

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

March 05, 2025

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members: Jon Wyckoff, Martin Ryan, Dr. Dan Brown, David Adams; Alternate Larry Booz

MEMBERS EXCUSED:

ALSO PRESENT: Izak Gilbo, Planner 1

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I. APPROVAL OF MINUTES

1. February 05, 2025

*After due deliberation, the Commission voted to **approve** the minutes as amended.*

II. ADMINISTRATIVE APPROVALS

1. 1 Walton Alley – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
2. 40 Pleasant Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
3. 39 Holmes Court– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
4. 43 Holmes Court– *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following stipulation:*
 1. *If screens are installed on the double-hung windows, they shall be half-screens.*
5. 93 State Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
6. 50 Austin Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following stipulation:*

1. *The line sets shall either be covered with a brown line set cover and painted to match the brick, and if the cover does not come in brown, it shall be painted to match the brick.*
 7. 121 State Street, Unit 2– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 8. 49 Sheafe Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 9. 93 Pleasant Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 10. 10 Market Square– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 11. 113-117 Market Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
 12. 93-101 Market Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
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III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of, Kevin Shitan Zeng Revocable Trust of 2017, owner, for property located at 377 Maplewood Avenue, wherein permission is requested to allow the demolition of a secondary structure and the new construction of a detached accessory dwelling unit and exterior renovations to the existing main structure to include new windows, doors and repairs and replacement of exterior features as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

2. Petition of, Paul R. Delisle Revocable Trust and Rosa Z. Delisle Revocable Trust, owners, for property located at 408 The Hill, Unit #6-17, wherein permission is requested to allow exterior renovations to an existing structure to include replacement windows, replace wood shingle roof with asphalt shingles and the installation of a condenser unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26-5 and lies within the Character District 4-L1 (CD4-L1), Downtown Overlay and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Public Hearing to the April 02, 2025 HDC meeting.*

3. Petition of, Joan A. Schorsch Revocable Trust of 2014, owner, for property located at 53 Pray Street, wherein permission is requested to allow exterior renovations to an existing structure to include rebuilding the existing porch into a screened porch with roof deck, new roofing, new siding as needed, new windows, the replacement of gutters and the replacement of a condenser with new heat pump as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 40 and lies within the Waterfront Business (WB) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented, with the roof changes as suggested at the meeting (remove the knee wall and have the railing connect directly to the roof plane). The applicant shall submit the updated plans for Administrative Approval.*

4. Petition of, Mahar Family Revocable Trust of 2018, owner, for property located at 50 Austin Street, wherein permission is requested to allow new construction to an existing structure to include a rear 1-story addition and covered entry as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 1 and lies within the General Residence C (GRC) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

5. Petition of, R.A. Morton Holdings, LLC, owner, for property located at 101 Market Street, wherein permission is requested to allow exterior renovations to an existing structure to include replacement of the existing slate roof with asphalt shingles as per plans in file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 41 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

6. Petition of, Matthew Morton Associates, LLC, owner, for property located at 87 Market Street, wherein permission is requested to allow exterior renovations to an existing structure to include removal and replacement of existing wall mounted condenser units to new locations with screening and the installation of new roof mounted condenser units as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 43 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

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

- 1. The caps of the projected elements shall be brought back to the Commission for Administrative Approval and shall be metal.*

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by PNF Trust of 2013, owner, for property located at 266-278 State Street and 84 Pleasant Street, wherein permission is requested to allow the construction of

a new 4-Story mixed-use building (266-278 State Street and the renovations of an existing structure (84 Pleasant Street) as per plans in file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 77, 78,79, and 80 and lie within Character District 4 (CD4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the May 07, 2025 HDC meeting.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by, 445 Marcy Street, LLC, owner, for properties located at 445 Marcy Street and 20 Pray Street, wherein permission is requested to allow the demolition of the existing (candy store) structure and the new construction of a single family home with detached garage (at 445 Marcy Street) and the new construction of a single family home with a detached garage and accessory dwelling unit (at 20 Pray Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lots 3 and 3-1 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Work Session to the April 02, 2025 HDC meeting.*

VI. ADJOURNMENT

*At 9:30 p.m., the Commission voted to **adjourn** the meeting.*