

SITE WALK – MAY 6, 2015 – 39 DEARBORN STREET- 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.

**May 6, 2015
to be reconvened on May 13, 2015**

DUE TO THE LENGTH OF THE AGENDA, the Historic District Commission will hold Public Hearings on applications #1 through #13 on Wednesday, May 6, 2015 in the School Board Conference Room in the Municipal Complex. Work Session A through I will be heard on Wednesday, May 13, 2015 in the Eileen Dondero Foley Council Chambers in the Municipal Complex. Both meetings will begin at 6:30 p.m. The Municipal Complex is located at 1 Junkins Avenue.

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 1, 2015

II. ADMINISTRATIVE APPROVALS

1. 262-264 South Street
2. 86 Pleasant Street
3. 7 Portwalk Place
4. 30 Maplewood Avenue

III. OLD BUSINESS

A. 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.

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission is requested to allow an amendment to a previously approved design (install 6' cedar privacy fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 5 and lies within the Single Residence B and Historic Districts.
2. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission is requested to allow an amendment to a previously approved design (change to style, size, and material of door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic Districts.
3. Petition of **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **11 Portwalk Place**, wherein permission is requested to allow a new free standing structure (install mechanical equipment on roof) 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 **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **15 Portwalk Place**, wherein permission is requested to allow a new free standing structure (install mechanical equipment on roof, install exhaust louver, install sidewall vent, install fresh air duct) 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.
5. Petition of **Worth Development Condominium Association, owner**, and **Gerry Hunter, applicant**, for property located at **121 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install wall mounted sign, replace existing canvas awning with new canvas material with signage, install panels on lower half of storefront) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD 5, Historic, and Downtown Overlay Districts.
6. Petition of **National Society of Colonial Dames, owner**, and **Eport Properties I, LLC, applicant**, for property located at **154 Market Street**, wherein permission is requested to allow a new free standing structure (construct dumpster) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 8 and lies within the Civic, Historic, and Downtown Overlay Districts.
7. Petition of **William T. and Annelise Ellison, owners**, and **Doug LeDuc, applicant**, for property located at **687 Middle Street**, wherein permission is requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 34 and lies within the General Residence A and Historic Districts.

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

8. Petition of **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.
9. Petition of **Haven School Condominium Association, owner**, and **John and Joan Burnap, applicants**, for property located at **50 South School Street, Unit 2**, wherein permission is requested to allow demolition of an existing structure (demolish existing deck) and allow new construction to an existing structure (construct new deck with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 60 and lies within the General Residence B and Historic Districts.
10. Petition of **Nancy K. and Gary I. Gansburg, owners**, for property located at **89 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (convert closed porch to open porch, install fire escape) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 51 and lies within the General Residence B and Historic Districts.
11. Petition of **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow new construction to an existing structure (expand existing fixed pier) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within the CD 5, Historic, and Downtown Overlay Districts.
12. Petition of **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission is requested to allow amendments to a previously approved design (change to mechanical vent locations, change PVC gutters to copper gutters, remove transoms at balcony doors, and add windows and doors to balcony side walls) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 19 and lies within the CD 4, CD 5, Historic, and Downtown Overlay Districts.
13. Petition of **North End Master Development, LP, owner**, and **Deer Street Development Company, DBA Harborcorp of Portsmouth, applicant**, for property located at **Deer Street, Russell Street, and Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (5 story mixed use development to include a hotel/event center, parking structure, condominiums, and retail space) as per plans on file in the Planning Department. Said property is shown on Assessor Plans 118, 119, 124, and 125 as Lots 28, 1-1A, 1-1C, 4, 12, and 21 and lies within the Central Business B and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDNESDAY, MAY 13, 2015 AT 6:30 P.M.

VI. APPROVAL OF MINUTES (CONTINUED)

B. April 29, 2015

VII. WORK SESSIONS

A. 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.)*

B. 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.)*

C. 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.)*

D. Work Session requested by **Joseph J. and Jennifer Almeida, owners**, for property located at **101-105 High Street**, wherein permission is requested to allow exterior renovations to an existing structure (alter roof line and front façade) as per plans on file in the Planning Department. Said property is shown on Assessor 118 as Lot 22 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

E. Work Session requested by **William T. and Annelise Ellison, owners**, and **Doug LeDuc, applicant**, for property located at **687 Middle Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow a new free standing structure (construct new garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 34 and lies within the General Residence A and Historic Districts.

F. Work Session requested by **David White, owner**, for property located at **127 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct two shed dormers to rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 54 and lies within the General Residence B and Historic Districts.

G. Work Session requested by **Jamer Realty, Inc., owner**, for property located at **80 Hanover Street**, wherein permission is requested to allow exterior renovations to an existing structure (install new siding, folding doors, new storefront, canopy, glass block, and fencing) as

per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 2-1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

H. 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 April meeting to the May meeting.)*

I. 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 April meeting to the May meeting.)*

VIII. 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.