

**MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE  
SCHOOL BOARD CONFERENCE ROOM**

**6:30 p.m.**

**May 02, 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. April 4, 2018
- B. April 11, 2018

**II. ADMINISTRATIVE APPROVALS**

- 1. 6 Dearborn Street
- 2. 29 Vaughan Street
- 3. 57 South Street
- 4. 299 and 225 Vaughan Street
- 5. 17 Hunking Street
- 6. 280 South Street
- 7. 33 Holmes Street
- 8. 180 Middle Street
- 9. 50 Daniel Street
- 10. 244 South Street
- 11. 39 Pray Street
- 12. 77 Daniel Street
- 13. 135 Market Street

**III. PUBLIC HEARINGS (CONTINUED)**

- 1. (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.

**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 **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.
- 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. *(This item was continued from the April 11, 2018 meeting to the June, 2018 meeting.)*
- E. 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. *(This item was continued from the April 11, 2018 meeting to the June, 2018 meeting.)*
- F. 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. *(This item was continued from the April 11, 2018 meeting to the June, 2018 meeting.)*

G. Work Session requested by **Mary A. Mahoney, owner**, for property located at **206 Northwest Street**, wherein permission is requested to allow construction of a detached two-car garage (with attic storage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 6 and lies within the General Residence A and Historic Districts.

H. Work Session requested by **State 67 LLC, owner**, and **Andy Ozgur, applicant**, for property located at **76 Congress Street**, wherein permission is requested to allow the removal and replacement of a storefront and entry (including renovations to an existing first floor tenant space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 44 and lies within the CD 5, Historic and Downtown Overlay Districts.

I. Work Session requested by **Linda Preble McVay, owner**, and **John F. McVay, owner**, for property located at **42 Hunking Street**, wherein permission is requested to allow the construction of a master bedroom suite (one story) as per plans on file in the Planning Department. Said Property is shown on Assessor Plan 102 as Lot 8 and lies within the General Residence B and Historic 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.