

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

September 5, 2018

AGENDA (revised on September 5, 2018)

*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. August 1, 2018

II. ADMINISTRATIVE APPROVALS

- A. 135 Market Street, Unit C- **WITHDRAWN**
- B. 25 Maplewood Avenue
- C. 100 Market Street, Suite 102
- D. 75 Humphreys Court
- E. 46 Maplewood Avenue
- F. 73 State Street
- G. 180 Middle Street
- H. 98 Court Street, Unit 2
- I. 98 Court Street, Unit 2

III. CERTIFICATE OF APPROVAL - REQUEST FOR EXTENSION

1. Petition of **46 Maplewood Avenue, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein a 1-year extension of a Conditional Use Permit and a Certificate of Approval granted by the Historic District Commission on August 2, 2017 is requested to allow a new free standing structure (construct 3 ½ story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Riversedge Condominium Association, owner** and **Edward Beckett, applicant**, for property located at **117 Bow Street Suite, 5A**, wherein permission is requested to allow the removal and replacement of windows and doors on both water and street elevations and add a new awning system as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 57A and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

2. Petition of **Potter-Schwartz Family Revocable Trust of 2013, M. F. Schwartz & S. J. Potter trustees, owners**, for property located at **213 South Street**, wherein permission is requested to allow the replacement of three existing windows on the rear of the structure with new wood windows as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 38 and lies within the General Residence B and Historic Districts.
3. *(Work Session/Public Hearing)* Petition of **Janet Zerr and David Simpson, owners**, for property located at **65 Rogers Street**, wherein permission is requested to allow the demolition of an existing garage, the construction of a new attached garage, the conversion of a 3-season porch with open deck above to a two-story structure, new third floor dormer and the expansion of an existing one story entry as per plans on file in the Planning Department. Said property is located on Assessor Map 115 as Lot 2 and lies within the Mixed Residential Office and Historic Districts.
4. Petition of **Islington Street, LLC, (CVS Pharmacy), owner**, for property located at **674 Islington Street** wherein permission is requested to allow the replacement of 3 existing internally, neon-illuminated wall signs with 3 internally, LED-illuminated wall signs and the replacement of 1 existing window vinyl with similar design as per plans on file in the Planning Department. Said property is located on Assessor Map 155 as Lot 3 and lies within the Character District 4-W (CD 4-W), and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

- A. Work Session requested by **46 Maplewood Ave LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (adjustments to the size and configuration of the 4th floor) as per plans on file in the Planning Department. Said property is located on Assessor Map 125 as Lot 2A and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued from the August 1, 2018 meeting.)*

VI. WORK SESSIONS (NEW BUSINESS)

- A. 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 (miscellaneous renovations to both structures) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 118 as Lots 20 and 21 and lie within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

VII. 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.