

August 2, 2026

Historic District Commission

City of Portsmouth

Re: Administrative Approval Application Meeting of August 5th, 2026 – 306 South Street

Dear Members of the Historic District Commission:

We respectfully request that the application for 306 South Street be removed from the administrative approval process and instead be scheduled for the Commission's regular public hearing.

Our request is based on the procedural limitations of administrative review and the lack of required information necessary to evaluate this application.

The application does not appear to include documentation sufficient to independently evaluate the proposal for a new fence. Specifically, there is no property boundary verification or detailed site plan information showing the precise relationship of the proposed new fence to the property line, our existing chain-link fence, or adjacent improvements. Without this information, it is impossible to determine whether the proposal fully complies with applicable requirements or whether it may create future property, maintenance, or access issues.

Recent events demonstrate why there is additional concern and a request for a complete review in this instance. When our neighbor first discussed keeping chickens, we expressed no objection to a modest backyard coop. Following approval, however, the project expanded significantly beyond what was represented to us, including the construction of a substantially larger permanent covered enclosure. That construction is presently under City review regarding permitting requirements. While that matter remains unresolved, it is reasonable to request that additional permanent improvements receive the level of scrutiny and documentation afforded through the Commission's standard review process.

The application relies extensively on disputed factual assertions regarding neighboring properties, dogs, visual impacts, privacy, and the motivations of adjoining property owners. Those statements cannot be verified through an administrative review and are not the type of required architectural information upon which administrative approvals are intended to rely. When an application depends upon resolving conflicting factual narratives between neighbors, it is no longer a routine administrative matter.

Accordingly, We respectfully request that the Commission remove this application from administrative approval and require submission through the standard Historic District Commission review process with complete supporting documentation.

Thank you for your consideration.

Respectfully,

Kim Schroeder & Petra Huda

603-502-7315

280 South St.

Portsmouth, NH 03801

Attached are photos with view from public easement



August 5, 2026

Historic District Commission
Portsmouth, New Hampshire

To : The HDC Commissioners.

Re: 445 Marcy and 20 Pray St.

This is the old design coming round!

After a multitude of meetings which primarily focused on the Candy Shop it seemed there was extra effort and push to move this along for the developer, who then allowed the lot to over grow, the Candy Shop to languish for over a year and the approval to lapse.

The discussion of the mass and scale of this development STARTED at this final, approval seeking, meeting of 7.04.2025.

I feel, as I did before, that the mass and scale of these buildings is inappropriate in this neighborhood. These are Rye suburban houses, not Lobster pound, dead end lanes, historic district Portsmouth houses. The important design and context discussion was rushed and limited.

This is a NEW proposal. Please consider as that.

It IS a challenging problem for architects, developers, HDC members and citizen/abutters to arrive at a solution that sets a standard for new modern construction in an historic district. With this NEW proposal, the HDC has the opportunity to consider this separately from the important, but distracting and exhausting conversation of the Candy Shop.

There are many examples of successful projects in this country and others where new construction has had to dance, and be in step with, architecture much older than 1700. I do not think "as good as we can expect " is good enough.

I do not support this project as presented, without alteration.

Susan MacDougall
39 Pray St.
Portsmouth, NH