

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

February 04, 2026

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

MEMBERS EXCUSED: Alternate Susan Strauss

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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I. APPROVAL OF MINUTES

1. January 07, 2026

*After due deliberation, the Commission voted to **approve** the minutes as amended.*

II. ADMINISTRATIVE APPROVALS

1. 111 Gates Street

*After due deliberation, the Commission voted to **grant the** Administrative Approval as presented.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Public Hearing requested by Capital Security Financial Services, owner, for property located at 40 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

*The Commission voted to **deny** the applicant's request to postpone. The applicant may re-apply for a future meeting.*

B. REQUEST TO POSTPONE- Public Hearing requested by Peter and Morgan Caraviello, owners, for property located at 366 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans

on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

*The Commission voted to **deny** the applicant's request to postpone. The applicant may re-apply for a future meeting.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Work Session/ Public Hearing requested by 304 Maplewood Avenue LLC, owner, for property located at 304 Maplewood Avenue, wherein permission is requested to allow new construction to an existing structure (construct new rear 1-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 7 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

V. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO WITHDRAW- Work Session requested by Zucchini Crayon Trust, owner, for property located at 77 State Street, Unit 202, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

*The Commission voted **withdraw** the Work Session at the applicant's request.*

B. 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.

*The Commission voted to **postpone** the Work Session to the March 07, 2026 HDC meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Christopher H. Daniell, owner, for property located at 50 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct new rear multi-story addition) 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.

*After due deliberation, the Commission voted to **end** the Work Session. The Applicant indicated they would return for a Public Hearing at a future meeting.*

VII. CITY COUNCIL REFFERAL

A. Historic District Commission Design Review of New Structures

The Commission discussed the City Council motion to review:

Request a report back from the Planning & Sustainability Staff on how to remove new construction from Historic District Commission's purview – Moved to request a report back from the Planning & Sustainability staff on how to remove new construction from Historic District Commissions' purview. Moved a friendly amendment to request a report back from the Planning & Sustainability staff, Historic District Commission and the Planning Board on the impact and costs associated with review of new construction from the Historic District Commission, and any recommendation to improve review efficiency.

The Commission discussed the City Council motion and voted unanimously that review of new construction should stay within the purview of the Historic District Commission.

VIII. ADJOURMENT

*After due deliberation, the Commission voted to **adjourn** the meeting at 8:37p.m.*