

**ACTION SHEET**

**HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
1 JUNKINS AVENUE**

**City Council Chambers**

**7:00 p.m.**

**December 12, 2005**

**MEMBERS PRESENT:** Chairman John Rice; Vice-Chairman David Adams; Members, Ellen Fineberg, John Golomb and Richard Katz; Alternates, Sandra Dika and John Wyckoff, City Council Representative, Joanne Grasso; Planning Board Representative, Kenneth Smith

**MEMBERS EXCUSED:** None

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

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**I. OLD BUSINESS**

**A. Work Session/Public Hearing for Peirce Block Condominiums, owner and Donald Rosella, applicant** for property located at **3 Market Square** wherein permission was requested to allow exterior renovations to an existing structure (replace existing windows facing Market Square and High Street with vinyl windows containing the grids inside the glass) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the Central Business B and Historic A Districts. *This application was tabled at the October 5, 2005 meeting to the November 2, 2005 meeting and tabled at the November meeting to the December 7, 2005 meeting.*

**At the request of the applicant, the request was tabled to a time indefinite.**

**II. PUBLIC HEARINGS**

1. Petition of **Bradford and Alyssa Duncan, owners** for property located at **36 Rogers Street** wherein permission was requested to allow exterior renovations to an existing structure (replace existing single-pane windows with aluminum clad insulated windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 46 and lies within the Mixed Residential Office and Historic A Districts.

**The Commission voted to approve as presented with the stipulation that the exterior and interior window grills be permanently affixed.**

2. Petition of **Scott R. Derouin, owner**, for property located at **188 Gates Street** wherein permission was requested to allow exterior renovations to an existing structure (replace siding on the garage with cedar clapboard) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 17 and lies within the General Residence B and Historic A Districts.

**The Commission voted to approve as presented.**

3. Petition of **Kayla, LLC, owner and Fantabulous Cakes & Cones LLC, applicant**, for property located at **62 Market Street** wherein permission was requested to allow exterior renovations to an existing structure (renovate first floor façade including replacement of windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 34 and lies within the Central Business B and Historic A Districts.

**At the request of the applicant, the request was tabled to a time indefinite.**

4. Petition of **Worth Development Corp., owner and Pesce Blue, applicant**, for property located at **103 Congress Street** wherein permission was requested to allow exterior renovations to an existing structure (relocate door from left side to right side of façade) 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 and Historic A Districts.

**The Commission voted to approve as presented.**

5. Petition of **GMP Real Estate Holdings, LLC, owner**, for property located at **19 Islington Street** wherein permission was requested to allow exterior renovations to an existing structure (installation of 3 collapsible fire escape apparatus) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 50 and lies within the Central Business B and Historic A Districts.

**After due deliberation, the Commission voted that your request be approved with the stipulation that the apparatus on the northeast side be placed without modifications to any window frame.**

**If any modifications are necessary, further approval of the Board will be required.**

6. Petition of **RRJ Properties Limited Partnership, owner, and Martingale Wharf, LLC, applicant**, for property located at **99 Bow Street** wherein permission was requested to allow new construction to an existing structure (two additions creating a mixed use building of restaurants, street level retail and offices) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within the Central Business A and Historic A Districts.

**The Commission voted to table until the January 4, 2006 meeting for more detailed drawings showing dimensions. A work session/public hearing was recommended by the Commission.**

7. Petition of **Seacoast Properties, LLC, owner**, for property located at **117 Bow Street** wherein an amendment was requested to a design previously approved by the HDC (move the proposed new exit door on the north elevation back to the location labelled 'masonry infill' and replace the proposed 'Type 4' window and door with a 'Type C' window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 57A and lies within the Central Business A and Historic A Districts.

**At the request of the applicant, the petition was tabled to the January 4, 2006 meeting.**

8. Petition of **6-16 Congress, LLC, owner**, for property located at **6-16 Congress Street** wherein an amendment was requested to a design previously approved by the HDC (remove roof railing, two ornamental plaques, a window at west elevation, and a chimney at southeast corner; and change window style at first floor west, dormer style at fifth floor south, door/window style at fifth floor east, and window manufacturer from Eagle to Pella) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117, as Lots 37, 38 and 39 and lies within the Central Business A and Historic A Districts.

**The Commission voted to approve the modifications as presented, except with the removal of change item #6 (removal of the chimney) from the approval.**

9. Petition of **10 State Street, LLC, owner**, for property located at **10 State Street** wherein permission was requested to allow the removal of all structures and replace with new one, two, and three story brick buildings as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the Central Business A and Historic A districts.

**The Commission voted to table the request to a reconvened meeting on December 14, 2005.**

## **WORK SESSIONS**

- A) Work Session requested by **Jonathan & Cheryl Booth, owners, and David Witham, applicant**, for property located at **19 South School Street** wherein permission was requested to allow exterior renovations to an existing structure (construct a two-story 6'x16' addition and a one-story 12' x 16'-6" addition to the rear, add a new roof over existing side door and relocate some existing windows). Said property is shown on Assessor Plan 101 as Lot 73 and lies within the General Residence B and Historic A districts.

**At the request of the applicant the work session was tabled until the January meeting.**

- B) Work Session requested by **Mark H. Wentworth Home for Chronic Invalids, owner**, for property located at **346 Pleasant Street** wherein permission was requested to allow exterior renovations to an existing structure (replace fire escape with fire stairs, add new ADA compliant entry, and replace façade material and some windows) and to allow new construction to an existing structure (construct a one-story addition to garden level nursing care unit). Said

property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence A and Historic A districts.

**The Commission discussed various design elements and recommended that the applicants return at the January meeting with more detail.**

- C) Work Session requested by **Seacoast Properties, LLC, owners**, for property located at **117 Bow Street** wherein permission is requested to allow exterior renovations to an existing structure (construct roof deck and rooftop pavilion structure with skylight additions). Said property is shown on Assessor Plan 106 as Lot 57A and lies within the Central Business A and Historic A districts.

**At the request of the applicant, the petition was tabled to the January 4, 2006 meeting.**

#### **IV. ADJOURNMENT**

At 10:45, a motion was made, seconded and passed to adjourn to the next meeting.

Respectfully Submitted,

Mary E. Koepenick  
Acting Secretary

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