

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

May 11, 2021

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative: Rich Blalock; Members: Martin Ryan, Daniel Brow, Margot Doering and David Adams and Alternates: Karen Bouffard and Heinz Sauk-Schubert

MEMBERS EXCUSED: City Council Representative Rich Blalock, Heinz Sauk-Schubert

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. **381 Middle Street (LUHD-470)** – *The Commission voted to **approve** the Administrative Approval as presented.*
2. **65 Rogers Street (LUHD-472)** – *The Commission voted to **approve** the Administrative Approval as presented.*
3. **160 Court Street (LUHD-469)** – *The Commission voted to **approve** the Administrative Approval as presented.*
4. **170 Court Street (LUHD-475)** – *The Commission voted to **approve** the Administrative Approval as presented.*

II. WORK SESSIONS (OLD BUSINESS)

A. Work Session 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 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-234)

*After due deliberation, the Commission voted to **continue** the Work Session to the June 01, 2022 meeting.*

B. Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LUHD-366)

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Work Session/Public Hearing at a future meeting.*

C. Work Session requested by **One Market Square, LLC**, owner for property located at **1 Congress Street & 0 High Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4-5 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 & 15 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

*After due deliberation, the Commission voted to **continue** the Work Session to the June 01, 2022 meeting.*

D. Work Session requested by **445 Marcy Street, LLC**, owner for property located at **445 Marcy Street**, wherein permission is requested to allow the construction of a new single family residence with attached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-424)

*After due deliberation, the Commission voted to **continue** the Work Session to the June 01, 2022 meeting.*

E. **REQUEST TO WITHDRAW-** Work Session requested by **Working Stiff Properties, LLC**, owner for property located at **92 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replace windows and storm windows, construct an iron balcony and replace two windows with balcony doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 76 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LUHD-422)

*After due deliberation, the Commission voted to **withdraw** the Work Session. The applicant indicated they will return for another Work Session at a future meeting.*

III. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. (LUHD-463)

*After due deliberation, the Commission voted to **continue** the Work Session to the June 01, 2022 meeting.*

2. Work Session requested by **James William Woods and Anna Roeline Meinardi, owners**, for property located at **1 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (construct a 2-story addition and a detached single car garage) and renovations to an existing structure (replace roofing, remove skylights, and re-fence the property) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 27 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-461)

*After due deliberation, the Commission voted to **end** the Work Session. The applicant indicated they would return for a Public Hearing after receiving approval from the Board of Adjustment.*

3. Work Session requested by **EIGHTHKPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a new mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5) and Historic Districts. (LUHD-462)

*After due deliberation, the Commission voted to **continue** the Work Session to the June 01, 2022 meeting.*

4. Work Session requested by **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. (LUHD-465)

*After due deliberation, the Commission voted to **continue** the Work Session to the June 01, 2022 meeting.*

IV. ADJOURNMENT

*At 11:24p.m., the Commission voted to **adjourn** the meeting.*