

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**May 3, 2017
to be reconvened on May 10, 2017**

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. ADMINISTRATIVE APPROVALS

1. 133 Islington Street
2. 39 Mt. Vernon Street
3. 459 Islington Street

II. PUBLIC HEARINGS

1. Petition of **Gus Holdings, LLC, owner**, for property located at **38 Chapel Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace 14 windows on front façade, replace existing clapboards) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 26 and lies within the CD 4 and Historic Districts.
2. Petition of **Rachel Kurshan, owner**, for property located at **33 Humphrey's Court**, wherein permission is requested to allow new construction to an existing structure (enclose right side porch for living space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 41 and lies within the General Residence B and Historic Districts.
3. Petition of **Friends of the Music Hall, owner**, for property located at **28 Chestnut Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing signage, replace with new lighted signage and blade sign) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the CD 4, Historic, and Downtown Overlay Districts.
4. Petition of **Worth Development Condominium Association, owner**, and **The Friendly Toast, applicant**, for property located at **113 Congress Street**, wherein permission is requested to allow new construction to an existing structure (replace storefront windows with retractable windows with screens) as per plans on file in the Planning Department. Said property is shown

on Assessor Plan 126 as Lot 6-104 and lies within the CD 5, Historic, and Downtown Overlay Districts.

III. WORK SESSIONS

A. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new mixed use, 3 to 3 ½ story 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 CD 4, Historic, and Downtown Overlay Districts.

B. Work Session requested by **Bluestone Properties of Rye, LLC, owner**, for property located at **135 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct glass addition on rear of building) and to allow exterior renovations to an existing structure (renovation of exterior façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts.

C. Work Session requested by **Swirly Girl II, LLC, owner**, for property located at **244 South Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition, construct new chimney) and allow exterior renovations to an existing structure (remove and replace windows, doors, siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 3 and lies within the Single Residence B and Historic Districts.

D. Work Session requested by **Unitarian Universalist Church, owner**, for property located at **206 Court Street**, wherein permission is requested to allow new construction to an existing structure (construct 3 story addition) and allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the Mixed Residential Office and Historic Districts. *(This applicant has asked to postpone review of the application to the June 2017 meeting.)*

**THE FOLLOWING WILL BE HEARD ON WEDS., MAY 10, 2017 AT 6:30 P.M. IN
THE SCHOOL DEPARTMENT BOARD ROOM.**

IV. APPROVAL OF MINUTES

- A. April 5, 2017
- B. April 12, 2017

V. PUBLIC HEARINGS (CONTINUED)

5. Petition of **Ruth R. and William A. Faribault, owners**, for property located at **35 Park Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovations to existing breezeway - replace siding, steps, rails and landing with composite

materials, remove, reconfigure and replace window, replace door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 45 and lies within the General Residence A and Historic Districts.

VI. WORK SESSIONS (CONTINUED)

E. Work Session requested by **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein permission is requested to allow demolition of existing structure (demolish structure) and allow 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 Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was postponed at the April 12, 2017 meeting to the May 2017 meeting.)*

F. Work Session requested by **Deer Street Associates, owner**, for property located at **157, 159, 161 Deer Street (Lot 5)**, wherein permission is requested to allow demolition of existing structure (demolish structure) and allow 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 Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was postponed at the April 12, 2017 meeting to the May 2017 meeting.)*

G. Work Session requested by **299 Vaughan Street, LLC, owner**, for property located at **299 Vaughan Street**, wherein permission is requested to allow a new free standing structure (construct mixed use building to include a hotel and associated parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 10 and lies within the CD 5, Historic, and Downtown Overlay Districts.

H. Work Session requested by **Islington Commons, LLC, owner**, for property located at **410-430 Islington Street**, wherein permission is requested to allow new construction to an existing structure (demolition of misc. additions, construction of new additions, other misc. renovations to existing buildings, for a total of five units) and allow new free standing structures (construct two, four unit townhouses at rear of lots, for a total of eight additional units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 145 as Lots 34, 35, and 36 and lies within the CD 4-L2 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.