

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

April 01, 2026

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Kate Cook; Members, Dr. Dan Brown, Dave Adams, Martin Ryan, Joy Curth

MEMBERS EXCUSED: Alternates Susan Strauss and Larry Booz

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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I. APPROVAL OF MINUTES

1. March 04, 2026

*After due deliberation, the Commission voted (7-0) to **approve** the minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. 96 State Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

2. 111 Gates Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following stipulations:*

1. *The water tables that shall be replaced on the building shall be done in the manner of the street side, except for the portion that goes down the side of the house by the driveway; that shall be angular sticking away from the building, a 2/6 rather than an upright 2/6.*
2. *The exposure of the clapboard on the driveway side shall be regularized because they have been patched several times over the years.*

3. 41-43 and 45 Market Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

4. 65 Washington Street (Strawbery Banke) - *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

5. 254 New Castle Avenue- *After due deliberation, the Commission voted to **continue** the Administrative Approval to the May 06, 2026, HDC meeting. The Commission requests additional information pertaining to the conduit line placement.*

6. 134 Pleasant Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following stipulation:*

1. *Option 2 shall be used with no elevator overrun. Ms. Curth seconded.*
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III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Alden Development LLC, owner, for property located at 110 State Street, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct second floor roof deck, reconstruct the privacy wall, replace windows, add shutters, repoint masonry as needed and repair and replace wood sills and trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 53 and lies within the Character District 4 (CD4) and Historic Districts.

*After due deliberation, the Commission voted (7-0) to **grant** the Certificate of Approval as presented.*

2. Petition of 19 Sheafe Street LLC, owner, for property located at 19 Sheafe Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 16 and lies within the Character District 4 (CD4) and Historic Districts.

*After due deliberation, the Commission voted (7-0) to **grant** the Certificate of Approval with the following stipulations:*

1. *The Commission shall wait for a spec on the shutters;*
2. *Half screens shall be used; and*
3. *The 3rd floor windows shall be 3/3 instead of 6/6.*

3. Petition of 44-46 Market Street LLC, owner, for property located at 44-46 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (4) windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 31 and lies within the Character District 5 (CD5), Downtown Overly, and Historic Districts.

*After due deliberation, the Commission voted (7-0) to **grant** the Certificate of Approval with the following stipulations:*

- 1. The profiles of the wood frames shall be retained; and*
- 2. Half screens shall be used.*

4. Petition of Kenneth and Rebecca Nicholson, owner, for property located at 53 Pray Street, wherein permission is requested to allow exterior renovations to an existing structure (rebuild screen porch into a 3-season room, replace fencing, replace light fixtures, replace garage door, and adjust the final chimney height) 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 (7-0) to **grant** the Certificate of Approval as presented.*

5. Petition of TD Corner Cottage LLC, owner, for property located at 112 Mechanic Street, wherein permission is requested to allow exterior renovations to an existing structure (replace faux door with a real door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 25 and lies within the General Residence B (GRB) and Historic Districts.

*The applicant was not present. The Commission voted (7-0) to **postpone** the Public Hearing to the May 06, 2026 HDC meeting.*

6. Petition of Portsmouth Savings Bank/Bank of New Hampshire, owner, and TD Bank, co-owner, for property located at 333 State Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (4) doors with windows and replace remaining exterior doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

*The applicant was not present. The Commission voted (7-0) to **postpone** the Public Hearing to the May 06, 2026 HDC meeting.*

IV. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Work Session requested by Christopher W. Avery Revocable Trust, owner, for property located at 30 Walden Street, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

*At the request of the applicant, the Commission voted (7-0) to **postpone** the Work Session to the May 06, 2026 HDC meeting.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Brian Johnson, owner, for property located at 126 State Street, Unit #8, wherein permission is requested to allow exterior renovations to an existing structure (construct new roof structure to include dormers for additional interior space, construct a multi-story box window bay and entry portico) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 57-8 and lies within the Character District 4 (CD4) and Historic Districts.

*After due deliberation, the Commission voted (7-0) to **continue** the Work Session to the May 06, 2026 HDC meeting.*

2. Work Session requested by Maximilian Hochschwender, owner, for property located at 44 Rogers Street, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct rear ell, replace vinyl siding, shutters and trim with wood) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

*After due deliberation, the Commission voted (7-0) to **continue** the Work Session to the May 06, 2026 HDC meeting. The applicant may also apply for a Work Session/Public Hearing.*

3. Work Session requested by Robert M. Snover Revocable Trust, owner, for property located at 58 Humphrey's Court, wherein permission is requested to allow the demolition of the existing single-family home and the new construction of a new multi-family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 47 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted (7-0) to **continue** the Work Session to the June 03, 2026 HDC meeting. A Site Walk of the property will be conducted, date TBD.*

VI. NEW HAMPSHIRE PRESERVATION ALLIANCE- COMMISSION ASSISTANCE MENTORING PROGRAM (CAMP)

1. Training courses

Chair Ruedig said the Commission received their CLG grant for training and that they could choose six items from the large variety of topics on the CAMP menu to discuss at the all-day event that they would host. She asked each member to pick the top five topics they want to discuss. Mr. Gilbo said there was a condensed list that he could send to the members. The Commission decided that the event should be held in the summer. Chair Ruedig said they also

received the money to hire a surveyor for the Islington Street buildings and that she would work with the Planning Department to put together a request for proposal (RFP).

VII. ADJOURMENT

*At 9:55 am, the Commission voted (7-0) to **adjourn** the meeting.*