

SITE WALK – 102 STATE ST. – APRIL 1, 2015 – 6:00 P.M.

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 1, 2015
to be reconvened on April 29, 2015**

DUE TO THE LENGTH OF THE AGENDA, the Historic District Commission will hold Public Hearings on applications #1 through #7 on Wednesday, April 1, 2015 at 6:30 p.m. Work Session A through H will be heard on Wednesday, April 29, 2015 at 7:00 p.m. Both meetings will be held in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue.

REVISED AGENDA (3-27-15)

*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. March 4, 2015

II. ADMINISTRATIVE APPROVALS

- A. 143 Daniel Street
- B. 300 New Castle Avenue

III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Piscataqua Savings Bank, owner**, for property located at **15 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace slate roof with synthetic slate roof on drive-thru roof canopy) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 35 and lies within the CD 5, Historic, and Downtown Overlay Districts.
2. Petition of **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **5 Portwalk Place**, wherein permission is requested to allow a new free standing structure (install mechanical equipment on roof behind parapet) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

3. Petition of **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **35 Portwalk Place**, wherein permission is requested to allow a new free standing structure (install mechanical equipment on roof behind parapet) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

4. Petition of **Pickering Wharf Condominium Association, owner, and Kevin A. Beane and Melinda Salazar, applicants**, for property located at **33 South Mill Street, Unit A**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing first floor rear window and door, replace with French doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 17-A and lies within the General Residence B and Historic Districts.

PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

5. (Work Session/Public Hearing) Petition of **Brick Act, LLC, owner**, for property located at **102 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (window and door reconfigurations on the front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52 and lies within CD 4 and Historic Districts.

6. Petition of **Babak Samii and Aida Garcia Vazquez, owners**, for property located at **426 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (complete renovation of carriage house) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 45 and lies within the Mixed Residential Office and Historic Districts.

7. Petition of **North End Properties, LLC, owner, and Deer Street Development Company, Inc., doing business in NH as HarborCorp of Portsmouth, applicant**, for property located on **Russell Street, Deer Street, and Maplewood Avenue**, wherein permission is requested to allow a Conditional Use Permit (construct a multi-story, mixed-use building where the height exceeds the 45' maximum height restriction) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28, Assessor Plan 124 as Lot 12, Assessor Plan 119 as Lot 1-1A, Assessor Plan 119 as Lot 1-1C, and lies within the Central Business B, Historic, and Downtown Overlay Districts.

THE FOLLOWING WILL BE HEARD ON APRIL 29, 2015 AT 7:00 P.M.

IV. DESIGN GUIDELINES PRESENTATION – Dominique Hawkins, Preservation Design Partnership, LLC

V. WORK SESSIONS

A. Work Session requested by **Michael Brandzel and Helen Long, owners**, for property located at **39 Dearborn Street (also known as 39 Dearborn Lane)** wherein permission is requested to allow demolition of an existing structure (remove various sections of the structure, remove chimney) and allow new construction to an existing structure (construct misc. additions, dormers, decks, and shed) and allow exterior renovations to an existing structure (replace remaining windows, doors, siding, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 3 and lies within the General Residence A and Historic Districts.

B. Work Session requested by **44-46 Market Street, LLC, owner**, for property located at **44-46 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (change exterior cladding, replace doors, windows) and allow new construction to an existing structure (construct one story rear addition, construct small additions on second floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 31 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the March meeting to the April meeting.)*

C. Work Session requested by **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within Central Business A and Historic Districts. *(This item was postponed at the March meeting to the April meeting.)*

D. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct three story mixed use building with below grade parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was continued at the March meeting to the April meeting.)*

E. Work Session requested by **Hayscales Real Estate Trust, owner**, for property located at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct two family residential home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and Historic Districts. *(This item was postponed at the March meeting to the April meeting.)*

F. Work Session requested by **Ronald C.J. Cogswell, owner**, for property located at **180 Islington Street**, wherein permission is requested to allow a discussion concerning the existing 2 story structure and options for site (including demolition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 19 and lies within CBB and the Historic Districts. *(This item was postponed at the March meeting to the April meeting.)*

G. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 Maplewood Avenue)**, wherein permission is requested to allow a new free standing structure (construct mixed use 3 1/2 to 5 story structure) as per plans on file in

the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the March meeting to the April meeting.)*

H. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct mixed use building containing hotel, conference center, condominiums, supermarket, and parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the March meeting to the April meeting.)*

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.