFERENCE ROOM.</b></p>
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### III. OLD BUSINESS

A. Approval of minutes – December 5, 2012

### IV. WORK SESSIONS

A. Work Session requested by **Timothy M. and Beth Finelli, owners**, for property located at **297 South Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage). Said property is shown on Assessor Plan 111 as Lot 23 and lies within General Residence B and Historic Districts. (*This item was continued.*)

B. Work Session requested by **North Mill Realty Trust, owner, and 3S Artspace, applicant**, for property located at **319 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (construct small addition) and allow exterior renovations to an existing structure (misc. improvements to façade). 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 continued.*)

C. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts. (*This item was continued.*)

D. Work Session requested by **Maplewood and Vaughan Holding Company, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct four story mixed use building). Said property is shown Assessor Plan 124 as Lot 8 and lies within Central Business B, Historic, and Downtown Overlay Districts. (*This item was continued.*)

E. Petition of **Rye Atlantic Property, LLC, owner, and Michael Labrie, applicant**, for property located at **361 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish structure) and allow a new free standing structure (construct new 5,500 sq. foot building). Said property is shown on Assessor Plan 144 as Lot 23 and lies within the Mixed Residential Business and Historic Districts. *(This item was postponed at the March 13, 2013 meeting to the April 3, 2013 meeting.)*

F. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts. *(This item was continued.)*

**V. 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.