

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**July 5, 2017
to be reconvened on July 12, 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. June 7, 2017
- B. June 14, 2017

II. ADMINISTRATIVE APPROVALS

- 1. Puddle Lane (Strawbery Banke)
- 2. 20 Mast Lane (Strawbery Banke)
- 3. 67-77 State Street
- 4. 16 Sheafe Street
- 5. 174 Fleet Street
- 6. 290-296 Pleasant Street
- 7. 105 Daniel Street
- 8. 33 Deer Street
- 9. 275 Islington Street
- 10. 56 Dennett Street

III. PUBLIC HEARINGS (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 side front 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. *(At the applicant's request, this item was postponed at the June 7, 2017 meeting to the July 5, 2017 meeting.)*

B. 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. *(At the applicant's request, this item was postponed at the June 7, 2017 meeting to the July 5, 2017 meeting.)*

C. 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 and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 48 and lies within the CD4-L1 and Historic District. *(At the applicant's request, this item was postponed at the June 14, 2017 meeting to the July 5, 2017 meeting.)*

D. (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. *(The item was postponed at the June 7, 2017 meeting to the July 5, 2017 meeting.)*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **610 Islington Street LTP Partnership, owner**, for property located at **610 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace siding on west, north, and south facades, replace misc. trim with composite, replace shutters) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 155 as Lot 1 and lies within the CD 4-L2 and Historic Districts.

2. Petition of **Stephen J. Craige, owner**, for property located at **10 Humphrey's Court**, wherein permission is requested to allow an amendment to a previously approved design (demolition of existing garage, construct two car attached garage, revisions to dormers, replace and reconfigure various windows and doors) 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.

3. Petition of **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 one and two story addition on rear façade for garage and apartment, renovations to existing structure including new windows, door, siding, and trim, construct new chimney and deck) 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.

4. Petition of **Cristina Jane Ljungberg, owner**, for property located at **47 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows on front and left elevations, remove five windows on rear and left side elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 51 and lies within the General Residence B and Historic Districts.

5. Petition of **Flintatta, LLC, owner**, and the **Unitarian Universalist Church of Portsmouth, applicant**, for property located at **73 Court**, wherein permission is requested to allow new construction to an existing structure (construct addition to accommodate enclosed egress stair and lift) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 18 and lies within the CD 4-L1 and Historic Districts.
6. Petition of **The Hill Condominium Association, owner**, and **Logan Properties, LLC, applicant**, for property located at **403 Deer Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrades and location changes to the existing kitchen venting system) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 26-3 and lies within the CD 4-L1, Historic, and Downtown Overlay Districts.
7. Petition of **Bluestone Properties of Rye, LLC, owner**, for property located at **135 Congress Street**, wherein permission is requested to allow exterior renovations and new construction to an existing structure (complete renovation of the front and rear elevations, construct glass addition on rear elevation, reconstruct original skylight) 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.

THE FOLLOWING WILL BE HEARD ON WEDS., JULY 12, 2017 AT 6:30 P.M.

V. WORK SESSIONS

- A. 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 postponed at the June 14, 2017 meeting to the July 12, 2017 meeting.)*
- B. 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 postponed at the June 14, 2017 meeting to the July 12, 2017 meeting.)*
- C. 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 June 14, 2017 meeting to the July 12 meeting.)*

D. 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. *(This item was continued at the June 14, 2017 meeting to the July 12, 2017 meeting.)*

E. Work Session requested by **Colaco, LLC, owner**, for property located at **74 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (complete exterior renovation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 43 and lies within the CD 5, Historic, and Downtown Overlay Districts.

F. Work Session requested by **Sundance Holdings, LLC, owner**, and **Union Pub Co., applicant**, for property located at **77 Daniel Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows on front façade, install make up air venting) and allow new construction to an existing structure (construct new compliant egress stair for upper floors on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies within the CD 4 and Historic Districts.

G. Work Session requested by **Robert J. Fabbriatore Irrevocable Trust of 2012, owner**, for property located at **177 State Street**, wherein permission is requested to allow new construction to an existing structure (construct small addition on Penhallow Street elevation) and allow exterior renovations to an existing structure (restore exterior façade, lower entry access on Penhallow Street elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 44 and lies within the CD 4 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.

