

**MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**6:30 p.m.**

**December 07, 2022**

**AGENDA (revised on December 07, 2022)**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

**I. APPROVAL OF MINUTES**

1. November 02, 2022
2. November 09, 2022

**II. ADMINISTRATIVE APPROVALS**

1. 591 Middle Street (LUHD-549)
2. 40 Court Street (LUHD-550)
3. 11 Sheafe Street (LUHD-552)
4. 55 Gates Street (LUHD-553)
5. 47 Howard Street (LUHD-554)
6. 7 Hancock Street (LUHD-536)
7. 40 Pleasant Street (LU-22-170) - **REQUEST TO POSTPONE** (December 14, 2022)

**III. PUBLIC HEARINGS (OLD BUSINESS)**

A. **REQUEST TO POSTPONE-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

B. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace rear window, add back storm door and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

C. **REQUEST TO WITHDRAW-** Petition of **Pickering Wharf Condominium Association, owner**, for property located at **33 South Mill Street**, wherein permission is

requested to allow new construction to an existing structure (add solar array to roof of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102, Lot 17 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-171)

D. **REQUEST TO POSTPONE-** Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

E. Petition of **Robin & Cyrus Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts. (LU-19-126)

F. (*Work Session/Public Hearing*) requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

#### IV. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE- January 04, 2023 Meeting-** Work session requested by 95 Daniel Street, LLC, owner, for property located at 95-99 Daniel Street, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said. Property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

#### V. ADJOURNMENT

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_QOuh7PgxR\\_6g-o38Mhxgsw](https://us06web.zoom.us/webinar/register/WN_QOuh7PgxR_6g-o38Mhxgsw)