

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

May 06, 2026

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Kate Cook; Members, Dr. Dan Brown, David Adams, Martin Ryan, Joy Curth and Alternates Susan Strauss and Larry Booz

MEMBERS EXCUSED:

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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I. APPROVAL OF MINUTES

1. April 01, 2026

Dr. Brown moved to approve the April 01, 2026, minutes as presented, seconded by Councilor Cook. The motion passed unanimously, 7-0.

II. ADMINISTRATIVE APPROVALS

1. 96 State Street
Stipulation: The applicant shall use one of the Commission's preapproved wood screening options.
2. 254 New Castle Avenue
Stipulation: The conduit lines shall match either the siding or the trim, whichever they are running against.
3. 404 Islington Street and 12 Union Street
Stipulation: The applicant shall follow up on the line sets at a future meeting.
4. 420 Pleasant Street
5. 35 Highland Street- *The Commission voted on this item separately. Mr. Ryan moved to approve the administrative item as presented. Councilor Cook seconded. The motion **passed** by a vote of 4-3, with Mr. Martin, Mr. Adams, and Ms. Curth voting in opposition.*

6. 235 Marcy Street
Stipulation: All mechanical or electrical equipment for the installation of the solar panels shall be run directly into the home and not on the exterior.
7. 402 State Street
Stipulation: The final plan for the fence shall be submitted to the Planning Department for filing.
8. 93 Pleasant Street
9. 650 Islington Street, Unit C2
Stipulations: 1. The line sets shall be painted to match the brick as closely as possible.
2. The applicant shall be given examples of past screenings and will return for approval for their final screening design.
10. 64 Gates Street
Stipulation: The new clapboards shall match the exposure of the existing ones and align with the top and bottom of the window sills, like the ones on the front façade.

Mr. Ryan moved to approve Administrative Approval Items #1- 4 and #6-10, with their respective stipulations. Dr. Brown seconded. The motion passed unanimously, 7-0

III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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 at the meeting.

Councilor Cook moved to postpone the petition to the end of the meeting, seconded by Mr. Ryan. The motion passed unanimously, 7-0.

B. 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.

Mr. Ryan moved to continue the petition to the June 3rd meeting. Vice-Chair Doering seconded. The motion passed unanimously, 7-0.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. REQUEST TO POSTPONE- Petition of Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (remove rear sliding door and replace with (2) windows, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

Vice-Chair Doering moved to postpone the petition to the June 3rd meeting, seconded by Dr. Brown. The motion passed unanimously, 7-0.

2. Petition of Jane Vanni Myers, owner, for property located at 195 Washington Street, wherein permission is requested to allow the demolition/removal of the existing shed and the construction/placement of a new shed as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

Mr. Ryan moved to grant the Certificate of Approval for the petition as presented, seconded by Councilor Cook.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of the surrounding properties.

The motion passed unanimously, 7-0.

V. 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.

Vice-Chair Doering moved to deny the request to postpone Work Session A for 30 Walden Street, seconded by Mr. Adams. The motion passed unanimously, 7-0.

B. 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.

Mr. Adams moved to close the work session, seconded by Mr. Ryan. The motion passed unanimously, 7-0.

C. REQUEST TO END WORK SESSION- 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.

Mr. Adams moved to end the work session for 44 Rogers Street, seconded by Dr. Brown. The motion passed unanimously, 7-0.

D. REQUEST TO POSTPONE- 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.

Vice-Chair Doering moved to postpone the petition to the June 3rd meeting, seconded by Dr. Brown. The motion passed unanimously, 7-0.

VI. WORK SESSIONS (NEW BUSINESS)

1. REQUEST TO POSTPONE- Work Session requested by Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace the front door and replace attic window) and new construction to an existing structure (construct a new 1-2 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

Vice-Chair Doering moved to postpone the work session to the June 3rd meeting, seconded by Dr. Brown. The motion passed unanimously, 7-0.

2. Work Session requested by Partners Bank of New England, owner, for property located at 501 Islington Street, wherein permission is requested to allow exterior renovations (replace all windows, add new siding and trim details, new lighting and the removal of a chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 157 as Lot 6 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

Vice-Chair Doering moved to close the work session, seconded by Dr. Brown. The motion passed unanimously, 7-0.

VII. CAMP TRAINING DISCUSSION

Chair Ruedig said she and Mr. Gilbo met with the coordinator of the National Alliance of Preservation Commission. She said the training would be held in City Hall and would last all day and would cover six topics. She said other land use boards and City Staff could be invited. The Commission decided that the end of September would be a good time to have the training. Chair Ruedig said she would send out a Doodle poll to the Commissioners in September.

VIII. ADJOURMENT

The meeting was adjourned at 9:02 p.m.