

**ACTION SHEET**

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

**CONFERENCE ROOM "B"**

**7:00 p.m.**

**January 7, 2009**

**MEMBERS PRESENT:** Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; John Wyckoff, Tracy Kozak, Alternates Joe Almeida, George Melchior

**MEMBERS EXCUSED:** City Council Representative Eric Spear; Planning Board Representative Paige Roberts; Elena Maltese

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

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**I. OLD BUSINESS**

A. Approval of minutes – December 3, 2008

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

B. Petition of **Christine A. Davidson Trust, owner, Christine A. Davidson, Trustee, and David White, applicant**, for property located at **127 New Castle Avenue**, wherein permission was requested to allow new construction to an existing structure (construct second story dormers on left and right side elevations, construct deck on right side elevation) and allow exterior renovations to an existing structure (replace three windows on right side elevation with French doors, replace window with door on left side elevation, reconfigure and add windows on rear elevation) 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 A Districts. *(This item was tabled at the December 10, 2008 meeting to a Work Session/Public Hearing at the January 7, 2009 meeting.)*

**After due deliberation, the Commission voted that the request be approved as presented with the following amendments:**

- 1) That the dormers are removed from the application.**
- 2) That the proposed windows will have spacer bars.**
- 3) That the window and door trim will match the existing trim.**
- 4) That this approval applies to the replacement of the attic windows as well.**

## II. PUBLIC HEARINGS

1. Petition of **Paul and Mille Nakrosis, owners**, and **Mike Brandzel, applicant**, for property located at **39 Dearborn Street**, wherein permission is requested to allow relocation of an existing structure. Said property is shown on Assessor Plan 110 as Lot 29 and lies within the General Residence A and Historic A Districts.

2. Petition of **BNG Properties, Inc., owner**, for property located at **14 Market Square**, wherein permission was requested to 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 107 as Lot 29 and lies within 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 **Rebecca L. Burak, owner**, for property located at **33 Northwest Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovate barn structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 27 and lies within the General Residence A and Historic A Districts.

**After due deliberation, the Commission voted that the request be approved as presented with the following amendments:**

- 1) That the top board running across the front of the garage is 5/4" x 8" in size and includes a cap.
- 2) That the corner boards are 5/4" x 6" in size.
- 3) That the casings around the garage door will be a "one by".

4. Petition of **LBJ Properties, LLC, owner**, for property located at **22 Market Square**, wherein permission was requested to allow a new free standing structure (add roof top HVAC unit and guardrails) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 30 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.**

5. Petition of **Touati and Barnes, LLC, owner**, and **Ron Zolla, applicant**, for property located at **198 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, reconfigure windows, add dormers, replace siding and trim, replace roof, and remove stairs) and allow new construction to an existing structure (add three story residential addition with parking at grade level) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 20 and lies within the Central Business B and Historic A Districts.

- 1) That than additional dormer and an additional second story window is added to the connector section on the entrance elevation.

- 2) **That a solid surface is used in all of the gable areas of the dormers.**
- 3) **That the brick that wraps the corners at the garage doors has a water table on top of it.**
- 4) **That a brick and mortar sample is viewed on site for final approval.**

### **III. WORK SESSIONS**

A. Work Session requested by **Blue Star Properties, LLC, owner, and Bungalow Development Group, applicant,** for property located at **233 Vaughan Street,** wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct multi-story, mixed use building). Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

**The Commission recommended another work session.**

### **IV. ADJOURNMENT**

At 9:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary