

SITE WALK – 206 COURT STREET– JUNE 6, 2018 – 5:45 PM

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

6:30 p.m.

June 6, 2018

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. May 2, 2018

II. ADMINISTRATIVE APPROVALS

1. 238 Deer Street
2. 59 Sheafe Street
3. 1 Market Street
4. 180 Middle Street
5. 53 Humphreys Court
6. 540 Marcy Street
7. 29 Vaughan Street
8. 179 Pleasant Street
9. 414 State Street

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Mary A. Mahoney, owner**, for property located at **206 Northwest Street**, wherein permission is requested to allow construction of a detached two-car garage (with attic storage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 6 and lies within the General Residence A and Historic Districts.
2. Petition of **State 67 LLC, owner**, for property located at **76 Congress Street**, wherein permission is requested to allow the removal and replacement of a storefront and entry (including renovations to an existing first floor tenant space) as per plans on file in the Planning

Department. Said property is shown on Assessor Plan 117 as Lot 44 and lies within the Character District 5, Downtown Overlay and Historic Districts.

3. Petition of **Linda Preble McVay and John F. McVay, owners**, for property located at **42 Hunking Street**, wherein permission is requested to allow the construction of a one story addition as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 8 and lies within the General Residence B and Historic Districts.

4. Petition of **Christer and Laurie Ericcson, owners**, for property located at **99 Gates Street**, wherein permission is requested to allow the construction of a one story addition with attached porch and miscellaneous exterior renovations as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 95 and lies within the General Residence and Historic Districts.

5. Petition of **Goodwin Hospitality, owner**, for property located at **100 Market Street**, wherein permission is requested to allow the addition of a new exterior louver as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 6 and lies within the Character District 4, Downtown Overlay and Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Deer Street Associates, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a 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 Lot 17-3 and lies within the CD 5, Downtown Overlay and Historic Districts.

B. Work Session requested by **PNF Trust of 2013, Peter N. Floros, trustee and owner**, for property located at **278 State Street**, wherein permission is requested to allow exterior renovation of an existing structure (to discuss rehabilitation options for 278 State Street and its relationship to future reconstruction of 266 & 270 State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 80 and lies within the CD 4, Downtown Overlay and Historic Districts.

C. Work Session requested by **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to an existing structure (construct rear additions to both structures) and allow a new free standing structure (construct single family dwelling at rear of #137) and allow exterior renovations to an existing structure (misc. renovations to both structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4-L1, Downtown Overlay and Historic Districts.

D. Work Session requested by **Portsmouth Housing Authority, owner**, for property located at **140 Court Street** and **Ed Pac, LLC, owner**, for property located at **152 Court Street**, wherein permission is requested to allow demolition of an existing structure (partial demolition of building at 152 Court Street) and allow a new free standing structure (construct a new free

standing residential structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 37 & 38 and lies within the CD 4 and Historic Districts. *(This item was continued from the April 11, 2018 meeting to the June 6, 2018 meeting.)*

E. Work Session requested by **P.F. Jax Real Estate, LLC, owner**, for property located at **159 Middle Street**, wherein permission is requested to allow new construction to an existing structure (misc. additions and renovations to existing structure to allow for three residential units) and allow a new free standing structure (construct a two unit townhome at the rear of the property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 4 and lies within the CD 4-L1 and Historic Districts. *(This item was continued from the April 11, 2018 meeting to the June 6, 2018 meeting.)*

F. Work Session requested by **Unitarian Universalist Church, owner**, and **206 Court Street, LLC, applicant**, for property located at **206 Court Street**, wherein permission is requested to allow new construction to an existing structure (construct two story addition at rear of building) and exterior renovations to an existing structure (renovations to the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the CD 4-L1 and Historic Districts. *(This item was continued from the April 11, 2018 meeting to the June 6, 2018 meeting.)*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Steven Craige, owner**, for property located at **490 Marcy Street**, wherein permission is requested to allow the addition of a single dormer to the left side of the front elevation as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 58 and lies within the Mixed Residential Office and Historic Districts.

VI. 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.