

**ACTION SHEET**

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

**7:00 p.m.**

**February 5, 2003**

**TO:** John P. Bohenko, City Manager

**FROM:** Joan M. Long, Planning Department

**RE:** Actions taken by the Historic District Commission meeting held on February 5, 2003 in the Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

**MEMBERS PRESENT:** Chairman, John Rice; Vice-Chairman, David Adams; Members, Ellen Fineberg; John Golumb; Paige Roberts; Rick Becksted, and Alternate, Richard Katz

**MEMBERS EXCUSED:** Joanne Grasso, and alternate, Maija Hibbard

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

---

**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**

**I. OLD BUSINESS**

**A)** Voted to **approve** the petition for **City of Portsmouth, owner, and Dan Hartrey, applicant, for property located at 3 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)** Voted to **approve** the 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. **The Commission thanked the applicant for taking the time to work with them on this project and appreciated their efforts.**

**C)** Voted to **approve** the petition **presented at the February 5, 2003 meeting 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)** Voted to **approve the 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 with the following **amendment**:

- **That the first floor windows on the Atkinson Street façade in the kitchen area will align with the windows on the second and third floors on Atkinson Street facade.**

**E)** Voted to **approve the 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. The Commission **accepted your request to withdraw the wood door infill panels** from the application at this time.

## **II. PUBLIC HEARINGS**

1) Voted to **approve** 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) using the Vetter windows as presented with the following **stipulations**:

- **That 6/6 windows be used on the 1<sup>st</sup> and 2<sup>nd</sup> floors; and,**
- **That 3/3 windows be used on the third floor.**

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) Voted to **approve** the 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) Voted to **table** the Petition for **2 Bow Street, LLC, owner and Toasted Hatch, LLC, applicant, d/b/a King Tiki for property located at 2 Bow Street to the next scheduled meeting on March 5, 2003** 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) to allow for the following to be presented:

- **That spec sheets be presented of the mechanicals;**
- **That a site walk be scheduled to the property on Saturday morning at 9:30 a.m. to allow a mock-up of the mechanicals on the roof for the Commissioners to view if whether or not they may be seen from the street; and,**
- **A site plan of the roof showing the mechanicals.**

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**

Vice-Chairman Adams made a motion to approve the minutes from the meeting of January 8, 2003; and, Mr. Becksted seconded and all approved unanimously with a 7 – 0 vote.

Vice-Chairman Adams made a motion to approve the minutes from the reconvened meeting of January 15, 2003; Mr. Becksted seconded and all approved with a 5 – 2 vote with Mr. Golomb and Ms. Fineberg abstaining from the vote.

### **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).

Mr. Grossman requested that his work session be tabled to the end of the work sessions for 170 Mechanic Street since Nancy Grossman had not yet arrived. The Commission all agreed with a 7 – 0 vote.

**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).

Since Anne Whitney had not yet arrived, the Commission agreed unanimously to table the application to the end of the work sessions.

**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.

- Ms. DeStefano stated they were waiting for final drawings for the construction of Middle and State Streets to be completed because they feel more green space will be created;
- Chimneys will now be placed on the roof in the middle of each condo rather than to the end of each condo;
- The commission asked about using brick rather than clapboards;
- The plans for the doorways resemble the look in the 1860's;
- The Commission felt a smaller deck could be used on the rear and perhaps something underneath the deck could be used because it appears that only stilts are holding the deck up and is not enough to support it;
- The mechanicals will go through Site Review.

**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.

- Mr. Kaufhold presented his plans explaining where the second story will be located. The second floor will match the existing house;
- The windows on the first floor porch will be double hung;
- The Commission commented on how Mr. Kaufhold's drawings have expanded and look more professional;
- Vice-Chairman Adams asked what would be placed underneath the windows on the south façade;
- Mr. Kaufhold replied solid fill and it seems like the wrong place to put clapboards;
- The Commission stated that at the next hearing they would like to see more details, elevation drawing and spec sheets of windows and door.
- Mr. Kaufhold's neighbor stated that the back yard is a disaster;
- The overall size of the addition will block his light and added if the roof height was lower, light would be able to get to his house;
- The Commission feels a site walk should be scheduled to the property when Mr. Kaufhold is ready to move forward;
- The Commission also indicated that Mr. Kaufhold should work out issues that have been created with his neighbor.

**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).

- Mr. Grossman stated that his architect was sick and not able to attend the meeting.
- A small one-story addition is be proposed on the north façade of the existing home as well as add a small porch to the rear;
- The existing sunroom is 7' wide and proposing to convert to a screened porch with the screens being placed on the inside of the railing;
- At the last work session, square posts were proposed; we are now planning to use round posts;

- The house is vinyl sided; however, to clapboard the new addition would not look right and we are required to clapboard the whole house it would be an additional cost of \$18,000 and this does not make any sense;
- Would like to vinyl side the new addition to match the existing house;
- The windows that are taken out of the sunroom will be reused on the new addition;
- The windows may be modified to place mullions on them;
- Vice-Chairman Adams stated there was an applicant on Salter Street who did make mullions for his windows and they look great;
- Ms. McVay, a direct abutter stated that this addition will block her water views;
- Ms. McVay asked that all her concerns be taken into consideration before making a decision on this project.
- Chairman Rice stated he will seek the advise from Robert Sullivan, the City Attorney for his interpretation of this matter.

**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).

- Ms. Anne Whitney, the architect for the project, stated there will be a garage that will on the lower level of the lot using cedar garage doors as well as a new entryway addition will be added;
- A deck is being planned on the curve of the pond;
- The existing siding will be maintained;
- All existing windows will be replaced with Anderson windows;
- The windows and doors will be trimmed using 5/4" trim;
- Window fenestration will change adding three windows and two cellar windows on each side of the dwelling;
- Ms. Fineberg feels the back of the house needs something heavier.

Chairman Rice feels a letter would be appropriate at this time sent to Ron Bet to find out who installed the windows at 123 and 129 Market Street and obtain a copy of the Building Permit that issued for the work on these properties.

## V. ADJOURNMENT

At 10:00 p.m., the motion was made and seconded and approved unanimously to adjourn the meeting and meet at the next scheduled meeting on March 5, 2003 in the City Council Chambers.

Respectfully submitted,

Joan M. Long  
Secretary

/jml