

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**December 6, 2017  
to be reconvened on December 13, 2017**

**REVISED AGENDA (12-06-17)**

*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. November 1, 2017
- B. November 8, 2017

**II. ADMINISTRATIVE APPROVAL**

- 1. 235 Islington Street (*postponed from the November 8, 2017 meeting*)
- 2. 40 Bridge Street
- 3. 437 Marcy Street
- 4. 138 Maplewood Avenue
- 5. 287 Maplewood Avenue

**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 asbestos siding, add two windows on east elevation, move one window on north elevation, remove storm windows and install double hung windows on south side porch) 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 November 1, 2017 meeting to the December 6, 2017 meeting.*)

B. 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. (*This item was postponed at the November 1, 2017 meeting to the December 6, 2017 meeting.*)

#### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Robert J. Fabbriatore Irrevocable Trust of 2012, owner**, for property located at **177 State Street**, wherein permission is requested to allow an amendment to a previously approved design (remove garage and replace with small storage enclosure) 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, Historic, and Downtown Overlay Districts.
2. Petition of **Angelina E. Smith, owner**, for property located at **73 Northwest Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing clapboard siding, replace with composite siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 28 and lies within the General Residence A and Historic Districts.
3. Petition of **Lori A. Sarsfield, owner**, for property located at **28 Dennett 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 140 as Lot 9 and lies within the General Residence A and Historic Districts.
4. Petition of **Simchik-McGovern III, owner**, for property located at **8 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (modify storefront door location, repair and restore lower paneling and sign band, remove and replace windows, enlarge side entry door, add new second floor window on side elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 22 and lies within CD 5, Historic, and Downtown Overlay Districts.

#### V. WORK SESSIONS (OLD BUSINESS)

- A. 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. *(This item was continued at the November 8, 2017 meeting to the December 6, 2017 meeting.)*

#### VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Lucky Thirteen Properties, LLC, owner**, for property located **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct a 90 s.f. addition, modify existing canopy with patio enclosure structure) and allow exterior renovations to an existing structure (new siding, and glazed garage doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 23 and lies within the CD4-L2 and Historic Districts.

**VII. PRESENTATION**

1. Design Review Toolkit – 3D Massing Model

**THE FOLLOWING WILL BE HEARD ON WEDS., DECEMBER 13, 2017 AT 6:30 P.M.**

**VIII. PUBLIC HEARINGS (OLD BUSINESS - CONTINUED)**

C. *(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 ~~to be~~ 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. *This item was continued at the November 8, 2017 meeting to the December 13, 2017 meeting.*

**IX. WORK SESSIONS (OLD BUSINESS - CONTINUED)**

B. 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 November 8, 2017 meeting to the December 13, 2017 meeting.)*

C. 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 November 8, 2017 meeting to the December 13, 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 item was postponed at the November 8, 2017 meeting to the December 13, 2017 meeting.)*

E. 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. *(This item was continued at the November 8, 2017 meeting to the December 13, 2017 meeting.)*

F. 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 application was postponed at the November 8, 2017 meeting to the December 13, 2017 meeting.)*

#### **X. WORK SESSIONS (NEW BUSINESS - CONTINUED)**

2. Work Session requested by PNF Trust of 2013, Peter N. Floros, trustee and owner, for property located at 278 State Street, wherein permission is requested to allow exterior renovation of an existing structure (to discuss rehabilitation options for 278 State Street and its relationship to future reconstruction of 266 & 270 State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 80 and lies within the CD 4, Historic, and Downtown Overlay Districts.

#### **XI. 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.