

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**April 4, 2018  
to be reconvened on April 11, 2018**

**REVISED AGENDA (04-03-18)**

*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**

- A. March 7, 2018
- B. March 14, 2018

**II. ADMINISTRATIVE APPROVALS**

- 1. 209 Marcy Street
- 2. 160 Middle Street
- 3. 103 Congress Street
- 4. 478 Marcy Street
- 5. 53 Humphrey's Court
- 6. 56 Dennett Street
- 7. 68 South Street
- 8. 147 State Street
- 9. 238 Deer Street

**III. PUBLIC HEARING (OLD BUSINESS)**

- A. *(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. *(This item was postponed at the March 7, 2018 meeting to the April 4, 2018 meeting.)*

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

- 1. Petition of **Katherine Siener, owner**, for property located at **170 & 172 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove aluminum siding; remove, repair replace any existing wood siding; replace existing wood trim

with Azek) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 19 and lies within the General Residence B and Historic Districts.

2. Petition of **Daniel L. and Annette K. Davies, owners**, for property located at **903 Middle Street**, wherein permission is requested to allow new construction to an existing structure (construct four season porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 149 as Lot 63 and lies within the General Residence A and Historic Districts.
3. Petition of **The National Society of Colonial Dames, owner**, and **Eport Properties 1, LLC, applicant**, for property located at **Market Street**, wherein permission is requested to allow a new free standing structure (re-approval of dumpster enclosure that has lapsed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 5 and lies within the CD 4, Historic, and Downtown Overlay Districts.
4. (Work Session/Public Hearing) **Petition of K.C. Realty Trust, owner**, for property located at **84 Pleasant Street**, 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) and allow exterior renovations to an existing structure (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.
5. (Work Session/Public Hearing) **Petition of the Provident Bank, owner**, for property located at **25 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (misc. renovations to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

<p><b>THE FOLLOWING WILL BE HEARD ON WEDS., APRIL 11, 2018 AT 6:30 P.M.</b></p>
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## 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 **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.)*

C. 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.

D. 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.

E. Work Session requested by **Ramona Charland and Mark A. Brighton, owners**, for property located at **285 Union Street**, wherein permission is requested to allow exterior renovations to an existing structure (apply vinyl siding, retaining all wood trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 13 and lies within the General Residence A and Historic Districts.

F. Work Session requested by **P.F. Jax Real Estate, LLC, owner**, for property located at **159 Middle Street**, wherein permission is requested to allow new construction to an existing structure (misc. additions and renovations to existing structure to allow for three residential units) and allow a new free standing structure (construct a two unit townhome at the rear of the property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 4 and lies within the CD 4-L1 and Historic Districts.

G. Work Session requested by **Unitarian Universalist Church, owner**, and **206 Court Street, LLC, applicant**, for property located at **206 Court Street**, wherein permission is requested to allow new construction to an existing structure (construct two story addition at rear of building) and exterior renovations to an existing structure (renovations to the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the CD 4-L1 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.