

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**November 09, 2022**

**MEMBERS PRESENT:** Chairman Jon Wyckoff; Members: Margot Doering, Martin Ryan, Daniel Brown, David Adams, Karen Bouffard and Alternate: Johanna Landis

**MEMBERS EXCUSED:** Vice-Chair Reagan Ruedig; City Council Representative: Rich Blalock

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

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

*After due deliberation, the Commission voted to **approve** both sets of minutes as submitted.*

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**II. ADMINISTRATIVE APPROVALS**

1. 591 Middle Street (LUHD-549) – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulations**:*

1. *The new fence shall be the same style as shown in the presentation.*
2. *The new fence shall be no taller than four feet within the front yard setback.*

2. 40 Court Street (LUHD-550) – *After due deliberation, the Commission voted to **continue** the Administrative Approval to the December 14, 2022 meeting.*

3. 11 Sheafe Street (LUHD-552) – *After due deliberation, the Commission voted to **continue** the Administrative Approval to the December 14, 2022 meeting.*

4. 55 Gates Street (LUHD-553) – *After due deliberation, the Commission voted to **continue** the Administrative Approval to the December 14, 2022 meeting.*

5. 47 Howard Street (LUHD-554) – *After due deliberation, the Commission voted to **continue** the Administrative Approval to the December 14, 2022 meeting.*

6. 7 Hancock Street (LUHD-536) – *After due deliberation, the Commission voted to **continue** the Administrative Approval to the December 14, 2022 meeting.*
  7. 40 Pleasant Street (LU-22-170) - **REQUEST TO POSTPONE** (December 14, 2022) – *At the request of the applicant,, the Commission voted to **continue** the Administrative Approval to the December 14, 2022 meeting.*
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### 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)

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the January 04, 2023 meeting.*

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)

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the January 04, 2023 meeting.*

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)

*At the request of the applicant, the Commission voted to **withdraw** the Public Hearing.*

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)

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the December 14, 2022 meeting.*

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)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following **stipulations**:*

1. *There shall be cedar shakes on three walls of the garage.*
2. *The proposed dormer will be cedar clapboards as presented.*

**Findings of Fact:**

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Preserve the integrity of the District.
- Preserve the integrity of the district.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Consistent with special and defining character of surrounding properties.

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)

*After due deliberation, the Commission voted to **continue** the Work Session to the January 04, 2023 meeting.*

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

A. **REQUEST TO POSTPONE- February 01, 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)

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the February 01, 2023 meeting.*

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## **V. ADJOURNMENT**

*At 8:55p.m., the Commission voted to **adjourn** the meeting.*