

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**January 07, 2026**

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

**MEMBERS EXCUSED:** Dr. Dan Brown

**ALSO PRESENT:** Izak Gilbo, Planner 1, Planning Department

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**I. APPROVAL OF MINUTES**

1. December 03, 2025

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

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**II. ADMINISTRATIVE APPROVALS**

1. 232 Court Street, Unit #2- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  2. 6 Dearborn Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  3. 139 South Street, Unit A- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  4. 39 Holmes Court- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  5. 163 Islington Street- *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
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**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.

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the February 04, 2026 HDC 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.

*At the request of the applicant, the Commission voted to **postpone** the Public Hearing to the February 04, 2026 HDC meeting.*

C. Public Hearing requested by Ralph 1912, LLC, owner, for property located at 175 Fleet Street, wherein permission is requested to allow new construction to an existing structure (construct 1-story rear addition and install new fencing with landscaping and hardscaping) and the new construction of (2) food kiosks on-site as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

*After due deliberation, the Commission voted (7-0) to **grant** the Certificate of Approval as presented.*

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#### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by Double MC, LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow new construction to an existing structure (construct additions and other exterior modifications) and the new construction of a multi-use building on the site as per plans on file in the planning department. Said property is shown on Assessor Map 116 as Lot 30 and lies within Character District 4 (CD4) and the Historic Districts.

The Commission conducted a Work Session and *after due deliberation, voted to **end** the Work Session and open the Public Hearing.*

*After due deliberation, the Commission voted (7-0) to **grant** the Certificate of Approval with the following stipulations:*

- 1) *The masonry exterior cladding materials shall require further conversation, and*

- 2) *In-place on site samples shall show jointing and technique along with some alterations in the choice of materials.*

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## **V. WORK SESSIONS (OLD BUSINESS)**

A. REQUEST TO POSTPONE- 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.

*After due deliberation, the Commission voted to **postpone** the Work Session to the February 04, 2026 HDC meeting.*

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.

*After due deliberation, the Commission voted to **postpone** the Work Session to the February 04, 2026 HDC meeting.*

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## **VII. ELECTION OF OFFICERS**

*Mr. Adams nominated Ms. Ruedig as Chair and Ms. Doering as Vice-Chair. Mr. Booz seconded. The motion passed unanimously, 7-0.*

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## **VIII. ADJOURNMENT**

*At 8:33 p.m., the Commission voted to **adjourn** the meeting.*