

SITE WALK – NOVEMBER 1, 2017 – 5:45 P.M. – 73 PROSPECT STREET

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

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

REVISED AGENDA (11-01-17)

*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. October 4, 2017
- B. October 18, 2017

II. ADMINISTRATIVE APPROVAL

- 1. 55 Market Street
- 2. 172 Hanover Street
- 3. 180 Gates Street
- 4. 77 Daniel Street
- 5. 1 Webster Way
- 6. 121 Mechanic Street
- 7. 490 Marcy Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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 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.)*

B. 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. *(This item was postponed at the October 4, 2017 meeting to the November 1, 2017 meeting.)*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. *(Re-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 existing structure) and allow a new free standing structure (construct 4 unit residential building) 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.
2. Petition of **Brenda J. Bouchard Revocable Trust of 1999, Brenda J. Bouchard, owner and trustee**, for property located at **33 Holmes Court**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows, change window configuration on front porch, install two HVAC units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 12 and lies within the General Residence B and Historic Districts.
3. Petition of **Blue Star Properties, LLC and Forum Group, LLC, owners**, for property located at **67 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace two windows on front elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 53 and lies within the CD 5, Historic, and Downtown Overlay Districts.
4. Petition of **299 Vaughan Street, LLC, owner**, for property located at **299 Vaughan Street**, wherein permission is requested to allow an amendment to a previously approved design (add a roof deck/terrace and minor façade adjustments) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 123 as Lot 10 and Assessor Plan 124 as Lots 10 & 11 and lies within the CD 5, Historic, and Downtown Overlay Districts.

V. WORK SESSIONS (NEW BUSINESS)

- A. Work Session requested by **James C. and Amy M. Baker, owners**, for property located at **75 Humphrey's Court**, wherein permission is requested to allow demolition of an existing structure (demolish rear addition) and allow new construction to an existing structure (construct new rear addition, replace/relocate misc. doors and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 37 and lies within the General Residence B and Historic Districts.
- B. Work Session requested by **Simchik-McGovern III, LLC, owners**, for property located at **8 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (modify the storefront for ADA accessibility, remove and replace windows) as per

plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 22 and lies within the CD5, Historic, and Downtown Overlay Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., NOVEMBER 8, 2017 AT 6:30 P.M.

VI. PRESENTATION

A. Islington Street Improvement Project

VII. PUBLIC HEARINGS (NEW BUSINESS, CONTINUED)

5. (*Work Session/Public Hearing*) Petition of **Islington Common, LLC, owner**, for property located at **410-430 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish misc. additions) and allow new construction to an existing structure (construct four free standing duplexes, construct misc. additions to existing structures) and allow exterior renovations to an existing structure (renovations to three existing buildings, total number of units - 12) 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 CD4-L2 and Historic Districts.

VIII. WORK SESSIONS (OLD BUSINESS, CONTINUED)

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 October 4, 2017 meeting to the October 18, 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 October 4, 2017 meeting to the October 18, 2017 meeting.*)

C. 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 8, 2017 meeting.*)

D. 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. *(This applicant has asked to postpone to the December meeting.)*

IX. 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.