

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**June 3, 2015
to be reconvened on June 10 & 17, 2015**

DUE TO THE LENGTH OF THE AGENDA, Approval of Minutes, Administrative Approvals, Old Business A & B and Public Hearings #1 through #16 will be heard on Wednesday, June 3, 2015. Public Hearing #17 and Public Hearings (Old Business) #1 & #2 will be heard on Wednesday, June 10, 2015. Work Sessions A through F will be heard on June 17, 2015. All meetings will be held in the Eileen Dondero Foley Council Chambers of the Municipal Complex 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. May 6, 2015
- B. May 13, 2015

II. ADMINISTRATIVE APPROVALS

- 1. 262-264 South Street
- 2. 456 Middle Street
- 3. 275 Islington Street
- 4. 84-86 Pleasant Street
- 5. 220 South Street
- 6. 402 State Street

III. OLD BUSINESS (PUBLIC HEARINGS)

- A. 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. *(This item was continued at the May 6, 2015 meeting to the June 3, 2015 meeting.)*

B. 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. *(This item was continued at the May 6, 2015 meeting to the June 3, 2015 meeting.)*

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **44-46 Market Street, LLC, owner**, for property located at **44-46 Market Street**, wherein permission is requested to allow new construction to an existing structure (install two condensing units on rear roof) 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.

2. Petition of **Timothy K. Sheppard, owner**, for property located at **54 Ceres Street**, wherein permission is requested to allow a new free standing structure (install removable fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 44 and lies within the CD 4, Historic, and Downtown Overlay Districts.

3. Petition of **J.R. Seely, LLC, owner**, for property located at **402 State Street**, wherein permission is requested to allow an amendment to a previously approved design (install venting and condensers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 12 and lies within the CD 4-L, Historic, and Downtown Overlay Districts.

4. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (change window and door manufacturers from Eagle and Norwood to Lepage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within the CD 5 and Historic Districts.

5. Petition of **Darle A. MacFadyen Revocable Trust of 2014, owner, Darle A. MacFadyen, trustee**, for property located at **272-274 New Castle Avenue**, wherein permission is requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 37 and lies within the Single Residence B and Historic Districts.

6. Petition of **Peirce Block Condominium Association, owner, and Araujo Realty, LLC, applicant**, for property located at **20 Ladd Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove two existing mechanical units, replace/relocate with energy efficient/code compliant units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the CD 5, Historic, and Downtown Overlay Districts.

7. 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 two condensers) 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.

8. Petition of **Ten State Street, LLC, owner**, for property located at **10 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (install light fixtures, venting, add matching door on roof top deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the CD 4 and Historic Districts.

9. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow amendments to a previously approved design (changes to the Deer Street balcony windows and doors, locate gas meters, light fixtures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

10. 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. (*This item was postponed at the May 6, 2015 meeting to the June 3, 2015 meeting.*)

11. Petition of **Brick Act, LLC**, for property located at **102 State Street**, wherein permission is requested to allow an amendment to a previously approved design (construct thin brick chimney to match former chimney, modifications to right side wall for egress requirements) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the CD 4, Historic, and Downtown Overlay Districts.

12. Petition of **Philip W. Hodgdon Revocable Trust, owner**, for property located at **65 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (install rear door and window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 52 and lies within the CD 5, Historic, and Downtown Overlay Districts.

13. Petition of **Craig and Allison Jewett, owners**, for property located at **17 Gardner Street**, wherein permission is requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 14 and lies within the General Residence B and Historic Districts.

14. Petition of **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.

15. Petition of the **City of Portsmouth, owner, and Eversource, applicant**, for property located on **34 Hanover Street (High/Hanover Parking Garage)**, wherein permission is requested to allow new free standing structures (install underground power lines, including two above ground switch gear cabinets and two above ground transformers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 1 and lies within the Municipal, Historic, and Downtown Overlay Districts.

16. (Work Session/Public Hearing) Petition of **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **5 Portwalk Place**, wherein permission is requested to allow amendments to a previously approved design (change mullion pattern in transom windows above operable storefront) 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.

THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 10, 2015 AT 6:30 P.M.

VI. APPROVAL OF MINUTES

A. May 27, 2015

VII. PUBLIC HEARINGS (CONTINUED)

17. Petition of **Tanner Bridge Development, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (remove existing building) and allow a new free standing structure (construct a three story mixed use building with parking below grade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD 4, Historic, and Downtown Overlay Districts.

VIII. PUBLIC HEARINGS (OLD BUSINESS)

1. (Work Session/Public Hearing) 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. *(This item was continued at the May 27, 2015 meeting to the June 10, 2015 meeting.)*

2. 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. *(This item was continued at the May 27, 2015 meeting to the June 10, 2015 meeting.)*

THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 17, 2015 AT 7:00 P.M.

IX. WORK SESSIONS

A. 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. *(This item was continued at the May 13, 2015 meeting.)*

B. 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. *(This item was continued at the May 13, 2015 meeting.)*

C. 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 May 13, 2015 meeting to the June meeting.)*

D. 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 May 13, 2015 meeting to the June meeting.)*

E. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission is request to allow amendments to a previously approved design (modifications to prior approval) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within the Mixed Residential Office and Historic Districts.

F. Work Session requested by **Richard and Janice Henderson, owners**, for property located at **284 New Castle Avenue**, wherein permission is requested to allow new construction

to an existing structure (construct two story addition, entry and side porch addition, and front box bay addition) and allow a new free standing structure (construct detached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 73 and lies within the Single Residence B and Historic Districts.

X. 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.