ACTION SHEET
THE HISTORIC DISTRICT COMMISSION

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

6:30 p.m. **November 04, 2026**

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

MEMBERS EXCUSED: Alternate Susan Strauss

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

I. APPROVAL OF MINUTES

1. October 07, 2026

*Mr. Ryan moved to **approve** the October 7 minutes as amended, seconded by Dr. Brown. The motion passed with all in favor, 6-0.*

2. October 14, 2026

*Vice-Chair Doering moved to **approve** the October 14 minutes as presented, seconded by Mr. Ryan. The motion passed with all in favor, 7-0.*

II. ADMINISTRATIVE APPROVALS

1. 31 Market Street- Approve the request with the following stipulation:
    1. *The painting shall be maintained on a regular basis.*

*Mr. Ryan moved to **approve** the painting of the diamond plate with an acceptable finish, Mr. Booz seconded. The motion passed by a vote of 5-2, with Ms. Curth and Councilor Cook voting in opposition.*

2. 394 Pleasant Street- Deny the request.

*Councilor Cook moved to **deny** the request, seconded by Vice-Chair Doering. The motion passed with all in favor, 6-0.*

3. 303 Pleasant Street- Approve the request with the following stipulation:

1. *The applicant shall have the fence installed with a shorter fence segment than the proposed 6-ft one, which is too long.*

4. 53 Bow Street- Approve the request as presented.

5. 139 South Street, Unit E-Approve the request with the following stipulations:
   1. *The conduit lines shall be painted to match the siding.*
   2. *The second-floor conduit line shall go up vertically and directly horizontal into the second floor.*

6. 111 Gates Street-Approve the request as presented.

7. 369 Pleasant Street- Approve the request as presented.

8. 72 Congress Street- Approve the request with the following stipulation: The applicant shall paint the aluminum gutter as closely to the brick of the building as possible.

*Mr. Ryan moved to **approve** Items 3 through 8 with their respective stipulations. Vice-Chair Doering seconded. The motion passed with all in favor, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. **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.

The applicant has requested to postpone the Public Hearing to the December 02, 2026, Historic District Commission meeting.

*Councilor Cook moved to **postpone** Public Business Old Business Item A, Petition of 129 State Street, LLC, and Old Business Work Session A, 62 Daniel Street, to the December 2nd meeting. Dr. Brown seconded. The motion passed with all in favor, 7-0.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Todd Hudson, owner, for property located at 413 Islington Street, wherein permission is requested to allow exterior renovations to the main structure (to include new roof dormers), the demolition of the existing rear additions (including the rear chimney) and the construction of a new rear addition and two single car garages as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 and Lot 33 and lies within the Character District 4-L2 (CD4-L2) and the Historic District.

*Dr. Brown moved to **grant** the Certificate of Approval for the design with the following **stipulations**:*

1. *The lights in the garage shall not be curved;*
2. *The garage doors shall have a flat finish;*
3. *The garage doors shall not have fake hardware;*
4. *The applicant shall match the clapboards with what is found underneath the existing clapboards; and*
5. *The shutters shall be painted along with the trim.*

Mr. Ryan seconded the motion, the motion passed with all in favor, 7-0.

2. Work Session/Public Hearing requested by Double MC LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow the demolition of the existing structure down to the top of the first-floor slab and the construction of the previously approved new structure with minor adjustments as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 and Lot 30 and lies within the Character District 4 (CD4) and the Historic District.

*Vice-Chair Doering moved to **continue** the work session to a future meeting. Mr. Ryan seconded. The motion passed with all in favor, 7-0.*

3. Petition of One Market Square LLC, owner, for property located at 1 and 21 Congress Street, wherein permission is requested for a second one-year extension of the Certificate of Approval originally approved on November 06, 2024, to allow exterior renovations and new construction to both structures as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lots 12 and 14 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts.

*Mr. Ryan moved to **grant** the one-year extension, seconded by Vice-Chair Doering.*

Mr. Ryan said it was a complex project, with a lot of moving parts, and he thought a one-year extension was reasonable. He referenced the findings of fact that were previously made.

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

4. Petition of Christopher H. Daniell, owner, for property located at 50 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct a rear addition with a roof and side decks) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 66 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 Vice-Chair Doering.*

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

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

5. Petition of ADJ Holdings LLC, owner, for property located at 357 Maplewood Avenue, wherein permission is requested to allow exterior renovations to an existing structure (construct new front stairs, repair or replace all decking and the installation of new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 24 and lies within the General Residence A (GRA) and Historic Districts.

*Mr. Booz moved to **grant** the Certificate of Approval for the fence, railing, lighting fixture, and the sizes of the spindles, posts, and caps.*

He said it was in keeping with the character of the neighborhood and was a tasteful design, and he noted that the neighbor spoke in favor of it.

Dr. Brown seconded the motion.

Councilor Cook said she could not approve the light fixtures and thought more appropriate ones could be gotten from the same company. Ms. Curth agreed. It was decided that the light fixture would reflect a more Colonial or Georgian style, with less curvature. Mr. Booz said he agreed with the amendment.

The **amended** motion was:

*Mr. Booz moved to **grant** the Certificate of Approval for the fence, railing, lighting, and the sizes of the spindles, posts, and caps, with the following **stipulation**:*

1. *A different type of light fixture that reflects a more Colonial or Georgian style and less curvature shall be presented in the future.*

Dr. Brown seconded the motion.

Mr. Booz said the project would be consistent with the surrounding buildings and appropriate for the time period of the construction, and would preserve the integrity of the District.

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

V. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission and input are requested to consider 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.

The applicant has requested to postpone the Public Hearing to the December 02, 2026, Historic District Commission meeting.

*Councilor Cook moved to **postpone** Public Business Old Business Item A, Petition of 129 State Street, LLC, and Old Business Work Session A, 62 Daniel Street, to the December 2nd meeting. Dr. Brown seconded. The motion passed with all in favor, 7-0.*

B. Work Session requested by Eightkph LLC, owner, for property located at 163 Deer Street, wherein permission is requested to allow the demolition of the existing structure and the new construction of a multi-story multi-unit building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125-17 and Lot 2 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic District.

*Vice-Chair Doeing moved to **continue** the work session to a future meeting, seconded by Councilor Cook. The motion passed with all in favor, 7-0.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Fernald Trust, owner, for property located at 48 Manning Street, wherein permission is requested to allow new construction to an existing structure (construct attached garage and mud room) and renovations to an existing structure (egress window replacements) and the installation of fencing and landscaping as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 60 and lies within the General Residence B (GRB) and Historic Districts.

*Vice-Chair Doeing moved to **continue** the work session to a future meeting, seconded by Councilor Cook. The motion passed with all in favor, 7-0.*

2. Work Session requested by 129 State Street LLC, owner, for property located at 129 State Street, wherein permission is requested to allow new construction to an existing structure (construct rear garage addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 41 and lies within the Character District 4 (CD4) and Historic Districts.

*Mr. Ryan moved to **close** the work session, seconded by Vice-Chair Doering. The motion passed with all in favor, 7-0.*

VII. OTHER BUSINESS

None.

VIII. ADJOURNMENT

The meeting adjourned at 11:10 pm.