

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

February 12, 2014

February 5, 2014 meeting cancelled due to storm)

REVISED AGENDA

I. APPROVAL OF MINUTES

1. May 8, 2013
2. May 22, 2013
3. June 5, 2013
4. June 12, 2013
5. June 19, 2013

II. ADMINISTRATIVE APPROVALS

- A. 100 Deer Street (Phase Two) – BRGR Bar

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 **Richard S. and Kathleen M. Boduch, owners**, for property located at **34 Hunking 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 102 as Lot 9 and lies within the General Residence B and Historic Districts.
2. Petition of **126 State Street Condominium Association, owner**, and **Brian David Johnson, applicant**, for property located at **126 State Street, Unit 8**, wherein permission is requested to allow exterior renovations to an existing structure (install venting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 57 and lies within Central Business B and Historic Districts.
3. Petition of **F.A. Gray, Inc., owner**, for property located at **30-38 Daniel Street**, wherein permission is requested to allow new free standing structures (install five heat pumps and one condensing unit on rooftop) as per plans on file in the Planning Department. Said property is

shown on Assessor Plan 106 as Lot 16 and lies within the Central Business B, Historic, and Downtown Overlay 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 new 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 the General Residence A and Historic District. *(This item was postponed at the January 8, 2014 meeting to the February 5, 2014 meeting.)*

B. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow an amendment to a previously approved design (changes to the roof appurtenance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was continued at the January 8, 2014 meeting to the February 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.*

4. Petition of **Evon Cooper, owner**, and **Joseph A. Reynolds, applicant**, for property located at **287 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (construct one story rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 36 and lies within Mixed Residential Office and Historic Districts.

5. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission is requested to allow demolition of an existing structure (remove existing fencing) and allow new construction to an existing structure (replace granite steps and add railings to front entryways) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within the General Residence B and Historic Districts.

6. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission is requested to allow exterior renovations to an

existing structure (replace rear stairs, install wood screening for utility panel and condenser, install parapet walls to rear deck, add seasonal sail material barrier, upgrade rear entry with granite steps, wrought iron railing and wood posts, install stone foundation to south and east facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within the General Residence B and Historic Districts.

7. Petition of **319 Vaughan Street Center, LLC, owner**, and **3S Artspace, applicant**, for property located at **319 Vaughan Street**, wherein permission is requested to allow amendments to a previously approved design (misc. changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 9 and lies within Central Business A, Historic, and Downtown Overlay Districts.

8. (Work Session/Public Hearing) Petition of **Wylie E. Brewster, Jr. and Sandra J. Chick, owners**, and **Jason Brewster, applicant**, for property located at **121 Mechanic Street**, wherein permission is requested to allow new construction to an existing structure (construct second story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 31 and lies within Waterfront Business and Historic Districts.

9. Petition of **Evon Cooper, owner**, and **Michelle Impey, applicant**, for property located at **287 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (remove fencing, install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 36 and lies within Mixed Residential Office and Historic 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. *(This item was postponed at the January 8, 2014 meeting to the February 12, 2014 meeting.)*

B. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new, mixed use, four story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 1 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the December 11, 2013 meeting to the February 12, 2014 meeting.)*

C. Work Session requested by **Briggs Realty Association of Delaware, LLC, owner**, for property located at **363 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (remove vinyl siding, replace clapboards, replace windows)

Request to Postpone to May meeting

as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 3 and lies within General Residence B and Historic Districts.

D. Work Session requested by **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 attached one car 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.

VII. OTHER BUSINESS

1. Discussion of current RFQs

VIII. 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.