

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**December 5, 2012**

**MEMBERS PRESENT:** Chairman Richard Katz; Members John Wyckoff, Tracy Kozak, George Melchior; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternate Dan Rawling

**MEMBERS EXCUSED:** Vice Chairman Joseph Almeida

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

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**I. OLD BUSINESS**

A. Approval of minutes – August 1, 2012

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

B. Update on proposed HDC exemptions before the City Council

**Councilor Kennedy briefly updated the Commission on the status of the proposed HDC amendments currently before the City Council.**

C. Petition of **Stone Creek Realty, LLC, owner**, for property located at **55 Green Street**, wherein permission was requested to allow exterior renovations to an existing structure (add door to existing bay) as per plans on file in Planning Department. Said property is shown on Assessor Plan 119 as Lot 2 within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 14, 2012 meeting to the December 5, 2012 meeting.)*

**At the applicant's request, the application was withdrawn from consideration.**

**II. PUBLIC HEARINGS**

1. **(Work Session/Public Hearing)** Petition of **Theodore M. Stiles and Joan Boyd**, for property located at **28 South Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing barn) and allow a new free standing structure (construct

new barn) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 43 and lies within General Residence B and Historic Districts.

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

- 1) **That a 2' height panel be included in three sections above the garage door to match the garage door.**
2. Petition of **Craig W. Welch and Stefany A. Shaheen, owners**, for property located at **77 South Street**, wherein permission was requested to allow new construction to an existing structure (construct rear addition with associated renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 48 and lies within General Residence B and Historic Districts.

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

- 1) **That 2/1 windows shall be used on the original structure and 4/1 and 6/1 windows shall be used on the new addition.**
3. Petition of **Paulette A. Common and James G. Dinulos, owners**, for property located at **3 Hancock Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace French door, add two new windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 85-1 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:**

**After due deliberation, the Commission voted to approve the request as presented with the following stipulations:**

- 1) **That the new window trim will match the existing window trim.**
- 2) **That a 3-4" post shall be installed between the existing and proposed windows on the west elevation.**
4. Petition of **Portwalk Residential, LLC, owner**, for property located at **99 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (changes to the first floor storefront façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 23 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

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

5. Petition of **Parade Residence Hotel, LLC, owner**, for property located at **100 Deer Street**, wherein permission was requested to allow exterior renovations to an existing structure

(install awnings, install seasonal outdoor dining barriers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 22 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

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

- 1) That if required, the applicant shall follow the application procedures of the City for outdoor dining use.**

### **III. WORK SESSIONS**

A. Work Session requested by **Gary S. and Janice M. Colby, owners**, for property located at **308 Pleasant Street**, wherein permission is requested for renovations to an existing structure (misc. renovations and clear elevations). Said property is shown on Assessor Plan 109 as Lot 18 and lies within General Residence B and Historic Districts.

**At the applicant's request, the Commission voted to postpone the application to the January 2, 2012 meeting.**

B. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission was requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

**The Commission recommended another work session.**

C. Work Session requested by **Maplewood and Vaughan Holding Company, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (structure for lot 1 only mixed use building). Said property is shown Assessor Plan 124 and lies within Central Business B, Historic, and Downtown Overlay Districts.

**At the applicant's request, the Commission voted to postpone the application to the January 2, 2012 meeting.**

### **IV. ADJOURNMENT**

At 10:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary