

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 7, 2018

AGENDA

*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. February 14, 2018

II. ADMINISTRATIVE APPROVALS

1. 40 Howard Street
2. 147 State Street
3. 177 State Street
4. 736 Middle Street
5. 59 Deer Street
6. 151 Congress Street
7. 299 & 225 Vaughan Street

III. PUBLIC HEARINGS

1. Petition of **Piscataqua Savings Bank, owner**, for property located at **15, 21, 27 and 29 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows on east and west elevations, replace existing door, restore, replace or replicate existing casings and brick moldings, brick infill work) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lots 32, 33, and 34 and lies within the CD 5, Historic, and Downtown Overlay Districts.
2. Petition of **335 Maplewood Avenue, LLC, owner**, for property located at **335 Maplewood Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing addition and garden shed) and allow new construction to an existing structure (construct new entryway, addition and garden shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 26 and lies within the CD 4-L1 and Historic Districts.
3. (*Work Session/Public Hearing*) Petition of **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 building) as

per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies within the CD 4, Historic, and Downtown Overlay Districts.

4. (Work Session/Public Hearing) Petition of **Portsmouth Savings Bank/Bank of NH (TD Bank), owner**, for property located at **333 & 340 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (restoration and repair of existing 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.

IV. 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 **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.)*

D. 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.

E. 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.

F. Work Session requested by **29-41 Congress Street, LLC, owner**, for property located at **29-41 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (exterior repair and maintenance to the existing brick façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lots 10 & 11 and lies within the CD 5, Historic, and Downtown Overlay Districts.

V. 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.