

**SITE WALK – AUGUST 2, 2017 – 5:45 P.M. – 180 MIDDLE STREET  
SITE WALK – AUGUST 9, 2017 – 5:45 P.M. – 177 STATE STREET**

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**August 2, 2017  
to be reconvened on August 9, 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. July 5, 2017
- B. July 12, 2017

**II. REQUEST FOR ONE YEAR EXTENSION OF CERTIFICATE OF APPROVAL –**

Requested by 355 Pleasant Street, LLC, and granted on August 3, 2017.

**III. ADMINISTRATIVE APPROVALS**

- 1. 77 State Street
- 2. 28 Dennett Street
- 3. 393 New Castle Avenue
- 4. 401 State Street
- 5. 37-51 Hanover Street
- 6. 116 Middle Street

**IV. 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 stone 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 6-1B4 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(At the applicant's request, this item was postponed at the July 5, 2017 meeting to the August 2, 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. *(This item was postponed at the July 5, 2017 meeting to the August 2, 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 116 as Lot 48 and lies within the CD4-L1 and Historic District. *(This item was postponed at the July 12, 2017 meeting to the August 2, 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 July 5, 2017 meeting to the August 2, 2017 meeting.)*

## V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **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.

2. Petition of **Michael De La Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow an amendment to a previously approved design (remove roof top cooling tower and supporting structures, extend roof top dormer) 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 Districts.

3. Petition of **Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein permission is requested to allow new construction to an existing structure (construct overhang over rear French doors, construct wooden enclosure to shield utility components, construct wooden gate) and allow exterior renovations to an existing structure (remove and replace existing fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 61 and lies within the General Residence B and Historic Districts.

4. Petition of **Robert A. Brown, owner**, for property located at **36 Wibird Street**, wherein permission is requested to allow exterior renovations to an existing structure (reconfigure windows and door on right side of rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 14-2 and lies within the General Residence A and Historic Districts.

## VI. WORK SESSIONS

A. Work Session requested by **Barbara Bickford Revocable Trust, Barbara Bickford, trustee and owner**, for property located at **45 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (construct addition to accommodate interior elevator for accessibility between floors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 21 and lies within the General Residence B and Historic Districts.

B. Work Session requested by **Thunderbolt Realty Trust, owner, John K. Bosen, trustee**, for property located at **180 Washington Street (also known as 39 Gates Street)** wherein permission is requested to allow new construction to an existing structure (construct two story addition with other misc. changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 30 and lies within the General Residence B and Historic Districts.

C. Work Session requested by **Louis F. Clarizio Trust 2000, Louis F. Clarizio, trustee and owner**, for property located at **566 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (new exterior trim, awnings, light fixtures, sign lighting, parapet detail, and applied graphics to windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 156 as Lot 24 and lies within the CD4-L2 and Historic Districts.

D. Work Session requested by **Portsmouth Savings Bank/Bank of NH (TD Bank), owner**, for property located at **333 and 340 State Street**, wherein permission is requested to 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 116 as Lots 5 & 10 and lies within the CD 4, Historic, and Downtown Overlay Districts.

E. Work Session requested by **Eric and Johanna Landis, owner**, for property located at **540 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (expand and enclose porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 79 and lies within the General Residence B and Historic Districts.

<b>THE FOLLOWING WILL BE HEARD ON WEDS., AUGUST 9, 2017 AT 6:30 P.M.</b>
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**VII. WORK SESSIONS (CONTINUED)**

F. 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.

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.

H. Work Session requested by **Pamela Thacher, owner**, and **Charlie Seefried, applicant**, for property located at **180 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (convert single family home to four dwelling units and the carriage house to one dwelling unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 8 and lies within the Mixed Residential Office and Historic 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. *(This item was continued at the June 14, 2017 meeting to the July 12, 2017 meeting.)*

J. 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.)*

K. 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.)*

L. 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.)*

## **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.