

**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; Vice-Chair Reagan Ruedig; City Council Representative: Rich Blalock; Members: Margot Doering, Martin Ryan, Daniel Brown, David Adams, Karen Bouffard and Alternate: Johanna Landis

**MEMBERS EXCUSED:**

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

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**I. ADMINISTRATIVE APPROVALS**

1. **338 Middle Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
2. **50 New Castle Avenue** – *After due deliberation, the Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  1. *The brick veneer will be retained as originally approved.*
3. **179 Pleasant Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
4. **111 State Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*
5. **1 Congress Street** – *After due deliberation, the Commission voted to **approve** the Administrative Approval as presented.*

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

A. (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/Public Hearing to the December 07, 2022 meeting.*

B. 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 **postpone** the Public Hearing to the December 07, 2022 meeting.*

### III. PUBLIC HEARINGS (NEW BUSINESS)

5. Petition of **553-559 Islington Street LLC, owner**, for property located at **553 Islington Street**, wherein permission is requested to allow changes to a previously approved design (several exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 157 as Lot 3 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-20-180)

*After due deliberation, the Commission voted to **approve** the Certificate of Approval 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.
- Maintain the special character 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):

- Compatibility of design with surrounding properties.

### IV. WORK SESSIONS (NEW BUSINESS)

1. 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)

*After due deliberation, the Commission voted to **continue** the Work Session to the January 04, 2022 meeting.*

**V. ADJOURMENT**

*At 10:10 p.m., the Commission voted to **adjourn** the meeting.*