

**ACTION SHEET**

**HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
1 JUNKINS AVENUE  
City Council Chambers**

**7:00 p.m.**

**February 7, 2007  
to be reconvened February 14, 2007**

**MEMBERS PRESENT:** Chairman John Rice, Vice-Chairman David Adams; Members, John Golumb, Richard Katz, Ellen Fineberg; Planning Board Representative Jerry Hetjmanek; and Alternates Sandra Dika and John Wyckoff

**MEMBERS EXCUSED:** City Council Representative Ned Raynolds

**ALSO PRESENT:** Roger W. Clum, Assistant Building Inspector

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**I. OLD BUSINESS**

A) Approval of minutes, January 3, 2007

**It was moved, seconded, and passed unanimously to approve the minutes as presented.**

B) Petition of **414 State Street Condominium Association, owner, and Timothy S. Wheelock, applicant**, for property located at **414 State Street**, wherein permission was 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.)*

**After due deliberation, the Commission voted that the request be approved as presented with the stipulation that bluestone chimney caps be used instead of the proposed stainless steel caps.**

**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 was 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.

**After due deliberation, the Commission voted that the request be approved as presented pending final Commission review of the drawings for the gate enclosures.**

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 was 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.

**After due deliberation, the Commission voted that the request be approved as presented.**

3. Petition of **Hart House Condominium Association, owner**, and **Joan Carr, applicant**, for property located at **306 Marcy Street**, wherein permission was 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.

**After due deliberation, the Commission voted that the request be approve as presented.**

4. Petition of **Harbour Place Group, LLC, owner**, for property located at **1 Harbour Place**, wherein permission was 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.

**After due deliberation, the Commission voted that the request be approved as presented.**

5. Petition of **The Society for the Preservation of New England Antiquities of MA, owner**, for property located at **143 Pleasant Street**, wherein permission was 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.

**After due deliberation, the Commission voted that the request be approved as presented.**

6. Petition of **Adel Semmar and Mounsif Ghninou, owners**, and **Millpond Millwork and Construction, applicant**, for property located at **119 Congress Street**, wherein permission was 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.

**After due deliberation, the Commission voted that the request be approved as presented.**

7. Petition of **Jamer Realty, Inc., owner**, and **Beth Gross-Santos, applicant**, for property located at **41 Vaughan Mall**, wherein permission was 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.

**After due deliberation, the Commission voted that the request be approved as presented with the stipulation that the proposed glass display case be removed from the application.**

### III. WORK SESSIONS

A) Petition of **KRS Realty, LLC, owner**, and **Kim Buxton, applicant**, for property located at **78 Market Street**, wherein permission was 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.)*

**After due deliberation, the Commission reopened the Public Hearing and voted to approve the request with the stipulation that the new, smaller dimensions be used.**

B) Work Session requested by **J.W. Sobel Revocable Trust, owner**, for property located at **49 Sheafe Street** wherein permission was 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.

**The Commission voted to table the work session to the March 7, 2007 meeting because no one was present to speak to the application.**

C) Work Session requested by **68 State Street, LLC, owner**, and **Somma, applicant**, for property located at **68 State Street**, wherein permission was 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.

**After due deliberation, the Commission recommended a public hearing.**

### IV. ADJOURNMENT

**At 9:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.**

Respectfully submitted,

Liz Good  
HDC Secretary