

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**March 5, 2014
to be reconvened on March 12, 2014**

AGENDA

I. APPROVAL OF MINUTES

- A. July 10, 2013
- B. July 17, 2013
- C. August 14, 2013

II. ADMINISTRATIVE APPROVALS

III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

*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.*

1. Petition of **Christopher Brodeur and Kristen B. Ward, owners**, for property located at **51 Manning Street**, wherein permission is requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 58 and lies within General Residence B and Historic Districts.
2. Petition of **Alan and Pamela Gordon, owners**, for property located at **215 Washington Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing storm windows, replace with new storm windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 80 and lies within General Residence B and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

*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.*

- A. Petition of **Brian M. Regan and Susan M. Regan, owners**, for property located at **28-30 Dearborn Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing concrete wall) and allow a new free standing structure (construct new wood

wall) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 1 and lies within General Residence A and Historic District. *(This item was postponed at the February 12, 2014 meeting to the March 5, 2014 meeting.)*

V. PUBLIC HEARINGS (NEW BUSINESS)

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.

3. Petition of **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow a second extension of the Certificate of Approval granted on March 7, 2012, 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, and Downtown Overlay Districts.
4. Petition of **Martingale Wharf Limited Partnership, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow new construction to an existing structure (construct trash enclosure) 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.
5. Petition of **Portwalk HI, LLC, owner**, for property located at **195 Hanover Street**, wherein permission is requested to allow amendments to a previously approved design (changes to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within Central Business B, Historic, and Downtown Overlay Districts.
6. Petition of **Zoe Copenhaver Daboul and Michael Edward Daboul, owners**, for property located at **53 Humphreys Court**, wherein permission is requested to allow demolition of an existing structure (demolish garage) and allow new construction to an existing structure (construct addition and garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 39 and lies within General Residence B and Historic Districts.
7. Petition of **36 Market Street Condominium Association, owner**, and **Rob Seigny, applicant**, for property located at **36 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing Ladd Street door with recessed door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29 and lies within Central Business B, Historic, and Downtown Overlay Districts.
8. Petition of **St. John's Church, owner**, for property located at **100 Chapel 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 106 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts.

VI. WORK SESSIONS

A. Work Session requested by **Bradley Boisvert and Karen Bannon Boisvert, owners**, for property located at **124 State Street**, wherein permission is requested to allow new construction to an existing structure (add elevator at rear of building, construct stair access, construct walkout decks and add doors at 2nd and 4th levels, construct dormer, add skylights, and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 55 and lies within Central Business B and Historic Districts.

VII. OTHER BUSINESS

1. Design Review Toolkit: 3D massing model project update

THE FOLLOWING WILL BE HEARD ON WEDS., MARCH 12, 2014 AT 6:30 P.M.

VIII. APPROVAL OF MINUTES (CONTINUED)

- D. August 21, 2014
- E. September 4, 2013
- D. September 11, 2013

IX. WORK SESSIONS (CONTINUED)

B. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct mixed use building to contain hotel, conference center, condominiums, supermarket, and parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

X. 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.