

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

June 03, 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. May 06, 2026

*Mr. Adams moved to **approve** the May 6 meeting minutes as submitted, seconded by Dr. Brown. The motion passed unanimously, 7-0.*

II. ADMINISTRATIVE APPROVALS

1. 31 Richards Avenue
Stipulations: 1. The fascia board shall be dropped at least ½ inch below the soffit; 2. The shadow board shall be 2-1/2 inches; 3. The exposure below the shadow board shall be 3-1/2 to 4 inches.
2. 209 Marcy Street
The Commission voted on this item separately. Mr. Ryan moved to approve the item as presented, seconded by Dr. Brown. The motion passed unanimously, 7-0.
3. 70 Maplewood Avenue
4. 238 Deer Street
5. 765 Middle Street
6. 235 Marcy Street
7. 100 Chapel Street

8. 33 Johnson Court

9. 222 Court Street

Stipulation: The applicant shall look into placing the camera higher up to the corner of the eave board.

10. 273 Maplewood Avenue

Stipulation: The line sets shall be painted to match the siding and possibly the downspout if the owner was inclined to do so.

Mr. Ryan moved to approve all administrative approval items and their respective stipulations, with the exception of Item #2 that was already approved. Dr. Brown seconded. The motion passed unanimously, 7-0.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO WITHDRAW- 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.

*Vice-Chair Doering moved to **withdraw** Public Hearings Old Business Petition A, TD Corner Cottage at 112 Mechanic Street, 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 entry 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. Adams moved to grant the Certificate of Approval for the petition as presented, with the following **stipulation**:*

- 1) Before any brick work is completed, there shall be an on-site visit by HDC representatives.*

Mr. Ryan seconded. The motion passed unanimously, 7-0.

C. 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.

*Mr. Brown moved to **postpone** Public Hearings Old Business Petition C, Michael Dulac at 325 Marcy Street; Public Hearings New Business Petition 2, One Market Square LLC at 1 Congress Street; and New Business Work Session B, Michael Dulac at 325 Marcy Street, to the July 1st meeting. Dr. Brown seconded. The motion passed unanimously, 7-0.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Maximilian Hochschwender, owner and Todd Hudson, applicant, 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) 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. Ryan moved to **grant** the Certificate of Approval for the petition, with the following stipulations:*

- 1) The windows shall be 2/2 with half screens;*
- 2) The slates shall be the ones with the slighter profile;*
- 3) The windows shall be Ecostar ones; and*
- 4) The exterior siding shall be all wood.*

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

Mr. Adams seconded. The motion passed unanimously, 7-0.

2. REQUEST TO POSTPONE- Petition of One Market Square LLC, owner, for property located at 1 Congress Street, wherein permission is requested to allow revisions to a previously approved design (lowered site grade, new rear dormer, new courtyard windows, and roof adjustments) and the demolition and replacement of the structure at (18 High Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 17 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts.

*Mr. Brown moved to **postpone** Public Hearings Old Business Petition C, Michael Dulac at 325 Marcy Street; Public Hearings New Business Petition 2, One Market Square LLC at 1 Congress Street; and New Business Work Session B, Michael Dulac at 325 Marcy Street, to the July 1st meeting. Dr. Brown seconded. The motion passed unanimously, 7-0.*

3. (Work Session/Public Hearing) requested by Deirdre Murphy, owner, for property located at 51 Gardner Street, wherein permission is requested to allow exterior construction to an existing structure (construct new rear radiused dormer and new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 22 and lies within the General Residence B (GRB) and the Historic Districts.

Mr. Ryan moved to grant the Certificate of Approval for the petition, with the following stipulation:

- 1) The back rail/parapet shall come before the Commission as an administrative approval.*

Dr. Brown seconded.

Mr. Ryan said the project would conserve and enhance property values and would be compatible with innovative technologies with surrounding properties.

The motion passed by a vote of 4-3, with Vice-Chair Doering, Councilor Cook, and Ms. Curth voting in opposition.

4. (Work Session/Public Hearing) requested by Partners Bank of New England, owner, for property located at 501 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (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 grant the Certificate of Approval for the petition, with the following stipulations:

- 1) The color scheme shall be the light color on the top;*
- 2) There shall be a sloped detail on the upper story;*
- 3) Hardie planks shall be used instead of PVC;*
- 4) The Colonial scones shall be exchanged for more industrial lighting in a slightly smaller size;*
- 5) The canopy for the bank shall be the smaller version; and*
- 6) The signage shall return for approval.*

Councilor Cook seconded the motion.

*Vice-Chair Doering **amended** her motion to note that the cornice was appropriate for that style of building. She said the slope would look better.*

Councilor Cook agreed and seconded the motion. The motion passed unanimously, 7-0.

5. (Work Session/Public Hearing) 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), Character District 4-L1 (CD4-L1) and Historic Districts.

Mr. Adams moved to grant the Certificate of Approval for the application as presented, with the following stipulation:

1) *The hip roof dormer option shall be used.*

Mr. Adams said the project would have a certain consistency with the characteristics of the surrounding properties and would be compatible with surrounding properties.

Dr. Brown seconded the motion. The motion passed unanimously, 7-0.

V. WORK SESSIONS (OLD BUSINESS)

A. 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 **continue** the work session to a future date. Dr. Brown seconded. The motion passed unanimously, 7-0.*

B. 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.

*Mr. Brown moved to **postpone** Public Hearings Old Business Petition C, Michael Dulac at 325 Marcy Street; Public Hearings New Business Petition 2, One Market Square LLC at 1 Congress Street; and New Business Work Session B, Michael Dulac at 325 Marcy Street, to the July 1st meeting. Dr. Brown seconded. The motion passed unanimously, 7-0.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

*Mr. Adams moved to **continue** the work session at a future meeting. Vice-Chair Doering seconded. The motion passed unanimously, 7-0.*

VII. OTHER BUSINESS

1. Portsmouth Naval Shipyard Project Review

Chair Ruedig noted that the Commission was a stakeholder and potentially interested party regarding changes in the Shipyard because the changes could be visible. She said the new water tower by the old prison building near New Castle Avenue would be a big difference.

Other Matters

Chair Ruedig said a meeting with the Planning Board regarding the boundary discussion for Middle Street was tentatively scheduled before the Planning Board's May 18th meeting. She asked the Commission to check her email about the Doodle Poll to schedule training.

VIII. ADJOURMENT

The meeting adjourned at 12:13 a.m.