

SITE WALK – OCTOBER 4, 2017 – 84 PLEASANT STREET – 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.

October 4, 2017

REVISED AGENDA (10-04-17)

*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

1. August 28, 2017
2. September 6, 2017
3. September 13, 2017

II. REQUEST FOR REHEARINGS

- A. 73 Prospect Street, submitted by Ten Walker Street Realty Trust
- B. 278 State Street, submitted by PNF Realty Trust of 2013

III. ADMINISTRATIVE APPROVALS

1. 403 Deer Street (*postponed*)
2. 280 South Street
3. 69-71 Dennett Street
4. 736 Middle Street
5. 34 Ceres 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 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 6-1B and lies within the CD 5, Historic, and Downtown Overlay Districts. (*This applicant requests to postpone review of the application to the November 1, 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 applicant has asked to postpone review of the application to the December 6, 2017 meeting.)*

C. 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. *(This item was postponed at the September 6, 2017 meeting to the October 4, 2017 meeting.)*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Walkers Place Condominium Association, owner**, for property located at **151 Lafayette Road, Unit 2**, wherein permission is requested to allow exterior renovations to an existing structure (add egress window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 151 as Lot 21 and lies within the GRA and Historic Districts. *(This item was postponed at the September 6, 2017 meeting to the October 4, 2017 meeting.)*

2. Petition of **Susan P. MacDougall, owner**, for property located at **39 Pray Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing rear addition) and allow new construction to an existing structure (construct larger, one story rear addition, construct side porch, replace existing shed) and allow exterior renovations to an existing structure (remove and replace existing windows on front and left side of original structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 38 and lies within the General Residence B and Historic Districts.

3. Petition of **110-112 Court Street Condominium Association, owner**, and **Beth Goddard**, applicant, for property located at **110 Court Street, Unit 3**, wherein permission is requested to allow exterior renovations to an existing structure (restore five original windows, remove and replace six windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 39-3 and lies within the CD4-L1 and Historic Districts.

4. Petition of **Johanna and Eric Landis, owners**, for property located at **540 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (expand and enclose existing 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.

5. *(Work Session/Public Hearing)* Petition of **Robert J. Fabbricatore 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 addition on Penhallow Street

elevation) and allow exterior renovations to an existing structure (restoration of exterior façade of building) 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.

6. (Work Session/Public Hearing) Petition of **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 (restore exterior façade of entire building) 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.

VI. WORK SESSIONS

A. 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. *(This applicant has asked to postpone review of the application to the November 1, 2017 meeting.)*

B. 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.

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 September 13, 2017 meeting to the October 4, 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. *(This item was postponed at the September 13, 2017 meeting to the October 4, 2017 meeting.)*

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. *(This item was postponed at the September 13, 2017 meeting to the October 4, 2017 meeting.)*

F. Work Session requested by **KC Realty Trust, owner**, for property located at **84 Pleasant Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing cinder block rear addition) and allow new construction to an existing structure (construct new rear addition, renovate storefront) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the CD 4, Historic, and Downtown Overlay Districts.

VII. 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.