

SITE WALK – June 7, 2017, 5:45 p.m. – 135 Congress Street
SITE WALK – June 14, 2017, 5:45 p.m. – 410-430 Islington Street

**MEETING OF THE
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

**June 7, 2017
to be reconvened on June 14, 2017**

AGENDA

*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

- A. April 5, 2017
- B. April 12, 2017
- C. May 3, 2017
- D. May 10, 2017

II. ADMINISTRATIVE APPROVALS

- 1. 138-140 Maplewood Avenue
- 2. 404 Middle Street
- 3. 540 Marcy Street
- 4. 160 Middle Street
- 5. 143 Daniel Street
- 6. 33 Deer Street
- 7. 314 Court Street
- 8. 18 Sheafe Street
- 9. 239 Islington Street

III. PUBLIC HEARING (OLD BUSINESS)

- A. Petition of **Worth Development Condominium Association, owner, and The Friendly Toast, applicant,** for property located at **113 Congress Street**, wherein permission is requested to allow new construction to an existing structure (replace storefront windows with retractable windows with screens) as per plan in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6-104 and lies within the CD 5, Historic, and Downtown Overlay

Districts. *(At the applicant's request, this item was postponed at the May 3, 2017 meeting to the June 7, 2017 meeting. The applicant is asking to postpone to the July 5, 2017 meeting.)*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Peter and Joanne Foster, owners**, for property located at **7 Hancock Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace 5 windows on rear of house, remove and replace rear door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 87 and lies within the Mixed Residential Office and Historic Districts.

2. Petition of **Kristina Logan, owner**, for property located at **220 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows, remove asbestos siding, replace with cedar shingle siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 1 and lies within the Single Residence B and Historic Districts.

3. Petition of **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing sign, add "bowsprit" sculpture above west entryway, add stained glass artwork windows in archways on west façade, add black granite bases on front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within the CD5, Historic, and Downtown Overlay Districts.

4. Petition of **299 Vaughan Street, LLC, owner**, and **Sanel Realty Co., Inc. owner**, for properties located at **Vaughan Street and 299 and 225 Vaughan Street**, wherein permission is requested to allow a new free standing structure (construct mixed use building to include a hotel, associated parking and community space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 123 as Lot 15 and Assessor Plan 124 as Lots 10 & 11 and lies within the CD5 and CD4-L1, Historic, and Downtown Overlay Districts.

5. Petition of **Robert J. Fabbriatore Irrevocable Trust of 2012, owner**, for property located at **177 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows, repairs to chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 44 and lies within the CD4, Historic, and Downtown Overlay Districts.

6. Petition of the **Rockingham House Condominium Association, owner**, for property located at **401 State Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing side stairs) and allow new construction to an existing structure (construct new metal stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 3 and lies within the CD4, Historic, and Downtown Overlay Districts.

7. Petition of **82 Court Street, LLC, owner**, for property located at **82 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove

Request To Postpone to June 14, 2017 meeting

and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 48 and lies within the CD4-L1 and Historic District.

8. (Work Session/Public Hearing) **Petition of 46 Maplewood Avenue, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein a Conditional Use Permit and a Certificate of Approval is requested to allow a new free standing structure (construct 3 ½ story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD4, Historic, and Downtown Overlay Districts.

V. WORK SESSIONS

A. Work Session requested by **Bluestone Properties of Rye, LLC, owner**, for property located at **135 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct glass addition on rear of building) and to allow exterior renovations to an existing structure (renovation of exterior façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was continued at the May 3, 2017 meeting.)*

THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 14, 2017 AT 6:30 P.M.

VI. WORK SESSIONS (CONTINUED)

B. Work Session requested by **Swirly Girl II, LLC, owner**, for property located at **244 South Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition, construct new chimney) and allow exterior renovations to an existing structure (remove and replace windows, doors, siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 3 and lies within the Single Residence B and Historic Districts. *(This item was continued at the May 3, 2017 meeting to the June meeting.)*

C. Work Session requested by **Steven J. Craige, owner**, for property located at **10 Humphreys Court**, wherein permission is requested to allow an amendment to a previously approved design (modify addition from one car to two car garage, modifications to dormer above, change door and window styles) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 43 and lies within the General Residence B and Historic Districts.

D. Work Session requested by **Unitarian Universalist Church, owner**, for property located at **206 Court Street**, wherein permission is requested to allow new construction to an existing structure (construct 3 story addition) and allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the Mixed Residential Office and Historic Districts.

E. Work Session requested by **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein permission is requested to allow demolition of existing structure

(demolish structure) and allow new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was continued at the May 10, 2017 meeting to the June meeting.)*

F. Work Session requested by **Deer Street Associates, owner**, for property located at **157, 159, 161 Deer Street (Lot 5)**, wherein permission is requested to allow demolition of existing structure (demolish structure) and allow new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was continued at the May 10, 2017 meeting to the June meeting.)*

G. Work Session requested by **Islington Commons, LLC, owner**, for property located at **410-430 Islington Street**, wherein permission is requested to allow new construction to an existing structure (demolition of misc. additions, construction of new additions, other misc. renovations to existing buildings, for a total of five units) and allow new free standing structures (construct two, four unit townhouses at rear of lots, for a total of eight additional units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 145 as Lots 34, 35, and 36 and lies within the CD 4-L2 and Historic Districts. *(This item was continued at the May 10, 2017 meeting to the June meeting.)*

H. Work Session requested by **Flintatta, LLC, owner**, and the **Unitarian Universalist Church of Portsmouth, NH, applicant**, for property located at **73 Court Street**, wherein permission is requested to allow new construction to an existing structure (construct addition to house a lift for access to upper level) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 19 and lies with the Mixed CD4-L1, Historic, and Downtown Overlay Districts.

I. Work Session requested by **The Provident Bank, owner**, for property located at **25 Maplewood Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a three story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD5, Historic, and Downtown Overlay Districts.

VII. 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.