

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**January 04, 2023**

**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. ELECTION OF OFFICERS**

*After due deliberation, the Commission voted to re-elect Chairman Jon Wyckoff and elect Margot Doering as Vice-Chair.*

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**II. APPROVAL OF MINUTES**

1. December 07, 2022
2. December 14, 2022

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

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**III. ADMINISTRATIVE APPROVALS**

1. 40 Court Street (LUHD-550) – **REQUEST TO POSTPONE**

*After due deliberation, the Commission voted to **postpone** the Administrative Approval to the January 11, 2023 meeting.*

2. 11 Sheafe Street (LUHD-552) – **REQUEST TO POSTPONE**

*After due deliberation, the Commission voted to **postpone** the Administrative Approval to the January 11, 2023 meeting.*

3. 55 Gates Street (LUHD-553) – **REQUEST TO POSTPONE**

*After due deliberation, the Commission voted to **postpone** the Administrative Approval to the January 11, 2023 meeting.*

#### **IV. 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)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the February 01, 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)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the February 01, 2023 meeting.*

**C. 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)

*After due deliberation, the Commission voted to **approve** the Certificate of Approval with the updated proposal presented at the January 04, 2023 Historic District Commission meeting, to shore up the wall and keep it in place. Such approval is contingent on a shoring plan that shall be submitted for Administrative Approval, included in the plan shall be a backup plan for what to do in case of accidental damage or removal of any portion of the wall.*

#### **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.

**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.

D. (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 **approve** the Certificate of Approval with the following **stipulations**:*

1. *The flush balcony (Option A) shall be used;*
2. *The designs for the screens on the ground, the mechanical screens on the roof, and the pier walls and railing will return for administrative approval once the designs have been developed;*
3. *Photographic documentation of the building's interior and exterior on the site shall be submitted; and*
4. *There shall be an archaeological survey completed prior to digging and a licensed archaeologist shall be present during excavation of the sensitive areas.*

**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):

-Conservation and enhancement of property values.

**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.

E. **REQUEST TO POSTPONE-** Petition of **Brienne Cressy and Cyril Chen, owners**, for property located at **46 Mark Street**, wherein permission is requested to allow the installation of solar panels to the roof of the house as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 52 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-214)

*After due deliberation, the Commission voted to **postpone** the Public Hearing to the January 11, 2023 meeting.*

F. Petition of **Braden & Robyn Ferrari, owners**, for property located at **44 Humphreys Court**, wherein permission is requested to allow renovations to an existing structure (replace windows with Green Mountain Windows) the removal of the chimney, and the installation of HVAC equipment as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 45 and lies within General Residence B (GRB) and Historic Districts. (LU-22-223)

*After due deliberation, the Commission voted to **approve** the Certificate of Approval for the chimney and condenser, noting that the egress windows would return as an Administrative Approval.*

**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):

-Conservation and enhancement of property values.

**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.

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

A. **POSTPONED TO THE 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)

*After due deliberation, the Commission voted to **postpone** the Work Session to the February 01, 2023 meeting.*

**VI. ADJOURNMENT**

*At 10:15pm, the Commission voted to **adjourn** the meeting.*