

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

**2-1-03 - 9:00 a.m. - Site Walk – 170 Mechanic Street  
2-1-03 – 9:20 a.m. – Site Walk – 33 Johnson Court  
2-1-03 – 9:40 a.m. – Site Walk – 480 State Street**

**7:00 p.m.**

**AGENDA**

**February 5, 2003**

**I. OLD BUSINESS**

**A) Petition for City of Portsmouth, owner, and Dan Hartrey, applicant, for property located at 1 Junkins Avenue (Police Department)** to allow exterior renovations to an existing structure (install one (1) sliding window on first level of West façade) and replacement of two (2) sliding windows on first level of North façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 001 and lies within the Municipal and Historic A districts. This application was tabled at the January 8, 2003 meeting to the February 5, 2003 meeting.

**B) Petition requested by GZA Geo Environmental for property owned by The Salvation Army located at 15 Middle Street** to allow exterior renovations to an existing structure (replace windows on building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 012 and lies within the Central Business B and Historic A districts. This application was tabled at the January 8, 2003 meeting to the February 5, 2003 meeting.

**C) Petition for Beacon Cabin, owner, and, Joseph Kane, applicant, for property located at 117 Bow Street, Unit A-6** to allow exterior renovations to an existing structure (enlarge door opening to accommodate a 3' door as well as add frame to match existing; and, window to be removed and replaced with a larger 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. This application was tabled at the January 8, 2003 meeting to the February 5, 2003 meeting.

**D) Amendment to approval received at the August 7, 2002 meeting requested by Lisa DeStefano for Whalesback Light, LLC on property located at 96/98 State Street** wherein permission is requested to allow new construction to an existing structure (add a 5' addition to the rear) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the Central Business B and Historic A districts.

**E) Amendment to approval received at the October 2, 2002 meeting requested by Rick Goduti for property owned by the City of Portsmouth (1895 Building) on property located at 5 Junkins avenue (The Old Cottage Hospital)** wherein permission is requested to allow the deletion of handicap ramp; construct an 8' x 8' foyer to allow access to the elevator lobby; restore frame and trim on windows and replace sash with aluminum clad wood sash; and, place wood panels over the door openings on the east and west façades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 001 and lies within the Municipal and Historic A districts.

**II. PUBLIC HEARINGS**

**1) Work Session/Public Hearing for Tyler Rohrer, owner, and Shaun Hickey, applicant, for property located at 420 Pleasant Street** wherein permission is requested to allow exterior renovations to an existing structure (replacement of existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 056 and lies within the General Residence B and Historic A districts.

**2) Petition for Lynda and Robert Riesbeck, owners, for property located at 673 Middle Street** wherein permission is requested to allow exterior renovations to an existing structure (remove and replace Anderson slider door with existing window to the left of the slider; remove existing single door and replace with Anderson slider door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 033 and lies within the General Residence A and Historic A districts.

**3) Petition for 2 Bow Street, LLC, owner and Toasted Hatch, LLC, applicant, d/b/a King Tiki for property located at 2 Bow Street** wherein permission is requested to allow exterior renovations to an existing structure (installation of ventilation fan unit for fresh air and a ventilation fan to exhaust used air that will replace a smaller unit at rear of building in the alleyway) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 023 and lies within the Central Business B and Historic A districts.

**III. APPROVAL OF MINUTES**

Meeting of January 8, 2003; and,  
Reconvened meeting of January 15, 2003

**IV. WORK SESSIONS**

**A) Work Session requested by Steven McHenry for property owned by John and Nancy Grossman located at 170 Mechanic Street.** Said property is shown on Assessor Plan 102 as Lot 007 and lies within the General Residence B and Historic A districts. (Add a one-story addition to allow for a bedroom and bathroom on the north façade of existing house and add a small porch to the rear of dwelling).

**B) Work Session requested by Anne Whitney for property owned by Guthrie Swartz located at 33 Johnson Court.** Said property is shown on Assessor Plan 110 as Lot 012 and lies within the General Residence B and Historic A districts. (Applicant is proposing a project that requires excavation and new foundations totaling 624 s.f. and, add a deck and step area supported by posts and round concrete footings for a total of 158 s.f. within the 100’ tidal buffer).

**C) Work Session requested by Lisa DeStefano for property owned by Lou Dow, Tyroch Realty Management located at 480 State Street.** Said property is shown on Assessor Plan 127 as Lot 014 and lies within the Central Business B and Historic A districts. (Demo of existing building and construction of a 2-story, 4 unit residential unit building.

**D) Work Session requested by Tom Kaufhold for property located at 53 Rogers Street.** Said property is shown on Assessor Plan 115 as Lot 001 and lies within the Mixed Residential Office and Historic A districts. (Construct a second story 15’ x 16’ addition to the rear of existing structure and add an L-shaped porch to the rear.

**V. ADJOURNMENT**

**As an abutter, you are invited to attend the meeting in person or by counsel or agent and state reasons why the above application(s) should or should not be granted. If you have any questions, please call the Planning Department at 431-2006, ext. 235.**

**NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

If you wish to attend a meeting and need assistance, please contact Human Resources Department at 431-2006, Ext. 270, one week prior to the meeting.

Members of the public and abutters should be aware that after the Commission renders its decision tonight, that a later request could be made to reconsider the decision and/or appeal the decision to the Rockingham County Superior Court. Please note that an abutter/aggrieved party may file a motion to reconsider if they are dissatisfied with the Commission’s decision. If you have any interest in finding out whether a motion to reconsider has been filed, you should contact the Planning Department thirty (30) days after the HDC decision is rendered. Thereafter, depending on the outcome of the reconsideration request, you are also invited to make inquiries at the Legal Department to determine whether an Appeal to the Superior Court has been filed.