

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

July 08, 2026

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

MEMBERS EXCUSED: Joy Curth

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

I. ADMINISTRATIVE APPROVALS

1. 195 State Street, Unit #1
2. 337 Pleasant Street
3. 33 Humphrey's Court
4. 24 Holmes Court

Mr. Ryan moved to approve the four items as presented, seconded by Dr. Brown. The motion passed by a vote of 5-1, with Mr. Adams voting in opposition.

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace rear sliding door, 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. Adams moved to grant the **Certificate** of Approval for the petition as presented, with the following stipulations:*

1. *The rear windows shall not be mulled;*
2. *Half screens shall be used; and*
3. *One of the small windows on the Pickering St side shall be removed.*

Mr. Ryan seconded the motion.

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

The motion passed unanimously, 6-0.

III. 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 two-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.

*Mr. Adams moved to **continue** the work session to the August 5th meeting, seconded by Dr. Brown. The motion passed unanimously.*

B. REQUEST TO WITHDRAW- 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. Ryan moved to approve the withdrawal of 325 Marcy Street, seconded by Dr. Brown. The motion passed unanimously, 6-0.

C. 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 to the August 5th meeting, seconded by Councilor Cook. The motion passed unanimously, 7-0.*

IV. HISTORIC DISTRICT BOUNDARY REVISION- MIDDLE STREET

1. Review of Map and Final Discussion

Chair Ruedig asked if there was anything more that the Commission wanted to change or discuss about what they originally recommended to the Planning Board. Vice-Chair Doering said she walked along the streets looking for viewsheds and did not see anything that the Commission missed. She noted that Mr. Gilbo sent out a letter about a map that showed the HDC boundary that was produced for the subdivision of the large property going from Middle St to Chevrolet Ave and thought that change might need to be addressed. It was further discussed. Chair Ruedig said it would have to be worked out with the Planning Department. Vice-Chair Doering said all the buildings on Chevrolet Ave did not come in front of the HDC for some reason. Chair Ruedig said it might have been because they were not in that linear boundary that was in the buffer of what was in the Historic District before. Mr. Gilbo said a structure was

in the District only if the boundary line crosses through the structure. Chair Ruedig said the Planning Department might have to take a closer look but still thought the Commission had a good reason and rule for redrawing the boundary lines as they had. Mr. Ryan asked if any of the properties proposed to be removed were of a quality and historic nature that would be lost. Chair Ruedig said each one had not been evaluated, which was why further discussion during the Master Plan process was needed to see if there were any areas, streets, or peripheral resources that might need to be looked at as far as expanding and taking in. It was further discussed. Councilor Cook said several places in the city were not preserved that should be, like Richards Avenue, and thought a heritage commission process should be done. It was further discussed. Councilor Cook said she would look into the heritage commission issue.

Chair Ruedig said October 2nd was confirmed for the Commission's training.

V. ADJOURNMENT

The meeting adjourned at 10:09 p.m.