

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**June 11, 2014
reconvened from June 4, 2014
to be reconvened on June 18, 2014**

Due to the length of the agenda, Approval Of Minutes, Old Business, and Work Sessions A through F will be heard on Wednesday, June 11, 2014 in the Eileen Dondero Foley Council Chambers at 6:30 p.m. Departmental Updates, New Business, Public Hearing #15 and Work Sessions G through J will be heard on Wednesday, June 18, 2014 in the Eileen Dondero Foley Council Chambers at 7:00 p.m.

REVISED AGENDA

The Board's action in New Business and all Public Hearings 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 (CONTINUED)

- 4. May 7, 2014
- 5. May 14, 2014

II. OLD BUSINESS (PUBLIC HEARINGS)

- 1. Petition of **Joseph and Zulmira Almeida Revocable Trust, owner**, for property located at **27 Rogers Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition) and Department. Said property is shown on Assessor Plan 116 as Lot 41 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the June 4, 2014 meeting to the June 11, 2014 meeting.)*
- 2. (Work Session/Public Hearing) Petition of **Portwalk HI, LLC, owner**, for property located at **195 Hanover Street**, wherein permission is requested to allow amendments to a previously approved design (changes to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the May 21, 2014 meeting to the June 11, 2014 meeting.)*

III. WORK SESSIONS

- A. Work Session requested by **Kevin M. Semprini, owner**, for property located at **300 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure

(demolish house) and allow a new free standing structure (construct 2,200 sq. ft. home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 36 and lies within the Single Residence B and Historic Districts.

B. Work Session requested by **402 State Street, LLC, owner**, for property located at **402 State Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear additions) and allow new construction to an existing structure (construct staircase addition) and allow exterior renovations to an existing structure (replace siding windows, add skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 12 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

C. Work Session requested by **Joan S. Davis and Charles P. Allard II, owners**, and **Elizabeth Levey-Pruyn and Bruce Erickson, applicants**, for property located at **35 Salter Street**, wherein permission is requested to allow demolition of an existing structure (demolish exterior stairs, chimneys, and shed) and allow new construction to an existing structure (construct addition, dormer, roof extension, decks, stairs) and allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 29 and lies within the Waterfront District and Historic Districts.

D. Work Session requested by **393 New Castle Avenue, LLC, owner**, for property located at **393 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (rebuild back addition (Unit 389) with added entry, rear porch, and dormers, at Unit 391 move entry door to rear and add dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 5 and lies within Single Residence B and Historic Districts.

E. Work Session requested by **Peter N. Floros, Jr., owner**, for property located at **282 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace siding, trim, and molding, replace exterior stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 8 and lies within the Mixed Residential Office and Historic Districts.

F. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade foundations, exterior modifications and additions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within Mixed Residential Office and Historic Districts.

THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 18, 2014 AT 7:00 P.M.

IV. DEPARTMENTAL UPDATES

1. Design Review Toolkit
2. Character-Based Zoning

V. NEW BUSINESS

- A. Request for Re-hearing of the Certificate of Approval for 195 Hanover Street – submitted by the City of Portsmouth
- B. Request for Re-hearing of the Certificate of Approval for 195 Hanover Street – submitted by Joe Caldarola, et al

V. PUBLIC HEARINGS (CONTINUED)

15. (Work Session/Public Hearing) Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow new construction to an existing structure (construct side and rear additions) and allow exterior renovations to an existing structure (renovations to existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was postponed at the June 4, 2014 meeting to June 18, 2014 meeting.)*

XI. WORK SESSIONS (CONTINUED)

G. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of existing buildings, construct two multi-family structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts.

H. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 stories) 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.

I. Work Session requested by **Robert and Carlotta Holster, owners**, for property located **46 Livermore Street**, wherein permission is requested to allow new construction to an existing structure (construct two story addition with masonry chimney and elevator shaft, construct screen porch) and allow exterior renovations to an existing structure (replace French doors and misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 21 and lies within General Residence B and Historic Districts.

J. 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 building for 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.

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.