

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION**

**ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**December 13, 2017  
reconvened from December 6, 2017**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; Members Reagan Ruedig, Richard Shea, Martin Ryan; City Council Representative Nancy Pearson; Alternates Molly Bolster, Cyrus Beer

**MEMBERS EXCUSED:** Dan Rawling

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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**I. ADMINISTRATIVE APPROVALS**

1. 177 Mechanic Street
2. 40 Pleasant Street
3. 65 Bow Street
4. 30 Maplewood Avenue
5. 33 Holmes Court
6. 401 State Street
7. 540 Marcy Street

The Commission voted to approve Items #1, 2, 4, 5, 6, 7 as presented. Item #3 was approved as presented with stipulations.

**II. 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 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.*)

At the applicant's request, the Commission voted to postpone review of the application to the January 3, 2018 meeting.

### III. 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.)*

The applicant indicated they would return for a public hearing at a future 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.)*

The applicant indicated they would return for a work session/public hearing at a future 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.)*

The applicant indicated they would return for another work session at the January 2018 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.)*

The applicant indicated they would return for a public hearing at a future 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.)*

The Commission voted to postpone review of the application to a time indefinite. This applicant will need to reapply for any further consideration.

#### **IV. 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.

The Commission voted to continue review of the application to the January 2018 meeting.

#### **V. ADJOURNMENT**

At 10:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk