

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

August 05, 2026

MEMBERS PRESENT: 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: Chair Reagan Ruedig

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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I. APPROVAL OF MINUTES

1. July 01, 2026

Dr. Brown moved to approve the July 1 minutes as amended, seconded by Councilor Cook. The motion passed with all in favor, 7-0.

(The 4-2 vote on Administrative Approval Item 4, 51 Gardner Street, was amended to 5-1.)

2. July 08, 2026

Councilor Cook moved to approve the July 8 minutes as submitted, seconded by Dr. Brown. The motion passed with all in favor, 7-0.

II. ADMINISTRATIVE APPROVALS

1. 394 Pleasant Street

This item was voted on separately. Councilor Cook moved to postpone the Item 1 to the September 2 meeting, seconded by Dr. Brown. The motion passed with all in favor, 7-0.

2. 28 South Street

3. 172 South Street

4. 154 High Street, Unit #6-2

Stipulation: The front entrance railings shall be wrought iron instead of steel and the applicant shall bring a sample of the material to the September 2 meeting.

5. 306 South Street

This item was voted on separately. *Dr. Brown moved to keep the item as an administrative approval one, seconded by Mr. Adams. The motion passed with all in favor, 7-0.*

6. 765 Middle Street

7. 99 Marcy Street- REQUEST TO POSTPONE

This item was voted on separately. *Mr. Adams moved to approve the request to postpone Item 7, 99 Marcy Street, to the September 2 meeting and to approve the request to withdraw Item 8, 420 Pleasant Street. Dr. Brown seconded. The motion passed with all in favor, 7-0.*

8. 420 Pleasant Street- REQUEST TO WITHDRAW

This item was voted on separately. *Mr. Adams moved to approve the request to postpone Item 7, 99 Marcy Street, to the September 2 meeting and to approve the request to withdraw Item 8, 420 Pleasant Street. Dr. Brown seconded. The motion passed with all in favor, 7-0.*

9. 202 Court Street

Dr. Brown moved to approve Items 2, 3, 4, 6 and 9 including the stipulation on Item 4. Ms. Strauss seconded the motion. The motion passed with all in favor, 7-0.

III. CERTIFICATE OF APPROVAL- REQUEST FOR 1-YEAR EXTENSION

1. Petition of PNF Trust of 2013, owner, for property located at 266-278 State Street and 84 Pleasant Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on August 06, 2025, to allow the construction of a new 4-Story mixed-use building (266-278 State Street and the renovations of an existing structure (84 Pleasant Street) as per plans in file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78,79, and 80 and lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

Mr. Ryan moved to grant the 1-year extension request, seconded by Mr. Adams.

Mr. Adams said no substantial changes were done to the neighborhood on that side of the street since the first approval, and he felt that the petition's appropriateness had not changed. Acting Chair Doering said her concern was that the applicant waited a long time and the approval that was done before the August approval was substantially the same, so there was not a lot of change in the proposed building, but she thought the Commission might have a different view in a year.

The motion passed with all in favor, 7-0.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Blue Sky Development Group LLC, owner, for property located at 445 Marcy Street, wherein permission is requested to allow the new construction of a single-family structure and the relocation and renovation of the existing “Candy Cottage” into a detached garage or garden shed as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts.

Mr. Ryan moved to grant the Certificate of Approval for the application as presented, seconded by Dr. Brown.

Mr. Ryan said the project would maintain the special character of the District and would be compatible with the design of the surrounding properties.

The motion passed by a vote of 5-2, with Acting Chair Doering and Mr. Adams voting in opposition.

2. Petition of Blue Sky Development Group LLC, owner, for property located at 20 Pray Street, wherein permission is requested to allow the new construction of a new single-family structure and detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3-1 and lies within the General Residence B (GRB) and Historic Districts.

Dr. Brown moved to grant the Certificate of Approval for the application as presented, seconded by Mr. Ryan.

Dr. Brown said the project would preserve the integrity of the District and would be compatible with the design of surrounding properties.

*The motion was **denied** by a vote of 4-3, with Mr. Adams, Acting Chair Doering, Councilor Cook, and Ms. Curth voting in opposition.*

3. **REQUEST TO POSTPONE-** Petition of 129 State Street, LLC, owner, for property located at 129 State Street, wherein permission is requested to allow exterior renovations to an existing structure (the removal of the shutters and ornamental trim, the addition of dormers and skylights, and exterior material changes) and the new construction of a rear garage addition as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

Request to postpone the Public Hearing to the September 02, 2026 Historic District Commission meeting.

V. WORK SESSIONS (OLD BUSINESS)

A. **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 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.

Request to postpone the work session to the October 07, 2026, Historic District Commission meeting.

Mr. Adams moved to postpone Work Session A, 58 Humphreys Court, to the October 7 meeting and to postpone Work Session B, 62 Daniel Street, to the September 2 meeting.

B. REQUEST TO POSTPONE- 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.

Request to postpone the work session to the September 02, 2026, Historic District Commission meeting.

Mr. Adams moved to postpone the petition to the September 2 meeting, seconded by Dr. Brown. The motion passed with all in favor, 7-0.

VI. ADJOURNMENT

The meeting adjourned at 8:06 p.m.