

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

CITY COUNCIL CHAMBERS

7:00 p.m.

AGENDA

February 7, 2007

to be reconvened on February 14, 2007

PLEASE NOTE: Due to the length of the Agenda, Old Business, Public Hearings #1 through #7, and Work Sessions A through C will be heard on February 7, 2007 and Old Business and Work Sessions D through G will be heard on February 14, 2007, both at 7:00 p.m. in the City Council Chambers.

SITE WALK – 78 Market Street, February 3, 2007 – 11:00 A.M.
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I. OLD BUSINESS

A) Approval of minutes, January 3, 2007

B) Petition of **414 State Street Condominium Association, owner, and Timothy S. Wheelock, applicant**, for property located at **414 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (repoint chimneys, install stainless steel chimney caps, apply chimney saver water protection to both chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 13-2 and lies within the Central Business B, Historic A, and Downtown Overlay Districts. *(This item was tabled at the January 10, 2007 meeting.)*

II. PUBLIC HEARINGS

1. Petition of **Porter Street Townhouse Homeowners Association, owner, and James Horne, applicant**, for property located at **12-32 Porter Street**, wherein permission is requested to allow a new free standing structure (install automatic parking gate at exit point of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lots 46, 48-57 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

2. Petition of **Perry Silverstein Revocable Trust 2001, owner**, for property located at **10 Commercial Alley, 19-25 Market Street, and off Penhallow Street**, wherein permission is requested to allow an amendment to a previously approved design (add additional skylight to rear roof, add security light to east elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lots 9, 10, and 12 and lies in the Central Business B, Historic A, and Downtown Overlay Districts.

3. Petition of **Hart House Condominium Association, owner**, and **Joan Carr, applicant**, for property located at **306 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (install two bluestone chimney caps) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 75 and lies within the General Residence B and Historic A Districts.

4. Petition of **Harbour Place Group, LLC, owner**, for property located at **1 Harbour Place**, wherein permission is requested to allow an amendment to a previously approved design (approve details for proposed arch and railing on proposed recessed fifth floor balconies) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

5. Petition of **The Society for the Preservation of New England Antiquities of MA, owner**, for property located at **143 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace one window with door to match existing doors, replace rear door to match existing doors, replace rear steps with code compliant egress platform and steps, add screen fence at side door, add exterior lights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 14 and lies within the Mixed Residential Office and Historic A Districts.

6. Petition of **Adel Semmar and Mounsiif Ghninou, owners**, and **Millpond Millwork and Construction, applicant**, for property located at **119 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install tile on façade, add new signage, paint existing sign band area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

7. Petition of **Jamer Realty, Inc., owner**, and **Beth Gross-Santos, applicant**, for property located at **41 Vaughan Mall**, wherein permission is requested to allow exterior renovations to an existing structure (remove barn boards to expose brick façade, install awning, and install glass display area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 2-3 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

III. WORK SESSIONS

A) Petition of **KRS Realty, LLC, owner**, and **Kim Buxton, applicant**, for property located at **78 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (install awning over entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 36 and lies within the Central Business B, Historic A, and Downtown Overlay Districts. *(This item was tabled to a work session at the January 3, 2007 meeting.)*

B) Work Session requested by **J.W. Sobel Revocable Trust, owner**, for property located at **49 Sheafe Street** wherein permission is requested to allow demolition of an existing structure (two garages) and new free standing structures (two new garages). Said property is shown on Assessor Plan 107 as Lot 21 and lies within the Central Business B and Historic A Districts.

C) Work Session requested by **68 State Street, LLC, owner, and Somma, applicant**, for property located at **68 State Street**, wherein permission is requested to allow demolition (remove existing building) and allow a new free standing structure (5 story mixed use brick building). Said property is shown on Assessor Plan 105 as Lot 13 and lies within the Central Business B and Historic A Districts.

The following will be heard on Wednesday, February 14, 2007 at 7:00 p.m. in the Council Chambers of the Municipal Complex.

IV. OLD BUSINESS (CONTINUED)

1. Approval of minutes – January 10, 2007
Approval of minutes – January 31, 2007
2. Petition of **Harbor Corp., LLC** for property located at **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure and connecting walkway to 250 Market Street (+/- 204 room hotel, conference facilities, retail space, condominium units, and a +/- 743 space parking garage) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 119, as Lot 1-1C, Assessor Plan 118 as Lot 28, Assessor Plan 125 as Lot 21, and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic A, and Downtown Overlay Districts. *(This item was tabled at the January 31, 2007 meeting.)*

V. WORK SESSIONS (CONTINUED)

D) Work Session requested by **Mark Bodi, owner**, for property located at **121 State Street**, wherein permission is requested to allow new construction to an existing structure (new two story structure to rear of building). Said property is shown on Assessor Plan 107 as Lot 48 and lies within the Central Business B and Historic A Districts.

E) Work Session requested by **Parade Office, LLC**, for property located **195 Hanover Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (mixed use building of retail, hotel, office, and residential units). Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

F) Work Session requested by **Eric D. Peterson, owner**, for property located at **43 Sheafe Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing ell) and allow new construction to an existing structure (

construct new ell). Said property is shown on Assessor Plan 107 as Lot 20 and lies within the Central Business B and Historic A Districts.

G) Work Session requested by **82-86 Congress, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission is requested to allow new construction to an existing structure (add one story structure to existing building, add rooftop HVAC equipment, renovate storefronts and existing windows). Said property is shown on Assessor Plan 117 as Lot 45 and lies within the Central Business B, Historic A, 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.