

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**February 14, 2018  
(rescheduled from February 7, 2018)**

**REVISED AGENDA (02-08-18)**

*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. January 3, 2018
2. January 10, 2018

**II. REQUEST FOR EXTENSION OF CERTIFICATE OF APPROVAL AND  
CONDITIONAL USE PERMIT APPROVAL –**

1. Requested by North End Master Development, LP (HarborCorp, LLC), Deer and Russell Streets and Maplewood Avenue (Maps 118, 124 & 125, Lots 28, 12, & 21) expires on May 25, 2018.

**III. ADMINISTRATIVE APPROVALS**

- A. 244 South Street
- B. 55 Lafayette Road
- C. 245 Middle Street
- D. 13 Salter Street
- E. 1 Webster Way

**IV. PUBLIC HEARINGS**

1. Petition of **Scott A. and Sara Bess Lupkas, owners**, for property located at **33 Blossom Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace five windows on detached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 2 and lies within the General Residence B and Historic Districts.
2. Petition of **James C. and Amy M. Baker, owners**, for property located at **75 Humphrey's Court**, wherein permission is required to allow demolition of an existing structure (demolish rear addition and dormer) and allow new construction to an existing structure (construct new rear addition and dormer, remove, replace, relocate misc. windows and doors) 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.

3. Petition of **Deer Street Associates, owner**, for property located at **163 Deer Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a 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 Lot 17-2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

## V. WORK SESSIONS

A. Work Session requested by **Deer Street Associates, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a 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 Lot 17-3 and lies within the CD 5, Historic, and Downtown Overlay Districts.

B. 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 continued at the January 10, 2018 meeting to the February 7, 2018 meeting.)*

C. Work Session requested by **77 Daniel Street, LLC, owner**, for property located at **77 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (construct third floor addition and mechanical screening to rear of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies with the CD4 and Historic Districts. *(This item was continued at the January 3, 2018 meeting to the February 7, 2018 meeting.)*

D. 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. *(This item was continued at the December 13, 2017 meeting to the January 10, 2018 meeting.)*

E. Work Session requested by **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to an existing structure (construct rear additions to both structures) and allow a new free standing structure (construct single family dwelling at rear of #137) and allow exterior renovations to an existing structure (misc. renovations to both structures) as per plans on file in the Planning Department. Said property is

shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4-L1, Historic, and Downtown Overlay Districts.

F. Work Session requested by **Portsmouth Savings Bank/Bank of New Hampshire, owner**, for properties located at **333 and 340 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (restoration and repair of existing wood windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 5 and 10 and lies within the CD 4, Historic, and Downtown Overlay Districts.

G. Work Session requested by **Portsmouth Housing Authority, owner**, and **Ed Pac, LLC, owner**, for properties located at **140 and 152 Court Street**, wherein permission is requested to allow demolition of an existing structure (partial demolition of building at 152 Court Street) and allow a new free standing structure (construct a new free standing residential structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 37 & 38 and lies within the CD 4 and Historic Districts.

## **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.