

**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.

October 02, 2024

AGENDA(revised on September 27, 2024)

*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. ADMINISTRATIVE APPROVALS

1. 31 Market Street
2. 95 Daniel Street
3. 37 Hanover Street
4. 85 Daniel Street
5. 11 Meeting House Hill Road
6. 25 Penhallow Street
7. 39 Holmes Court
8. 491 Marcy Street
9. 0 Congress Street

II. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) requested by Matthew Morton Associates, LLC, owner, for property located at 87 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 43 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

B. **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.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Lucille A. Capone Revocable Trust, C/O Patrick K. Capone, owners, for property located at 18 Ladd Street, wherein permission is requested to allow exterior renovations to an existing structure (window replacements) as per plans on file in the Planning Department.

Said property is shown on Assessor Map 117 as Lot 25 and lies within the Character District 4 (CD4) and Historic Districts.

2. Petition of City of Portsmouth, owner, and Portsmouth Housing Authority, Applicant, for property located at 1 Junkins Avenue (Connors Cottage), wherein permission is requested to allow exterior modifications to an existing structure (construction of an exterior chairlift at the main entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 110 as Lot 1 and lies within the Municipal and Historic Districts.

3. Petition, of City of Portsmouth, owner, and Unitil, Applicant, for property located at 0 Marcy Street (Prescott Park Utility Building), wherein permission is requested to allow exterior renovations to an existing structure (replacement windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 1 and lies within the Municipal and Historic Districts.

4. Petition of Parkside Condominium Association, owner, and Edward Mallon, Applicant, for property located at 67 State Street, wherein permission is requested to allow exterior renovations to an existing structure (partial removal of chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18 and lies within the Character District 5 (CD5) and Historic Districts.

5. **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.

6. Petition of Daisy and Bert Wortel, owners, for property located at 245 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (29) windows and (3) doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 13 and lies within the General Residence B (GRB) the Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by, 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.

B. **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.

C. **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 new construction of a 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.

V. **ADJOURMENT**

**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