

**SITE WALKS**  
**March 1, 2017 5:15 p.m. 73 Prospect Street, 5:30 p.m. 437 Marcy Street**

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

**6:30 p.m.**

**March 1, 2017  
to be reconvened on March 8, 2017**

**REVISED AGENDA (02-27-17)**

*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. ADMINISTRATIVE APPROVALS**

1. 36 Market Street
2. 414 State Street
3. 500 Market Street
4. 33 Howard Street
5. 238 State Street

**II. PUBLIC HEARINGS**

1. (Work Session/Public Hearing) Petition of **Stephen J. Boyle, owner**, for property located at **437 Marcy Street**, wherein permission is requested to allow demolition of an existing structure (remove shed, remove and replace fencing) and allow new construction to an existing structure (construct third floor dormer on rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 36 and lies within the General Residence B and Historic Districts.
2. (Work Session/Public Hearing) Petition of **Michael De La Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow new construction to an existing structure (restore historic pediments, add dormers, decks, and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay District.

**III. WORK SESSIONS**

- A. Work Session requested by **Ten Walker Street Realty, LLC, owner**, for property located at **73 Prospect Street**, wherein permission is requested to allow demolition of an existing structure (demolish porch and shed structures) and allow new construction to an existing

structure (construct two additions, reconstruct exterior chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 142 as Lot 28 and lies within the General Residence A and Historic Districts.

B. Work Session requested by **Friends of the Music Hall, owner**, for property located at **28 Chestnut Street**, wherein permission is requested to allow new construction to an existing structure (remove existing marquee and four vertical banners, replace with new marquee and vertical blade sign) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the CD 4, Historic, and Downtown Overlay Districts.

C. Work Session requested by **Twenty Three Rue Du High Realty, owner**, and **Nelson Enterprises, LLC, applicant**, for property located at **9 Commercial Alley** wherein permission is requested to allow exterior renovations to an existing structure (remove and replace existing windows and door, install new door in back alley, install HVAC unit on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 32 and lies within the CD 4, Historic, and Downtown Overlay Districts.

<b>THE FOLLOWING WILL BE HEARD ON WEDS., MARCH 8, 2017 AT 6:30 P.M.</b>
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#### IV. APPROVAL OF MINUTES

1. February 1, 2017
2. February 8, 2017

#### V. WORK SESSIONS - CONTINUED

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. *(This applicant has asked to postpone review of the application to the March 2017 meeting.)*

E. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new mixed use, 3 to 3 ½ story 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 CD 4, Historic, and Downtown Overlay Districts. *(This applicant has asked to postpone review of the application to the March 2017 meeting.)*

F. 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.

G. 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.

H. Work Session requested by **299 Vaughan Street, LLC, owner**, for property located at **299 Vaughan Street**, wherein permission is requested to allow a new free standing structure (construct mixed use building to include a hotel and associated parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 10 and lies within the CD 5, Historic, and Downtown Overlay 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.