

**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.

August 02, 2023

AGENDA (revised on July 28, 2023)

*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. APPROVAL OF MINUTES

1. July 12, 2023

II. ADMINISTRATIVE APPROVALS

1. 1 Walton Alley
2. 3 Walker Street
3. 90 Fleet Street, Unit 5-1
4. 333 State Street
5. 303 Pleasant Street
6. 39 Chauncey Street
7. 113 Daniel Street
8. 161 Deer Street
9. 244 Marcy Street
10. 195 Market Street
11. 752 South Street
12. 475 Marcy Street

III. CERTIFICATE OF APPROVAL EXTENSIONS

1. Petition of **Neal Pleasant Street Properties, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission is requested to allow a second one-year extension of the Certificate of Approval originally granted on July 07, 2021 for new construction to an existing structure (remove existing rear entryway, replace existing southeast addition with added rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts.

2. Petition of **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow a one-year extension to the Certificate of Approval originally granted on August 10, 2022 for the construction of 3 new

freestanding structures (4-5-story mixed-use and office buildings) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (at State Street façade replace existing left side door and window with a Nana window, reconstruct the right chimney at parapet wall and remove left chimney and replace with new dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Nobles Island Condominium Association, owner and Christopher Goepfert, unit owner**, for property located at **500 Market Street, Unit 14R**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing solarium and rebuild with similar design) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2-14R and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

2. Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow the installation of new fencing and gate as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts.

3. Petition of **Michelle A. Grennon Revocable Trust, Michelle A. Grennon Trustee, owner**, for property located at **10 State Street, Unit D**, wherein permission is requested to allow the installation of mechanical equipment and renovations to an existing structure (remove two existing patio doors and replace with a new panel door and vestibule renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 4-4 and lies within the Character District 4 (CD4) and Historic Districts.

4. Petition of **Peter G. Morin Trust, Peter G. Morin Trustee, owner**, for property located at **0 Mechanic Street (170 Mechanic Street)**, wherein permission is requested to allow renovations to an existing structure (replace windows and pedestrian door on the existing barn and complete exterior maintenance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 35 and lies within the Waterfront Business (WB) and Historic Districts.

5. Petition of **Jill H. Brenehan Revocable Trust, Jill H. Brenehan Trustee, owner**, for property located at **11 Market Street, Unit 2**, wherein permission is requested to allow renovations to an existing structure (replace existing windows) as per plans on file in the

Planning Department. Said property is shown on Assessor Map 106 as Lot 13 and lies within the Downtown Overlay, Character District 5 (CD5) and Historic Districts.

VI. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE- Work Session** requested by **Christopher Daniel Freund, owner**, for property located at **37 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts.

B. Petition of **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (modifications to windows, skylights, door, canopy and railing design, size and location) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

C. Work Session requested by **John Galt, owner**, for property located at **14 Market Square**, wherein permission is requested to allow new construction to an existing structure (add curbed rooftop addition and dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

VII. ADJOURNMENT

**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_KCLNnPfTTPy4_EbM_Wdc_Q