

SITE WALK 46-64 Maplewood Avenue, April 12, 2017 5:45 p.m.

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

6:30 p.m.

**April 5, 2017
to be reconvened on April 12, 2017**

AGENDA (revised 04-05-17)

*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. APPROVAL OF MINUTES

- A. March 1, 2017
- B. March 8, 2017

II. ADMINISTRATIVE APPROVALS

- 1. 9 Congress Street
- 2. 56 Dennett Street
- 3. 53 Green Street
- 4. 250 Market Street
- 5. 35 Park Street

III. PUBLIC HEARINGS

1. Petition of **Rockingham House Condominium Association, owner,** and **Sean Tracey Associates,** for property located at **401 State Street,** wherein permission is requested to allow a new free structure (install free standing sign) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 3 and lies within the CD 4, Historic, and Downtown Overlay Districts.

2. Petition of **St. Jean Real Estate Holdings, LLC, owner,** for property located at **200 Marcy Street,** wherein permission is requested to allow new free standing structures (install two condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 85-2 and lies within the Mixed Residential Office and Historic Districts.

3. Petition of **Hart House Condominium Association, owner, and Jeffrey L. and Delores P. Ives, applicants**, for property located at **306 Marcy Street**, wherein permission is requested to allow demolition of an existing structure (removing left front stairs) and allow new construction to an existing structure (construct new stairs) and allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 75 and lies within the General Residence B and Historic Districts.
4. Petition of **29-41 Congress Street, LLC, owner, and Gabriele Tise, applicant**, for property located at **37 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove awning, replace storefront facade with recessed wood panels, replace existing door with wood door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 10 and lies within CD 5, Historic, and Downtown Overlay Districts.
5. Petition of **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 windows and door on Commercial Alley side of building) and allow a new free standing structure (install condensing unit) 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.
6. (Work Session/Public Hearing) Petition of **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 accessory structures) and allow new construction to an existing structure (construct two additions) 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.
7. 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 chimney, replace in-kind) and allow new construction to an existing structure (construct tower element on south elevation) and allow exterior renovations to an existing structure (remove and replace basement windows in-kind) 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.

III. WORK SESSIONS

- A. Petition of **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 staircase) and allow new construction to an existing structure (construct new staircase) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 3 and lies within the CD 4, Historic, and Downtown Overlay Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., APRIL 12, 2017 AT 6:30 P.M.**IV. PUBLIC HEARINGS (CONTINUED)**

8. (Work Session/Public Hearing) Petition of **Islington Street Homeowners Association, owner**, and **E.J. Cheney, applicant**, for property located at **239 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (install steps, railings, planters, landscaping) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 45 and lies within the CD 4-L2 and Historic Districts.

9. Petition of **Jamer Realty, Inc., owner**, and **Julian Armstrong, applicant**, for property located at **178 Fleet Street, Unit 4**, wherein permission is requested to allow exterior renovations to an existing structure (replace glass block windows with clear glass and wood treatment, add artwork to east elevation, add second story glass conservatory at rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 2-4 and lies within the CD 5, Historic, and Downtown Overlay Districts.

V. WORK SESSIONS (CONTINUED)

B. 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 May 2017 meeting.)*

C. 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.)*

D. 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.

E. 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.

F. 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.

G. Work Session requested by **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 plans on file 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.

H. 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.

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.