

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**June 13, 2012  
reconvened from June 6, 2012**

**MEMBERS PRESENT:** Chairman Richard Katz; Vice Chairman Joseph Almeida; Members; John Wyckoff, Tracy Kozak, Planning Board Representative William Gladhill; Alternate Dan Rawling

**MEMBERS EXCUSED:** City Council Representative Esther Kennedy; Alternate George Melchior

**ALSO PRESENT:** Nicholas Cracknell, Planning Consultant

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Prior to the meeting, a work session was held from 6:30 – 7:00 p.m. to discuss Article 6, Section 10.633.20.

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Ms. Kozak was present for the early work session but recused herself from the public hearings of the evening because she was presenting two applications. Following the public hearings, Ms. Kozak participated in the work sessions.

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**I. OLD BUSINESS**

A. Petition of **Rebecca L. and Michael J. Bernier, owners**, for property located at **33 Northwest Street**, wherein permission is 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 126 as Lot 22 and lies within Central Business B and Historic Districts. *(This item was postponed at the June 6, 2012 meeting to the June 13, 2012 meeting.)*

**At the applicant's request, the Commission voted to postpone the application to the July 11, 2012 meeting.**

B. Petition of **51 Islington Street, LLC and Arthur E. and Joan T. Jones, owners**, for property located at **51 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove two windows, replace with French doors, add exterior light fixture) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 33 and lies within Central Business B and Historic Districts. *(This item was postponed at the June 6, 2012 meeting to the June 13, 2012 meeting.)*

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

- 1) **That the returns at the sides of the proposed door are not simple saw cuts but are cast returns and at sill.**

## II. PUBLIC HEARINGS (CONTINUED)

11. Petition of **Janet Seekell and George Kaniwec, owners**, for property located at **478 Marcy Street**, wherein permission was requested to allow new free standing structures (replace fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 74 and lies within General Residence B and Historic Districts.

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

12. Petition of **Mark Wentworth Home, owner**, and **Hoefle, Phoenix, Gormley, and Roberts, P.A., applicants**, for property located at **127 Parrott Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (remove portico, fencing, decks, ramps, relocate fire escape, remove door and replace with windows, replace second story door, install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 3 and lies within Mixed Residential Office and Historic Districts.

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

- 1) **That the Lamberton door shall include clear glass.**
- 2) **Any of the alternative door options shown on Page A-2.5 are acceptable.**

13. Petition of **Christopher D. and Tracy Kozak, owners**, for property located at **28 Walden Street**, wherein permission was requested to allow new free standing structures (replace fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 19 and lies within General Residence B and Historic Districts.

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

## III. WORK SESSIONS

A. Work Session requested by **80 Wright Avenue, LLC, owner**, for property located at **Wright Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish garage) and allow a new free standing structure (construct a 4-5 story mixed use building). Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts. *(This item was continued from the May 9, 2012 meeting.)*

**The Commission recommended another work session.**

B. Work Session requested by **Crystal Brook Farm Realty, LLC, owner**, for property located at **44 Bridge Street**, wherein permission was requested to allow new construction to an existing structure (construct covered entry and steps). Said property is shown on Assessor Plan 126 as Lot 53 and lies within Central Business B, Historic, and Downtown Overlay Districts.

**The Commission recommended a public hearing.**

C. Work Session requested by **Craig W. Welch and Stefany A. Shaheen, owners**, for property located at **77 South Street**, wherein permission is requested to allow new construction to an existing structure (changes to a previously approved addition) and allow exterior renovations to an existing structure (minor renovation previously approved). Said property is shown on Assessor Plan 102 as Lot 48 and lies within General Residence B and Historic Districts.

**At the applicant's request, the Commission voted to postpone the application to the July 11, 2012 meeting.**

D. Work Session requested by **Parade Office, LLC, owner**, for property located at **195 Hanover Street**, wherein permission is requested to allow amendments to a previously approved design (revisions associated with programming changes). Said property is shown on Assessor Plan 125 as Lot 1 and lies within Central Business B, Historic, and Downtown Overlay Districts.

**This item was withdrawn from consideration at the applicant's request.**

E. Work Session requested by **Mark McNally, owner**, for property located at **98 Court Street**, wherein permission was requested to allow new construction to an existing structure (relocate exterior stairs, replace decking and railings, extend roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 47 and lies within Mixed Residential Office and Historic Districts.

**The Commission recommended another work session.**

#### **IV. ADJOURNMENT**

At 9:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary