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**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

October 07, 2026

AGENDA

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

1. September 02, 2026
2. September 09, 2026

II. ADMINISTRATIVE APPROVALS

1. 31 Market Street
2. 6 Dearborn Street
3. 78 Fleet Street
4. 34 Highland Street
5. 244 New Castle Avenue
7. 93 Pleasant Street
8. 1 Raynes Avenue
9. 526 State Street
10. 44 Rogers Street
11. 53 Pray Street
12. 170 Gates Street
14. 38 Whidden Street
15. 357 Maplewood Avenue
16. 270 Cass Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of Lorencic Revocable Trust, owner, for property located at 209 Marcy Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on November 05, 2025, to allow new construction to an existing structure (construct a full 2nd story addition and 1-story front and side additions) as per plans on file in the Planning

Department. Said property is shown on Assessor Map 103 as Lot 2 and lies within the General Residence B (GRB) and Historic Districts.

IV. 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 November 04, 2026, Historic District Commission meeting.

B. Petition of Party of Five Hospitality LLC, owner, for property located at 56 Market Street, wherein permission is requested to allow exterior modifications to the existing storefront as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 33 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Walter Bardenwerper Revocable Trust of 2020, owner, for property located at 69 Hunking Street, wherein permission is requested to allow the replacement of the front door, both sidelights and storm door, with a new wood door and sidelights and a metal storm door as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 40 and lies within the General Residence B (GRB) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

A. 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.

B. Work Session requested by Todd Hudson, owner, for property located at 413 Islington Street, wherein permission is requested to allow for exterior renovations to the main structure (to include roof dormers), the demolition of the existing rear additions of the main structure (including the rear chimney), the new construction of a detached one car garage and the new construction of an attached one car garage as per plans on file in the Planning Department. Said property is shown on Assessor Map and Lot and lies within the Character District 4-L2 (CD4-L2) and the Historic District.

C. Work Session 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.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

**MINUTES OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

September 02, 2026

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

MEMBERS EXCUSED: Dr. Dan Brown, Alternate Larry Booz

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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Chair Ruedig called the meeting to order at 6:30 p.m. She stated that alternate Susan Strauss would take a voting seat for the evening.

I. APPROVAL OF MINUTES

1. August 05, 2026

Chair Ruedig recused herself from the vote, and Vice-Chair Doering was Acting Chair.

Acting Chair Doering asked to amend her comment for the PNF petition under Decision of the Commission on page 4. She said she meant that the Commission had already given the applicant many extensions, not that she felt that the Commission would have a different view in a year. The amended sentence now reads: “Acting Chair Doering said the project had been discussed for a long time and the Commission had already it given many extensions”.

Mr. Adams moved to approve the August 5 minutes as amended, seconded by Mr. Ryan. The motion passed with all in favor, 6-0, with Chair Ruedig recused.

II. ADMINISTRATIVE APPROVALS [Timestamp 5:34]

Items 8 and 10 were pulled for separate consideration and votes. Chair Ruedig recused herself from Item 6, 34 Highland Street. Later on in the meeting, Mr. Gilbo recommended that Items 4, 6, 14, and 16 be postponed to the September 9th meeting because they did not have enough information [Timestamp 42:08]. Items 8 and 10 were heard first.

Mr. Adams moved to postpone Items 4, 6, 14, and 16 to the September 9th meeting, seconded by Vice-Chair Doering. The motion passed with all in favor, with Chair Ruedig recused on Item 6.

1. 99 Marcy Street [Timestamp 44:57]

The request was to install aluminum storm windows on the Players Ring theater building. Mr. Gilbo said the windows would be painted to match the green trim surround. Mr. Ryan said he was concerned that the proposed unit would aesthetically damage the historic fabric of the window because it looked like the texture would be glazed off. He said there were other types of storm windows that would work better. Mr. Adams said the window casings on the exterior had been restored well and he didn't see what else could be done other than an interior storm. It was further discussed. The project lead Dan Boyle was present and explained why the storms should be placed on the exterior of the windows. He said each storm window would be custom made.

2. 31 Market Street

Mr. Gilbo said the applicant for the former Cup of Joe Café wanted approval for the metal diamond grate flooring that was already installed in front of the entrance. The applicant's representative Mark Brenner said the chrome had not been installed yet but it was the same type of thing that had been there before. He said it would be bright aluminum and have a black mat over it. Councilor Cook asked why another material was not considered, noting that the proposed material would not normally be approved as a treatment for a porch or patio entry in the District. Mr. Brenner said the aluminum was a better choice. It was further discussed. Mr. Ryan said a black iron material would be more appropriate. Chair Ruedig suggested that the item be postponed to the September 9th meeting so that the applicant could work with Mr. Gilbo and come up with an appropriate material

Ms. Curth moved to postpone the item to the September 9th meeting, seconded by Mr. Adams. The motion passed with all in favor, 7-0.

3. 6 Dearborn Street

Mr. Gilbo said the request was to add a brick veneer to the bare foundation and to the front stairs that were installed. He said the applicant did not provide a spec. Chair Ruedig suggested postponing it to the September 9th meeting so that the Commission could see the spec.

The item was postponed to the September 9th meeting.

4. 78 Fleet Street

The item was postponed to the September 9 meeting as earlier voted upon.

5. 377 Maplewood Avenue

The request was to remove a bathroom window from an ADU and to change the siding on the main house to wood to match the ADU.

6. 34 Highland Street

The item was postponed to the September 9th meeting as earlier voted upon.

7. 9 Sheafe Street

The request was to install a cedar 8-ft tall privacy fence to replace the damaged existing one.

8. 179 Pleasant Street [Timestamp 6:15]

Chair Ruedig recused herself, and Vice-Chair Doering was Acting Chair. Mr. Gilbo said the request was for final modifications that were already installed, which he reviewed and showed photos of. Vice-Chair Doering said the Commission approved the project with the idea that the large addition on the back of the mansion would not be very visible. She said the back woods that protected the view of the property from Washington Street were cut down so that construction could take place, and no revegetation had been done even though it was shown on the plan. The project contractor David Calkins was present and said they removed six Norway maples. He said the back line had 14-ft Green Giant junipers that grow to 20 feet replanted with the exception of 16 feet for access to the back of the property, but those 16 feet would also be filled in with Green Giants as soon as the construction was completed. Mr. Ryan said he fully supported the renovations. Vice-Chair Doering questioned the landscaping shown on the plan. Mr. Calkins said the three trees depicted would not be planted, noting that the plan was an earlier one. Mr. Adams said he walked by the Washington Street façade that day and was struck by how the elaborate masonry on the first floor level deviated from the proposed masonry. He said he felt awkward approving something that was not brought before the Commission before and that would not have approved it. Ms. Curth said the section in the HD guidelines about trees and landscape was vague. Councilor Cook agreed that the back of the building was not appropriate for the neighborhood and thought there should be more screening of it, and she hoped the Green Giant trees would grow rapidly to provide the necessary screening.

Mr. Ryan moved to approve the item as presented, seconded by Councilor Cook. The motion passed by a vote of 5-1, with Acting Chair Doering voting in opposition.

9. 411 The Hill, Unit # 6-14 [Timestamp 1:10:40]

The request was to replace the existing arched top window with a custom fabricated wood window in a smaller dimension due to the roof below. He said the applicant also wanted to repair and replace the cedar roof to match existing, add a new copper gutter with one downspout, and repair other failing conditions on the property in kind. Mr. Adams asked to stipulate that a preconstruction meeting be held with the builder on site to review the proposed window details. The contractor Ben Auger was present and agreed. The window was further discussed.

Stipulation: There shall be a preconstruction meeting with Mr. Adams and Mr. Auger before the installation of the new custom window.

10. 420 Pleasant Street [Timestamp 27:33]

The request was to have three condensers installed, along with a wood fence screening with a gate. Mr. Gilbo said there were issues with the proximity of the location of the fence to the condensers, however, and that the fence obstructed the air flow. He said the applicant was

concerned about the condenser warranty issues and wanted to swap out the fence with evergreen trees that were 5-1/2 feet and grew up to 6 feet. Vice-Chair Doering said the plan depicted a solid fence, which would block air flow.

The applicant's representative Jeff Semprini was present and explained that an 80 percent air flow was required but the slotted fence would provide no privacy at all. He said the evergreens would be the same height as the previously-approved fence. The vegetation was further discussed. Mr. Ryan said he did not want to rely on vegetation to achieve the effect that the Commission was looking for. Mr. Semprini further explained the clearance around the condenser. Chair Ruedig suggested stipulating that the trees could be replaced if and when they died off and caused visibility of the condenser units.

Mr. Adams moved to approve the item, with the following stipulation:

- 1. If and when the permanent vegetation die off and cause visibility for the condenser units, they shall be replaced or moved back.*

Vice-Chair Doering seconded. The motion passed with all in favor, 7-0.

11. 175 Fleet Street [Timestamp 1:14:52]

Mr. Gilbo said the request was approval for Gilley's kitchen exhaust vents and the ground-mounted air handler unit locations and the cedar fencing for it. Chair Ruedig asked if the vents had to be that large. The applicant's representative Tracy Kozak was present and said it was the minimum size allowed but that they hoped to recess it down into the attic and integrate it into the design so that it fit their caboose theme. Vice-Chair Doering said the vents didn't look like cabooses and that she just saw a 4-ft stack on top of a curved roof. Mr. Ryan asked if a loose enclosure could be placed on it to give it more of a round effect from the roof all the way up to hide the profile of the actual vent itself. Ms. Kozak said it came in two parts and that 10 feet of clearance was needed on all sides. She said the only other option was to have it come up on the side, but it would look more intrusive. The height and proportion of the vents were further discussed. Mr. Ryan said another layer of screening could go around the vent that would sell the caboose metaphor. Ms. Kozak said they could build the circular conic base around it but the top had to be free to get the air. She asked that the item be postponed to the next meeting.

Mr. Adams moved to postpone the item to the September 9th meeting, seconded by Vice-Chair Doering. The motion passed with all in favor, 7-0.

12. 280 Marcy Street

The request was approval for a granite sill replacement. Project architect Tracy Kozak was present and said they wanted to replace the actual stone granite in the same location, and she explained how it would be done.

13. 501 Islington Street [Timestamp 1:30:27]

The request was to change four windows that had incorrect measurements before. Mr. Gilbo said the measurements were corrected but that the grill patterns had to be modified. He said two

options were proposed: Option 1 for one large multipaned double hungs, or Option 2 for two double hung windows. The applicant's representatives Cheyenne McGrath and Sarah Hourihane of Lasser Architects were present. Ms. McGrath explained the options. Mr. Adams verified that the stucco finish would be painted to match the brick. Vice-Chair Doering asked if the applicant considered painting it black instead of trying to match the brick. Ms. McGrath said they did not because they felt that painting it red would help it fit in more with the thin brick. It was further discussed. Chair Ruedig asked if there were exterior muntins on the windows. Ms. McGrath said the windows would be simulated divided lights. Chair Ruedig asked if a more traditional-looking window would be considered instead. Ms. Hourihane agreed. Option 1 was favored.

14. 25 Cabot Street

The item was postponed to the September 9th meeting as earlier voted upon.

15. 244 New Castle Avenue

The request was to install a condenser unit with two vertical line sets that would be visible to only a few nearby homes. Mr. Gilbo suggested stipulating that the conduit would be covered and painted to match the siding and that the applicant would return with a screening option. He said he did not know if the tree would need to be removed. The Commission decided that more information was needed.

Mr. Ryan moved to postpone the item to the September 9th meeting so that more information could be provided. Ms. Curth seconded the motion. The motion passed with all in favor, 7-0.

16. 394 Pleasant Street

The item was postponed to the September 9th meeting as earlier voted upon.

DECISION OF THE COMMISSION [Timestamp 1:43:15]

Vice-Chair Doering moved to approve Items 1, 5, 7, 9, 12, and 13 with their respective stipulations. Mr. Ryan seconded. The motion passed with all in favor, 7-0.

Vice-Chair Doering moved to postpone Items 2, 3, 11, and 15 to the September 9th meeting. Councilor Cook seconded. The motion passed with all in favor, 7-0.

Chair Ruedig read the postponements that were voted upon before the meeting into the record.

III. PUBLIC HEARINGS (NEW BUSINESS) [Timestamp 1:48:05]

1. 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.

SPEAKING TO THE PETITION

Architect Tracy Kozak was present on behalf of the applicant to address the previous comments that the Commission had about the project. She said the shed dormer on the house was narrower in the front and there was a flat roof in the back. She said the changes on the front façade included that the dormer was made narrower and the three smaller windows were mulled together. She said the first-floor level had the following changes: the façade was flattened out, the raised panel and trim were removed to simplify the façade; the recess at the front door was reduced to make it flatter and shallower, and a lot of dimensions were added. She said the house was now more in context with others on the street due to the changed ceiling levels and the 7-ft tall doors. She said the materials did not change.

[Timestamp 1:55:40] Vice-Chair Doering asked why the back windows on the garage were so small and high up. Ms. Kozak said they referenced the side elevation of the Sanders Lobster Pound. Mr. Adams asked if the roof line was about the same height on the new proposal. Ms. Kozak agreed and said the only thing they changed was the protrusion of the box bays. Mr. Adams said he measured the 17 Pray Street building and found that it was shorter than the proposed house. He said it was odd that the 2-story building would be smaller than a one-story building. Ms. Kozak said they relied on the City's 3D model. The heights of both buildings were further discussed. Mr. Ryan said it was a brand new home and a different time, and there were other houses on the street that averaged out to be a little larger than the 17 Pray Street home. The issue of whether new construction is compatible and appropriate to its surrounding was discussed. The chimney materials were discussed.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION [Timestamp 2:16:20]

Sue Sterry of Broad Street said the pictures showed that there was nothing about the proposed house that made it stand out more than any of the other houses.

SPEAKING IN OPPOSITION TO THE PETITION

Tyler Markley of 475 Marcy Street said the outbuilding was proposed as an ADU to the Planning Department but was now being called an accessory space by the applicant.

Mark Mininberg of 437 Marcy Street said the issue caused a lot of division and anger in the town. He said his house was the big building that became the point of comparison, even though it was on Marcy Street. He suggested having another hearing where all the neighbors could be included in the discussion and arrive at a compromise.

Sally Elshout said she and her husband Bruce Addison owned 17 Pray Street. She showed the Commission photos that she took of the houses and views on Pray and Patridge Streets that were small and plain compared to 20 Pray Street. She said she wanted clarification on whether the accessory unit was an ADU or not. She said the height and mass of the proposed house was

significantly higher and more than her house and that there were also flooding issues. She asked why the proposed height was so high if the house was only one story.

Michelle McLaughlin of 469 Marcy Street said the depiction of 20 Gray Street was a misrepresentation. She said she was still concerned about the exterior of the garage/ADU and that it was not comparable to the lobster pound, which was in the Waterfront Business District. She said other concerns were with the proposed house's physical mass, visual scale, and compatibility with neighboring homes. She said the petition should be denied until a more appropriate mass and scale could be presented.

Bruce Addison of 17 Pray Street said he was confused about the height of 20 Pray Street. Mr. Adams said it was about 2-1/2 feet higher than Mr. Addison's house.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 2:43:28]

Ms. Kozak explained that the elevations shown were height above sea level and related to the average high tide, and it was not the proposed building's height as measured by grade. She said the zoning ordinance and building code stated that building height must be measured between average grade and average roof.

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 2:45:57]

Mr. Ryan moved to grant the Certificate of Approval for the petition as presented, seconded by Ms. Strauss.

Mr. Ryan said the applicant had certain rights and should not be held to a standard of a very diminutive house across the street. He said the applicant had made many compromises, including making the front entry less pedestrian friendly. He said the proposed house was appropriately scaled and sized and that he supported it. Ms. Strauss said the appearance of the garage looked very utilitarian and not the way she would expect a garage to look, especially in that neighborhood. Vice-Chair Doering said the simplification of the façade had helped and that she liked the changes, but she did not find the aesthetic of the garage/outbuilding to her taste and thought the reference to the lobster pound was far away. She said simple changes in the windows as well as a few other tweaks would improve the project. She said the mass looked significant but it was a big lot. Councilor Cook said she felt that a lot of the neighbors' concerns were things that the Commission did not have authority over, like flooding. She said ADUs were allowed by right. She said lot coverage was determined by the zoning code, and the height of a house was allowed if it was similar to other properties in the neighborhood. Chair Ruedig said she agreed with the design improvements and thought the simplifications went a long way to ensure that the house was not out of character and was representative of a house built in the 21st century. She said there was a lot of focus and effort put into the project and that she would support it.

Mr. Ryan said the project would be compatible with the surrounding properties and consistent with the special and defining characters of the surrounding properties.

Ms. Curth said she had concerns about the massing, so she could not support it. She said there were great improvements made but the house was still not consistent with the historic character.

The motion passed 5-2, with Mr. Adams and Ms. Curth voting in opposition.

Note: at this point in the meeting, Mr. Adams left.

2. (Work Session/Public Hearing) requested by **Party of Five Hospitality LLC, owner**, for property located at **56 Market Street**, wherein permission is requested to allow exterior modifications to the existing storefront as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 33 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 3:08:37]

Architects Mark Gianniny and Richard Desjardins were present on behalf of the applicant. Mr. Gianniny said the former Portsmouth Brewery was bought in June and that the new owner wanted to keep the program elements of the use similar. He said the plan was for a restaurant on the main floor and a lounge and kitchen on the lower floor. He said the second floor would remain two residential units. Mr. Desjardins said they planned to remove all the storefront glazing, the horizontal and vertical mullions, the beer mosaic, and the main entry door but keep the two pilasters. He said the soffit would be refinished. He said they would remove the windows and upper transoms because the brewery signage was etched in the glass. Mr. Gianniny said the two cast iron $\frac{3}{4}$ round pilasters in the interior corners would remain and the paneling below would be repaired in kind. Mr. Desjardins reviewed the two options. He said Option 1 would have the same look with different manufacturers; Option 1A would have all Sierra Pacific window and door products and all wood; and Option 1B would have a nano wall with Marvin Ultimate windows and a Marvin painted wood door. He said Option 1 would replace the two main storefronts with in-swinging bifold doors, which he further explained. He said Option 2 was to replace the storefront with 5'x8', 8 over 8 double hung windows facing the street and 8' tall, 6 over 6 windows in the recessed entry. He said they would be all Marvin Ultimate wood window and the door would be a True Style Marvin painted door. He said they also wanted to have black fabric awnings for both options.

[Timestamp 3:17:32] Mr. Ryan said the option with the double hung windows seemed more appropriate. Councilor Cook said she preferred the long skinny window in that style of building because a lot of the buildings on that side of the street had large picture windows. Vice-Chair Doering said she preferred the windows instead of the nano wall for peace and quiet but that either option was fine. The windows were further discussed. Ms. Curth said replacing the door and windows would lose some of the history, and she thought the vertical windows were very large and modern compared to other buildings in the area. Chair Ruedig said she did not think that either option was appropriate because of the operable windows. It was further discussed.

There was no public comment.

DECISION OF THE COMMISSION [Timestamp 3:33:27]

Ms. Curth moved to continue the petition to the October 7th meeting, seconded by Councilor Cook. The motion passed with all in favor, 6-0.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. 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.

SPEAKING TO THE PETITION [Timestamp 3:34:43]

Architect Howard Spivak was present, with the owner Bill Dole. Mr. Spivak explained that the project was approved in 2022 but the owner could not pull a building permit then, so they were asking that what was approved then be approved again. He said the only difference was that the original house was allowed to have an overhang when it was built, but now there had to be two feet from the overhang to the property line. He said they also had an alternate option with no overhang. He reviewed the history of the house and the 2022 approval.

[Timestamp 3:41:59] Ms. Strauss said she went by the property and saw that the two buildings were right next to each other, and she asked if that would impact the adjoining property. She also said there were two chimneys, including one that was shared with the other owner. Mr. Spivak said the two buildings were now condo units and that the wall dividing the two units was not a party wall, so the roof on the other condo was independent of his client's side. Vice-Chair Doering asked Mr. Spivac why he thought the size of the addition was appropriate for the building. Mr. Spivac said what was important was the view from State Street and the way the addition worked with State Street. He said that piece was designed almost as a garden house to keep the façade of the brick house independent of the addition. He said the view from Sheafe Street was in keeping with the scale of other buildings along the street. Vice-Chair Doering said the addition obscured the brick building from Sheafe Street almost entirely. She asked what the difference in mass was between the proposed addition and the original building. Mr. Spivac said the addition would be much smaller but that he didn't have the exact square footage. Vice-Chair Doering asked how the two buildings related to each other in style architecturally. Mr. Spivac said his client preferred to have the addition contrast the original house and not be in brick. He said the wood texture was similar to other houses in the neighborhood. Vice-Chair Doering said she saw a simple rectangle in the old house with very few peaks and valleys, but the addition had peaks, valleys, gables, and so on. Mr. Spivac explained how the addition would be kept in scale, and he said the addition's style made the house better. Vice-Chair Doering said she reluctantly approved the project in 2022 and only did so because it was already there and the damage had been done. Ms. Strauss said the images that were provided were all from one direction and did not show what the view and impact would be from the neighboring property looking toward the new addition. Mr. Spivac said they could do a 3D image. Ms. Strauss said the addition looked like a big black block and did not fit into the neighborhood at all. She also was concerned about

the lack of setbacks. Councilor Cook asked what the reason for the skylights was. Mr. Spivac said the client wanted them and thought they were in keeping with the design of the house.

Note: At this point in the meeting, Ms. Curth left the meeting.

Councilor Cook said she could not tell if it was a second-story addition behind the carriage house building. She asked if it was part of the main house or on top of it. Mr. Spivac said the attic space would become usable space and there was a pop-up roof. He said the other roofline was an extension of the third floor that was added to the back structure. Mr. Ryan said the criteria was whether the addition is acceptable and compatible with the Historic District. The outside scrolls and pediments on the existing building were discussed.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

No one spoke.

SPEAKING IN OPPOSITION TO THE PETITION [Timestamp 4:07:20]

Marc Bodie of 121 State Street said the project had gone through two architects, three buildings, five attorneys, and the Planning and Building Departments and that it was highly controversial. He said Mr. Spivac's statement about the project being delayed due to circumstances beyond his control was not true. He said the applicant failed to meet one of the requirements for HDC approval and it was then determined that the permit was not valid and they had to start from scratch. He said the existing condition had lasted for four years and the construction could have started much earlier. He said the current plan doubled the size of the previous addition and the actual dimensions were not shown. He asked that the petition be rejected or tabled and that a task force made up of the Legal and Planning Departments do another site visit.

Michael Febonio of 9 Sheafe street said the street was a walkable one and the buildings were all very visible. He said the petition was a clear example of someone who stuffed as much as they could on the lot and that it would completely change the view of Sheafe Street.

Jim Keene of 123 State Street said the applicant submitted a full set of construction plans to the Building Inspector, who asked questions that were never answered. He said the applicant broke through the north brick wall to add the addition but now wanted to take down that wall and remove the roof structure and every floor system. He said the applicant wanted to remove half of a chimney, which was not shown on the plans. He said one wall of the addition would be built on his property. He said the soffit on the other side was not negotiable because it was against the International Building Code. He said the Commission needed a set of real plans

SPEAKING TO, FOR, OR AGAINST THE PETITION

Property owner Bill Doyle said he had the Commission's approval to build what was shown. He said the Building Department had only two issues, the overhangs and the obstruction from the

neighbors to put the equipment in place to dig the foundation hole. He said the new plan eliminated the overhangs and that the addition would be beautiful if not for the obstruction.

Mr. Bodie said the owner was a venture capitalist who wanted to build the thing at any cost.

Marie Bodie of 121 State Street (via Zoom) explained why the architect's representation was erroneous. She said the addition that the neighborhood would have supported was demolished without any notice to the abutters, and she could not believe that a professional architect did not know his dates, times, or square footages or that the depicted renderings lacked so much detail.

Jonathan Sobel of 47 Sheafe Street (via Zoom) said the massing was out of proportion with the neighborhood and that the addition was a dominant building instead of a subordinate one to the main house. He said the pediments should be retained and the proposal should be rejected.

John Hammer of 49 Sheafe Street said the proposed architect was not Portsmouth Colonial architecture and that he would like to see something better in front of his house.

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 4:39:51]

Vice-Chair Doering said making a decision that night would not be reasonable for the applicant or the Commission due to the late hour, all the discussion, and how important the project was to the neighborhood. She said it should be postponed.

Vice-Chair Doering moved to postpone the petition until the October 7th meeting. Councilor Cook seconded.

Chair Ruedig said the application was one that the Commission spent a lot of time on several years ago. She said it deserved a second look and a lot more discussion. She also noted that there were new members on the Commission and new existing conditions.

The motion passed with all in favor, 5-0.

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.

The work session was previously postponed to the October 7th 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.

The Work Session was previously postponed to the October 7th meeting.

VI. OTHER BUSINESS [Timestamp 4:42:12]

Chair Ruedig said the Commission would meet with the Master Plan consultant at the September 9th meeting and would also review some administrative approval items. Mr. Gilbo said the Boundary Revision process was accepted by the Planning Board and forwarded to the City Council's September 14th meeting for first reading. Chair Ruedig said the Commission's training session would be on October 2nd and there would be two HDC meetings in October, the second of which would be a joint meeting with the Planning Board to discuss the McIntyre project.

VII. ADJOURNMENT

The meeting adjourned at 11:15 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

September 09, 2026

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

MEMBERS EXCUSED: Dave Adams, Dr. Dan Brown

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

.....

Chair Ruedig called the meeting to order at 6:30 p.m. Both alternates took voting seats for the evening. Ms. Curth and Ms. Strauss arrived later in the meeting.

Vice-Chair Doering moved to address Section II, Administrative Approvals, first. Mr. Ryan seconded. The motion passed unanimously, 5-0.

I. WORK SESSION

A. Master Plan Review with Consultant, Utile [Timestamp 26:26]

Utile Master Plan Project Manager Zoe Mueller presented the Master Plan updates and the key recommendations. She said Utile was at the conclusion of the most intensive engaging and analysis work and shifting to documentation of the plan and that they wanted to present it to the public in a few months. She reviewed the Master Plan vision, values, goals, and core values. Other topics she discussed were the degree of change in Portsmouth and how to steward neighborhoods that had historical development patterns but were not under the Historic District's designation. She discussed the vision for neighborhood centers outside of the downtown core where people could gather and find amenities. She discussed the strategies to support the bigger goals of value and vision, like how to safeguard and steward Portsmouth's historic sites and how to uplift under-represented histories, like maritime histories. She discussed how new development interacts with historic resources and patterns. Chair Ruedig asked what other areas Utile was identifying as maritime areas that were not already in the Historic District. Ms. Mueller said it was about port industrial use and active industrial use, like storytelling and actual uses. Vice-Chair Doering said the viewsheds and shores along the North Mill Pond seemed to be a forgotten maritime area. Ms. Mueller agreed and said there were other places that might be highlighted and made to be more robust. Mr. Booz said the North Mill Pond development ignored the fact that the area was one of five major shipbuilding areas in Portsmouth, and he thought some consideration should be given to preserving that area instead of building parking lots. It was further discussed. Ms. Mueller explained how to retain and create diverse housing and how zoning could facilitate it. She said ways to do that included supporting people with more resources, using small multifamily

rental protection programs, using oversized housing stock as an adaptive use, and having a housing stock preservation program.

[Timestamp 53:30] Councilor Cook said zoning should be changed to allow for conversions but also to balance the preservation of the neighborhood. She said the city would need help in moving from Utile's recommendations into the zoning code. She said she had asked for a housing preservation grant program several years ago for people who wanted to stay in their homes but could not afford the cost of improvements. Ms. Mueller said the Master Plan was designed to provide a platform for those zoning updates. Form-based zoning was discussed. Chair Ruedig said there were neighborhoods that could use form-based zoning, like Atlantic Heights, and help prevent teardowns and inappropriate infill replacements that diminish property values. Ms. Mueller said the preservation programs would help and that incentives could be in the zoning that would allow someone to build more units if they preserved the existing building. Other discussions included single-family homes in the North End being replaced by multi-million dollar condos, development patterns that contribute to fiscal health, funding and technical resources for meeting flood zone regulations, and business zoning for vacant spaces and how to activate ground floor retail.

[Timestamp 1:19:00] Chair Ruedig asked that the HDC's 2910 joint study with the Conservation Commission pertaining to flooding in Historic District properties be referenced. Ms. Mueller said it was included in the program. Mr. Ryan asked what the Heritage Commission meant in terms of Portsmouth. Ms. Mueller said it would be a tool to have a broader set of resources that is not just limited to the Historic District but is more holistic. She said it would strike a balance between protecting historic resources and patterns without adding too much burdening regulation. Chair Ruedig noted that the city could set up whatever parameters they wanted to for the Heritage Commission and that it could take on extra work that the HDC did not have time to do. She said the Heritage Commission could get grants and do studies not just for the Historic District but for the whole city. Mr. Ryan asked if there was a point when the Master Plan could consider a community becoming overgrown by congestion, traffic, and so on. Ms. Mueller said most communities were experiencing a lot of investment and growth, and that it was not about the number of people but how they were getting around and how things related to one another. She said what came out of the process was the duality of Portsmouth's downtown vs. the relative lack of amenities and resources that were clustered and supported the same kind of lifestyle as downtown. She said the city had to think about how to serve people's needs in neighborhoods. The topic of vacant downtown storefronts due to high rents was discussed as well as the high cost of housing. Ms. Mueller said there were programs that could help reduce the cost of commercial spaces, and incentives and programs could be created to support people and create alternatives. Councilor Cook said higher-risk neighborhoods like Little Harbour and Islington Creek were areas that were having the greatest loss of historic buildings, with no means to protect them. She said a major concern was the changing nature of the neighborhoods due to teardowns and rebuilding with housing stock that did not match the existing housing. Ms. Mueller discussed expanding options yet allowing for preservation. Councilor Cook said the issue of flooding should be highlighted and that it was the city's responsibility as well as the responsibility of the homeowner or business owner to deal with it, so she wanted to see a recommendation of a

historic property flooding adaptation program. Ms. Mueller said there were budget constraints but that the plan could provide a platform to pursue grants.

[Timestamp 1:39:38] Vice-Chair Doering said she felt that instead of trying to force modern zoning expectations onto older nonconforming neighborhoods, the city should conform to them. She said there were areas of opportunities for the variety of housing stock needed to support various family income levels, but it would also save some of the districts that were in most jeopardy, like non-owner occupied rentals. She said an Airbnb should be regulated and should be allowed when someone was living in the building so they could police it and protect the building and the neighborhood. She said it would also allow some of the apartment stock to stay. She said parking requirements, public transportation, and ride share all played into neighborhood density, noting that even in the Historic District it was difficult for people to live there due to the parking requirements. Ms. Mueller said the West End was the closest thing to having a functioning neighborhood center and was an indication of what was possible outside of downtown Portsmouth. She said capital investments and decisions about community amenities had to be connected to transportation centers. A grant program that would help people fix their homes, retail building footprints, and legal protection for having the Historic District were discussed.

[Timestamp 2:00:08] Chair Ruedig said there was much in the Master Plan's language that was about Portsmouth's authenticity and historic character. She said early Portsmouth was poor and did not have a lot of resources for a long time, which prevented a lot of new development over time and which is why there were still historic buildings. She said all the neighborhood districts that the Master Plan was working toward were a reflection of a traditional historic development of a neighborhood. Ms. Mueller said the challenge was figuring out how to hold onto things that people love about Portsmouth yet allow enough change so that it did not become a museum. Chair Ruedig said it was time to revisit the Historic District's current boundaries because there were areas that did not need the HDC's oversight anymore, like the North End, and she wanted it discussed in the Master Plan. She said the HDC needed better support and momentum. Ms. Mueller said there was a lot of regulation that people felt was a deterrent and there were no design-based regulations, so it would take a while to find a middle ground. Chair Ruedig said New Hampshire had a Neighborhood Heritage District that was currently only in Stratham and she thought it was something that Ms. Mueller should research. It was further discussed.

Public Comment [Timestamp 2:10:30]

Sue Sterry of Broad Street asked who decided the process of having a Heritage Commission. Councilor Cook said the City Council already voted to ask the Planning Board to make a recommendation, and the Planning Board discussed it and would forward a recommendation to the City Council, after which the Council would vote and have a public hearing. Ms. Sterry asked who oversaw the Master Plan. Chair Ruedig said the City Staff and the City Council did. Councilor Cook said the Master Plan was a guideline to develop new maps of expectations around zoning and that development was guided by those zoning changes.

No one else spoke, and the Public Comment session ended. Ms. Mueller asked the Commission to forward their ideas to her to incorporate them in the public comment draft.

II. ADMINISTRATIVE APPROVALS [Timestamp 6:38]

At this point in the meeting, Ms. Curth arrived. Chair Ruedig read the three postponed items into the record but noted that the 34 Highland Street request could still be discussed.

*Councilor Cook moved to **postpone** Items 3, 378 Fleet, and Item 6, 244 New Castle Ave to the October 7th meeting. Vice-Chair Ruedig seconded. The motion passed unanimously, 6-0.*

Mr. Gilbo said he did not receive updated or new information from the applicants for Item 1, 31 Market Street; Item 2, 6 Dearborn Street; and Item 7, 394 Pleasant Street. He suggested postponing them to the October 7th meeting.

*Vice-Chair Doering moved to **postpone** Items 1, 2, and 7 to the October 7th meeting. Councilor Cook seconded. Councilor Cook asked that the Committee ensure that the Compliance Officer confirm that there was no movement forward made on Item 1, 31 Market Street.*

The motion passed unanimously, 6-0.

Note: the Commission addressed Items 5 and 8 first.

1. 31 Market Street

The meeting was postponed to the October 7th meeting.

2. 6 Dearborn Street

The meeting was postponed to the October 7th meeting.

3. 78 Fleet Street - REQUEST TO POSTPONE

The meeting was postponed to the October 7th meeting.

4. 34 Highland Street - REQUEST TO POSTPONE [Timestamp 19:40]

Chair Ruedig recused herself, and Vice-Chair Doering was Acting Chair.

Mr. Gilbo said the applicant was before the Commission the previous week and wanted to add four condensers to the rear of the building that would be hidden from public view, but the Commission had been unclear about whether vertical line sets would be needed to externally go up to the second floor. Mr. Gilbo said the four condensers could be approved as if all conduit lines would run internally from the base of the condenser, and if they needed to run vertically, the applicant could return to the October meeting for approval of the location. It was further discussed. Most of the Commission was in favor of granting the approval for the condensers and

stipulating that the line sets would have to come back if they appeared on the exterior, except for Ms. Curth, who noted that the Commission had past issues with line sets running up buildings and applicants not returning for approval. Councilor Cook said it was important to allow the project to go forward because the contractor might not return for months.

*Mr. Ryan moved to allow the applicant to install the condensers as noted in the site plan with the following **stipulation**:*

- *The line sets shall be submitted to the Commission for approval at a later date.*

Councilor Cook seconded the motion. The motion passed by a vote of 4-1, with Ms. Curth voting in opposition and Chair Ruedig recused.

5. 25 Cabot Street [Timestamp 9:35]

Mr. Gilbo said the request was to replace the front stairs, deck stairs, and railing system. He said the deck stairs and railing would be replaced in kind with wood and that the applicant wanted a TREX Transcend railing system option that would match the existing wood profile of the front porch. He said the dimensions of the railing system or stairs would not change. Councilor Cook asked if the scrolling at the top of the porch would be removed. Mr. Gilbo said it would not. Councilor Cook said the deck wrap around the back was listed as lattice in the packet but was not what the applicant proposed. Mr. Gilbo said the applicant wanted to put lattice on the bottom but that he would speak to the client about keeping the more traditional slat instead.

6. 244 New Castle Avenue - REQUEST TO POSTPONE

The meeting was postponed to the October 7th meeting.

7. 394 Pleasant Street

The meeting was postponed to the October 7th meeting.

8. 175 Fleet Street [Timestamp 12:47]

Mr. Gilbo said the applicant submitted a cylindrical option for the exhaust fan hood. Project architect Tracy Kozak was present and said two changes were made to the exhaust fans: they were three inches shorter and the base was now a cone instead of a box. She said the cone was made out of custom-fabricated steel and painted with the same paint as the fan. Ms. Strauss asked if the existing Gilley's structure would also be painted to match. Ms. Kozak said it could be. She said the applicant decided to stay with the round style fan. It was further discussed.

DECISION OF THE COMMISSION [Timestamp 19:14]

*Vice-Chair Doering moved to **approve** Items 5 and 8. Councilor Cook seconded. The motion passed unanimously, 6-0.*

III. OTHER BUSINESS [Timestamp 2:19:28]

Vice-Chair Doering brought up the issue of how to enforce screening methods for condensers in the Historic District. She said it was discussed at the previous meeting and addressed what ability the Commission had to enforce vegetative screening using trees or shrubs and also what to do if the trees died or some other screening method failed. She showed a photo of a roof in the Piscataqua Bank parking lot area that had screening that was approved by the Commission but the tarping fabric was in poor condition, and she said it was an example of a screening that was previously approved vs. its current condition. She cited another example of a restaurant owner who put up two orange construction cones on a roof that were not approved and were very visible from the street. Mr. Gilbo said there might be more leeway for the bank parking lot screening issue because the Commission approved a clear fencing system. He said it could also be a safety hazard. He said he would look into it. Regarding the cones, he said he would find out if they were left on the roof by accident or if they were required for safety reasons. He said the Commission might be able to ask the applicant to return with a safety screening. Chair Ruedig said she would raise the issue at the upcoming training session, and she asked what would be reasonable for the Commission to ask regarding changes to screening. Mr. Gilbo said that in cases where it was a maintenance issue, like vegetative screening vs. wood, he thought the Commission could stipulate in the future that approved screening would have to be maintained and its appearance kept up even if it was a vegetative one. The issues of screening enforcement and using vegetation as screening were further discussed.

IV. ADJOURNMENT

The meeting adjourned at 9:04 p.m.

Submitted,
Joann Breault
HDC Meeting Minutes Taker

Historic District Commission

Staff Report

Wednesday, October 07, 2026

Project Address: 56 Market Street

Permit Requested: Certificate of Approval

Application: Public Hearing A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Mixed-use
- Land Area: 4,901 SF +/-
- Estimated Age of Structure: 1860
- Building Style: Italianate
- Number of Stories: 3
- Historical Significance: Both Focal and Contributing to the district
- Public View of Proposed Work: Market Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Renovations to the existing storefront.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to an existing storefront. No additional land use approvals are needed.



**HISTORIC
SURVEY
RATING
C / F**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

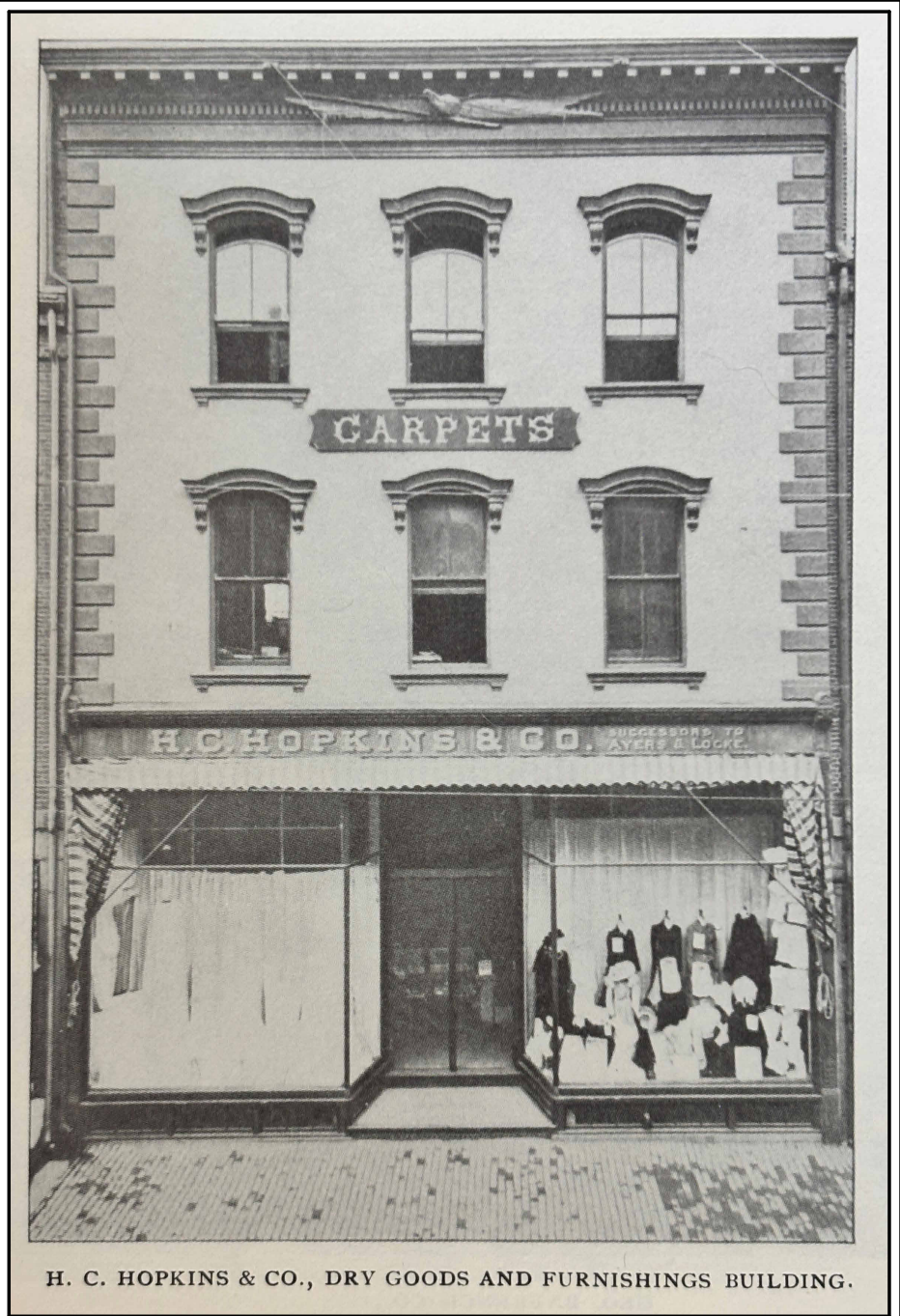
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

56 MARKET STREET STOREFRONT

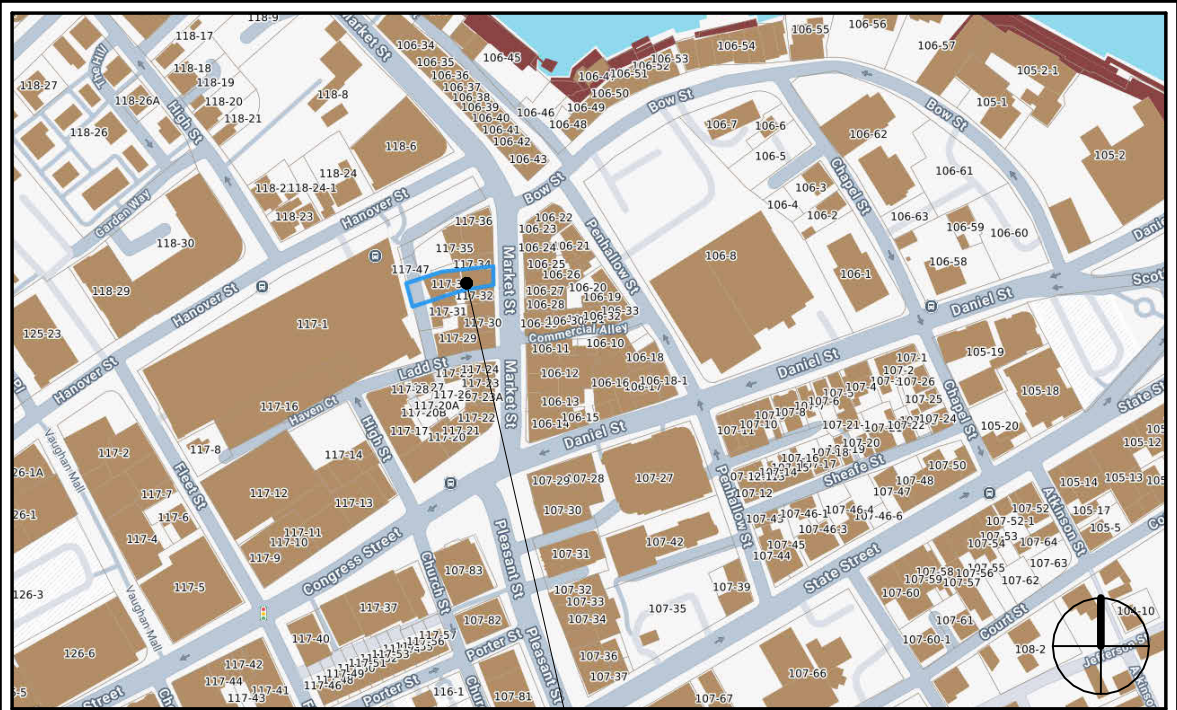
HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026, PORTSMOUTH, NEW HAMPSHIRE

- PROPOSED WORK:
- REFINISHING OF EXISTING WOOD STOREFRONT
 - REMOVE TWO ETCHED GLASS TRANSOM PANES, REPLACE WITH GLAZING TO MATCH REMAINING STOREFRONT GLAZING
 - INSTALLATION OF TWO BLACK FABRIC RETRACTABLE AWNINGS
 - INSTALLATION OF COPPER PENDANT LIGHT ABOVE RECESSED ENTRY
 - ALL SIGNAGE IS TO BE DETERMINED
 - EXISTING MOSAIC AT RECESSED ENTRY GRANITE STEP TO BE CLEANED
 - EXISTING SOFFIT AT RECESSED ENTRY TO BE REFINISHED
 - EXISTING PANELING AT STOREFRONT TO BE REFINISHED

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING STOREFRONT
A2	STOREFRONT ELEVATION
APPENDIX A	LIGHT FIXTURE



PORTSMOUTH HISTORIC AND PICTURESQUE
C.S. GURNEY



56 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

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MARKET STREET RENOVATION
56 MARKET STREET
PORTSMOUTH, NH 03801

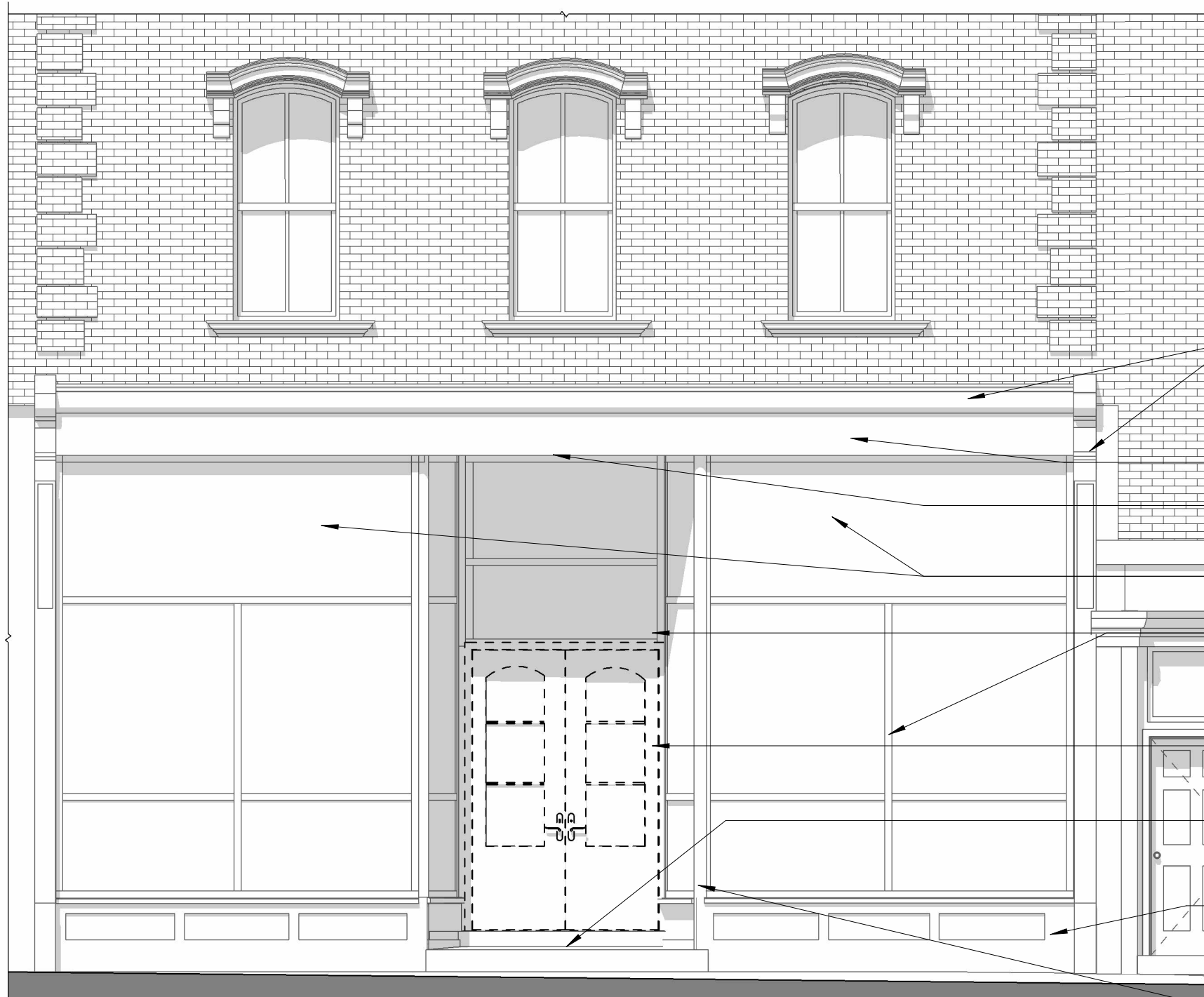
COVER
HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



C

09/15/2026
PA: RD / MG
Project Number: 26053
NOT TO SCALE



- REPAIR, CLEAN, AND REFINISH EXISTING PILASTERS AND CORNICE
- REFINISH EXISTING FREEZE BOARD
- EXISTING RECESSED ENTRY SOFFIT TO BE REFINISHED
- REMOVE TWO ETCHED GLASS TRANSOM PANES
- EXISTING SINGLE PANE WOOD STOREFRONT TO BE REFINISHED
- EXISTING WOOD ENTRY DOORS TO BE REMOVED
- EXISTING MOSAIC TO BE CLEANED
- EXISTING WOOD STOREFRONT PANELING TO REMAIN, REFINISHING
- EXISTING CORNER PILASTERS TO REMAIN, REFINISHING



EXISTING STOREFRONT LOOKING SOUTHWEST



EXISTING STOREFRONT LOOKING NORTH WEST

© 2026 Portsmouth Architects

1 EAST ELEVATION AT STOREFRONT - EXISTING
1/4" = 1'-0"

MARKET STREET RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

EXISTING STOREFRONT
HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A1

09/15/2026

PA: RD / MG

Project Number: 26053

AS INDICATED



1 EAST ELEVATION AT STOREFRONT
1/4" = 1'-0"



2 EXTERIOR STOREFRONT PERSPECTIVE - OPTION 01

- BLACK FABRIC RETRACTABLE AWNING WITH SCALLOPED VALANCE, BLACK HARDWARE
- FOURTEENTH COLONY LIGHTING, 7721-1, ANTIQUE COPPER PENDANT
- REMOVED ETCHED GLASS PANES TO BE REPLACED WITH GLAZING TO MATCH REMAINING STOREFRONT GLAZING
- EXISTING STOREFRONT TO REMAIN, REFINISH
- HALF-LITE, 2 PANEL WOOD DOOR. PANELING AND STICKING PROFILES TO MATCH EXISTING STOREFRONT PANELING AND STICKING PROFILES
- EXISTING WOOD STOREFRONT PANELING TO REMAIN, REFINISH
- EXISTING CORNER PILASTERS TO REMAIN, REFINISH
- EXISTING MOSAIC TO REMAIN, CLEAN

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MARKET STREET RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

STOREFRONT ELEVATION

HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A2

09/15/2026

PA: RD / MG

Project Number: 26053

AS INDICATED



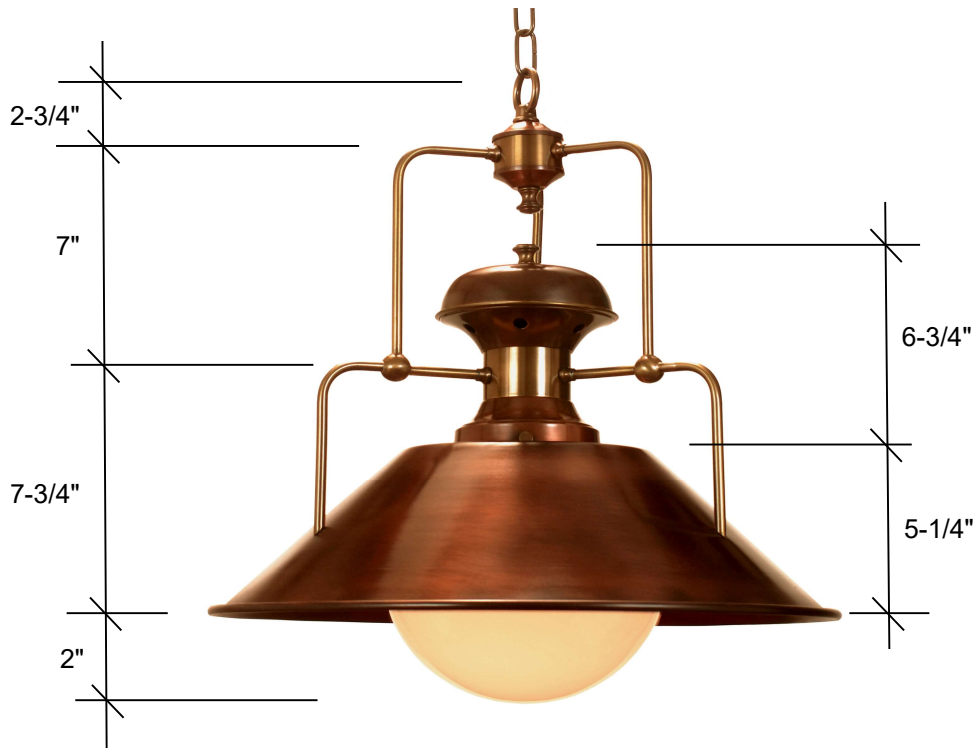
FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE

APPENDIX A - LIGHT FIXTURE SELECTION

7721-1

19.5 H x 18 W



Standard

1-60W Medium
8" Opal Globe
Canopy 5" Round

Glass Options

n/a

Lamp Options

n/a

Finish Options

Raw Brass (RWB)
Antique Brass (AB)
Blackened Brass (DAB)
Oil Rubbed Brass (ORB)
Raw Copper (RWC) *
Antique Copper (AC) *
Blackened Copper (DAC)
Antique Copper Verde (ACV)
Copper Verde (CV)
Rust (RT)

*All finishes are hand-applied;
therefore variations will occur*

Dimensions are approximate

** Finish will have brass accents*

Project Address: 69 Hunking Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 1,778 SF +/-
- Estimated Age of Structure: 1750
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Focal
- Public View of Proposed Work: Hunking Street and Mechanic Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: The replacement of the existing front door and side lights.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of the front door and side lights.



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



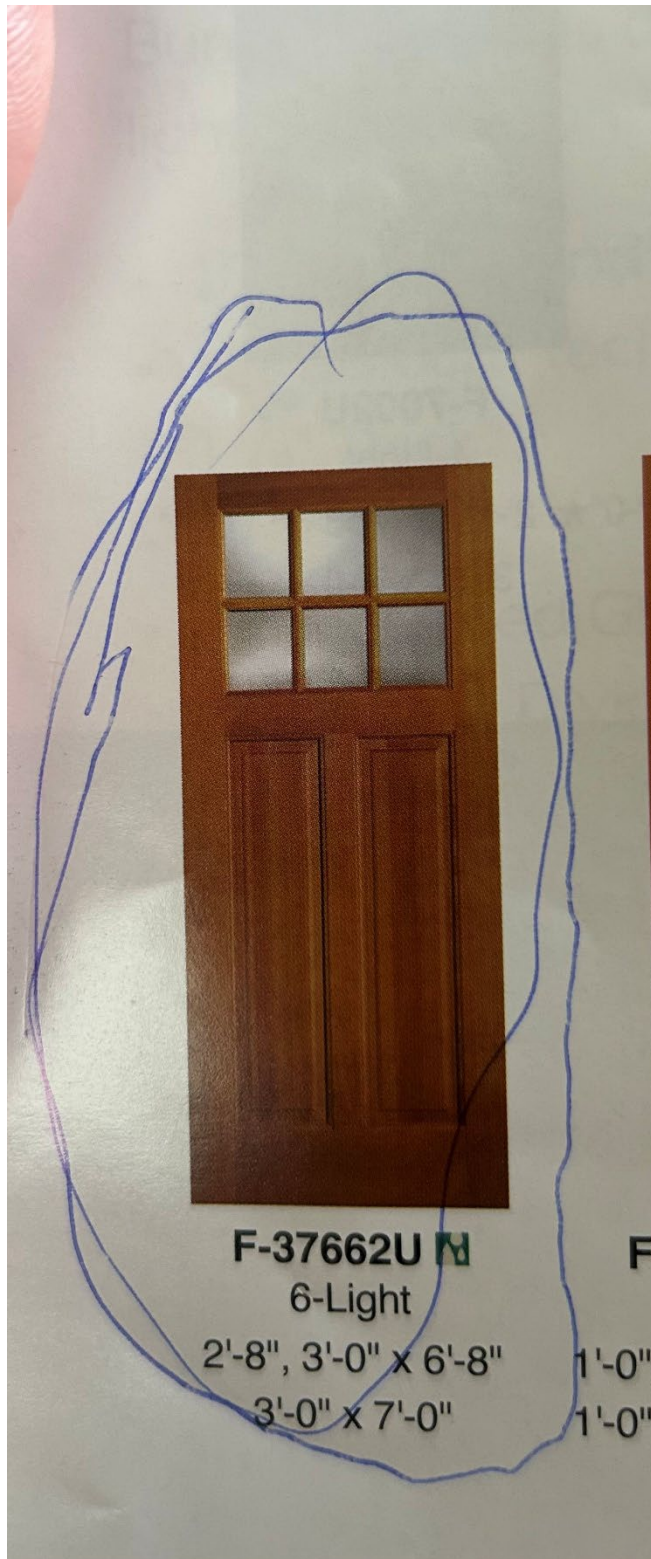
Existing conditions











Proposed new wood door, similar to the existing door.



Proposed side lights, similar to the existing

SECURITY

Built-in keyed deadbolt secures the door to the frame.
Choose laminated glass for added security. Doors with laminated glass include a 3-point lock built into the top, middle and bottom of the frame and shatter-resistant laminated glass.

Note: Doors with laminated glass are not compatible with an insect screen.

HARDWARE OPTIONS*

Bold name denotes finish shown.



MODERN

Brushed Dark Nickel
Brushed French Gold
Matte Black
Venetian Bronze



TRADITIONAL

Antique Brass
Brass
Matte Black
Nickel
Oil Rubbed Bronze**



Antique Brass



Brass



Brushed Dark Nickel



Brushed French Gold



Matte Black



Nickel



Oil Rubbed Bronze**



Venetian Bronze

COLOR OPTIONS



White



Almond



Sandtone



Terratone



Bronze



Black



Forest Green



Cinnamon Toast

GLASS OPTIONS

- Clear Glass
- Low-E Clear Glass
- Insulating Glass
- Low-E Insulating Glass
- Laminated

PERFORMANCE

Thick aluminum frame (1 1/2") with reinforced corners helps the door stay square over time for long-lasting smooth operation.

Premium double-layer weatherstrip provides added energy efficiency.

SmoothControl Plus™ close system performed better in wind durability testing.

INSTALLATION



See page 16 for details



10 SERIES FULLVIEW INTERCHANGEABLE: 10FV

*Hardware sold separately.

**Oil Rubbed Bronze is a "living" finish that will change with time and use.

Printing limitations prevent exact color duplication. See your Andersen supplier for actual finish sample.

Proposed aluminum storm door

10 SERIES FULLVIEW INTERCHANGEABLE



10 Series Fullview Interchangeable storm door in black.

VENTILATION

Our Innovative Quick Change System allows you to go from full ventilation with our SpineLoc® Insect Screen to full glass in less than a minute with a simple flip of the handle.



RELEASE



FLIP



SWITCH



Carefully store the panel when not in use.

OPERATION

For advanced operation, this door includes our new SmoothControl Plus™ Close System. The built-in dual closer system allows for more consistent latching and a smoother close motion. It also has an easy-to-use hold-open feature and simple close speed adjustment.

NEW!

SMOOTH CONTROL+™



CLOSE SYSTEM

- 50% stronger than standard dual closers*
- Commercial-grade steel closer arm
- More consistent latch
- Easy to use hold-open feature
- Simple close speed adjustment

Project Address: 163 Deer Street

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Commercial
- Land Area: 18, 295 SF +/-
- Estimated Age of Structure: 1995
- Building Style: Modern colonial revival commercial
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Deer Street
- Unique Features: N/A
- Neighborhood Association: Downtown

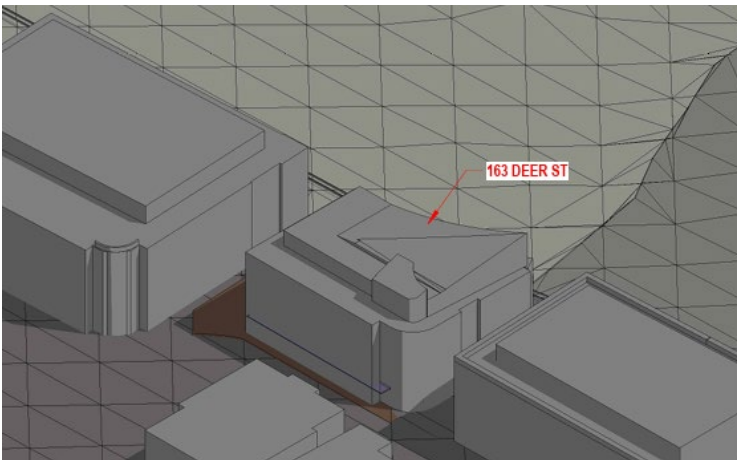


B. Proposed Work: The demolition of the existing structure and the construction of a new multi-story building

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of the existing structure
- New construction of a multi-story building



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

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1. Consistent with special and defining character of surrounding properties
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4. Compatibility of innovative technologies with surrounding properties

DRAWING INDEX

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- HN0.10 - HISTORIC / CURRENT MAP OVERLAY
- HN0.11 - HISTORIC CONDITIONS
- HN0.12 - HISTORIC CONDITIONS
- HN0.21 - EXISTING CONDITIONS
- HN0.22 - EXISTING CONDITIONS
- HN0.30 - CONTEXT MAP
- HN0.31 - NEIGHBORHOOD CONTEXT
- HN0.32 - NEIGHBORHOOD CONTEXT
- HN1.00 - HISTORIC REFERENCE
- HN1.01 - SITE SURVEY, EXISTING
- HN1.02 - SITE PLAN, PROPOSED
- HN2.01 - SITE SECTIONS, PROPOSED
- HN2.02 - SITE SECTIONS, PROPOSED
- HN2.03 - SITE SECTIONS, PROPOSED
- HN3.01 - MASSING PERSPECTIVE, STREET VIEWS
- HN3.02 - MASSING PERSPECTIVE, STREET VIEWS
- HN3.03 - AXONOMETRIC AERIAL VIEWS
- HN3.04 - AXONOMETRIC AERIAL VIEWS



PROJECT SUMMARY

THIS APPLICATION FOR A FIRST WORK SESSION INTRODUCES THE PROPOSED NEW CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING.

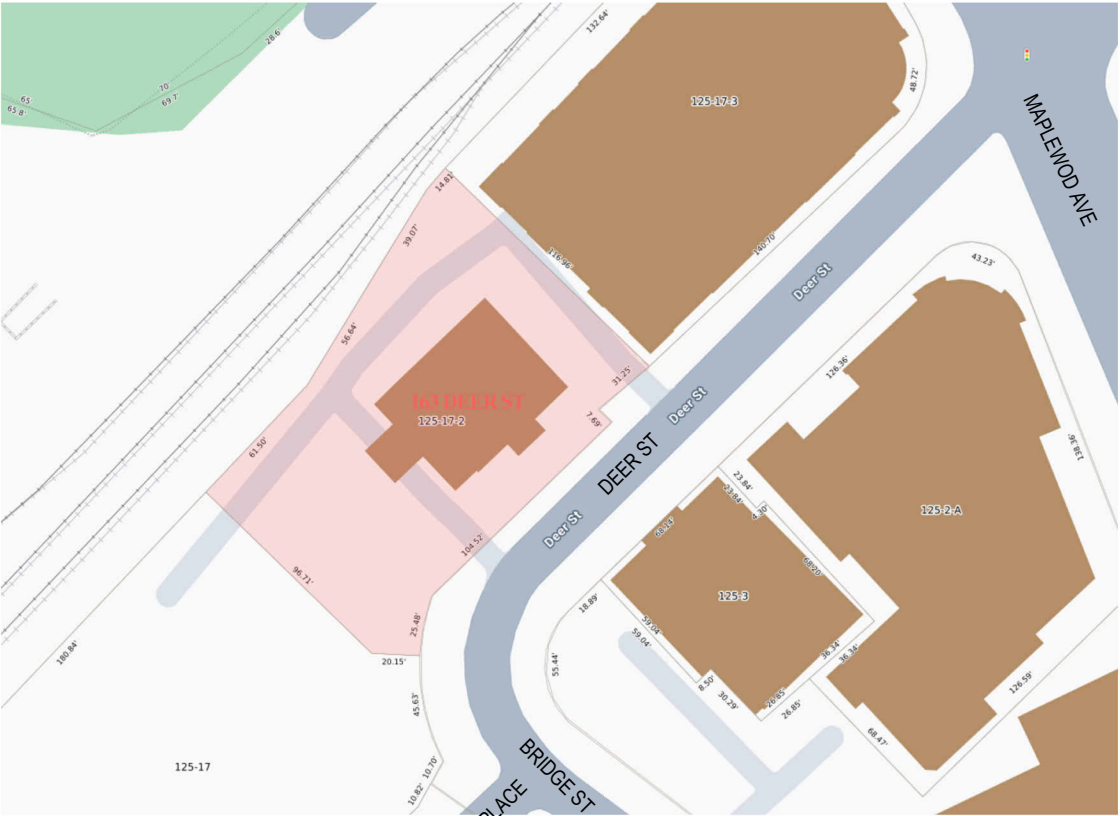
THE SITE AT 163 DEER STREET IS LOCATED IN THE NORTH END, BETWEEN THE RAILROAD TRACKS AND DEER STREET, BETWEEN MAPLEWOOD AVE AND BRIDGE STREETS, AT THE EAST END OF FOUNDRY PLACE.

THE SITE HAS AN EXISTING BUILDING ON IT, CURRENTLY VACANT, BUILT PRIMARILY IN 1995, WHICH IS PROPOSED TO BE DEMOLISHED AND REPLACED WITH THE NEW BUILDING.

THIS SITE WAS PREVIOUSLY APPROVED IN 2018 BY HDC AND PLANNING BOARD FOR DEMOLITION OF THE EXISTING BUILDING WITH NEW CONSTRUCTION OF A FOUR STORY BUILDING, WHICH WAS NOT BUILT.

AS AN INITIAL STEP OF THE HDC WORK SESSION PROCESS, THIS APPLICATION FOCUSES ON THE HISTORY OF THE SITE, EXISTING CONTEXT, AND PROPOSED MASSING.

163 DEER ST
(MAP 125 - LOT 17-2)



COVER

163 DEER ST

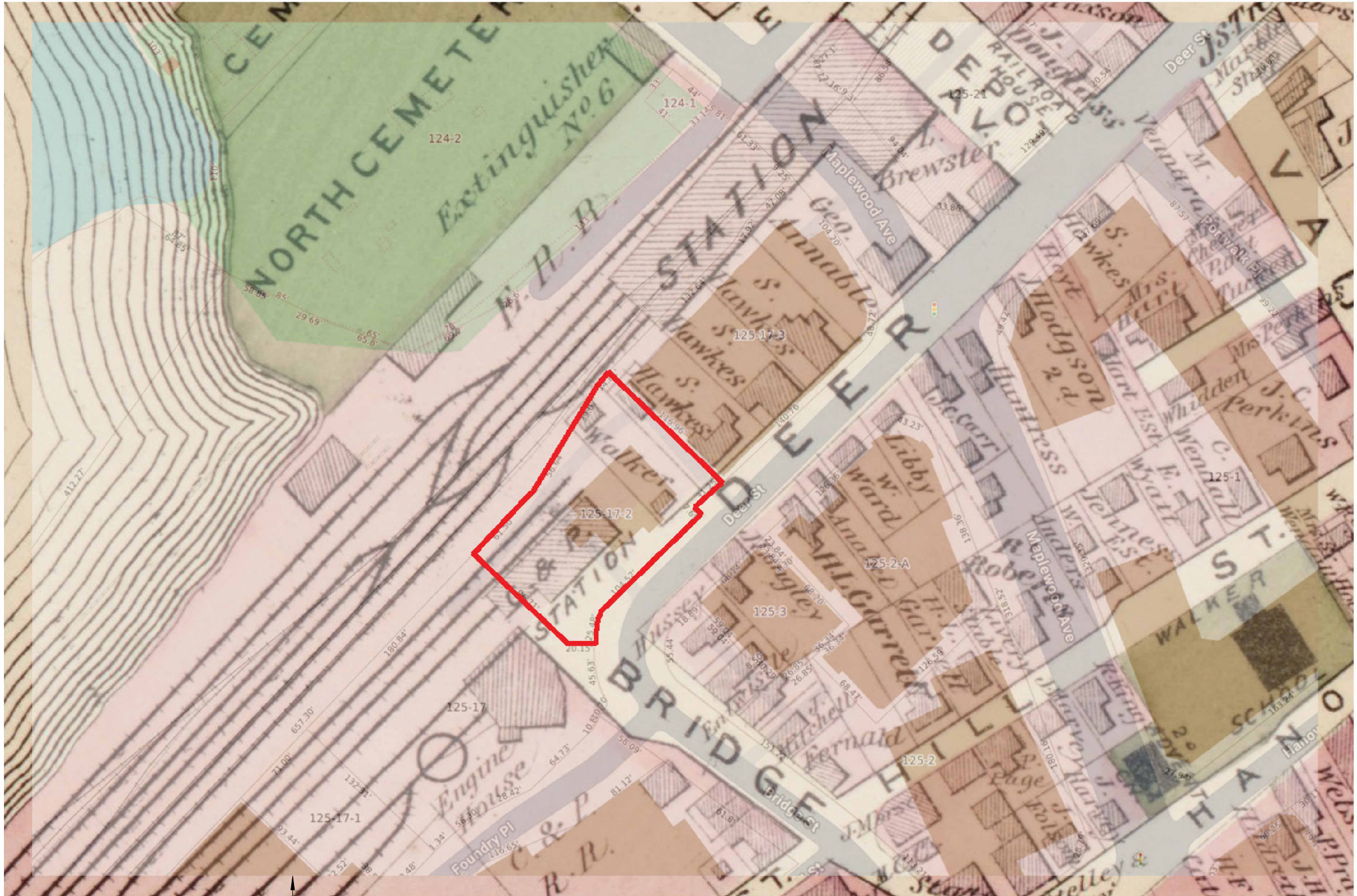
NEW CONSTRUCTION

OneKPH, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 1
OCTOBER 2026

HN0.01

09/18/2026
PROJECT NO:1048

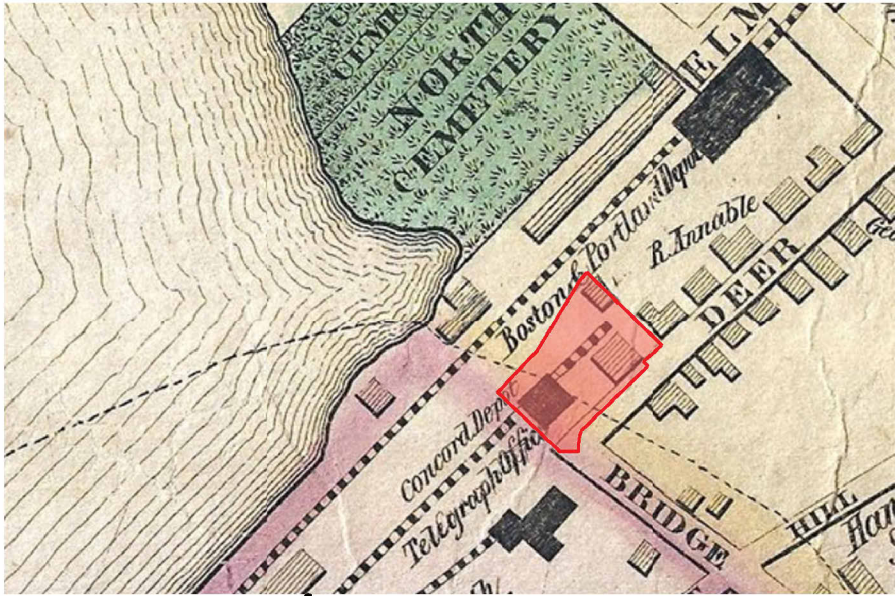


CURRENT - 2026 TAX MAP
HISTORIC - 1876 BEERS MAP

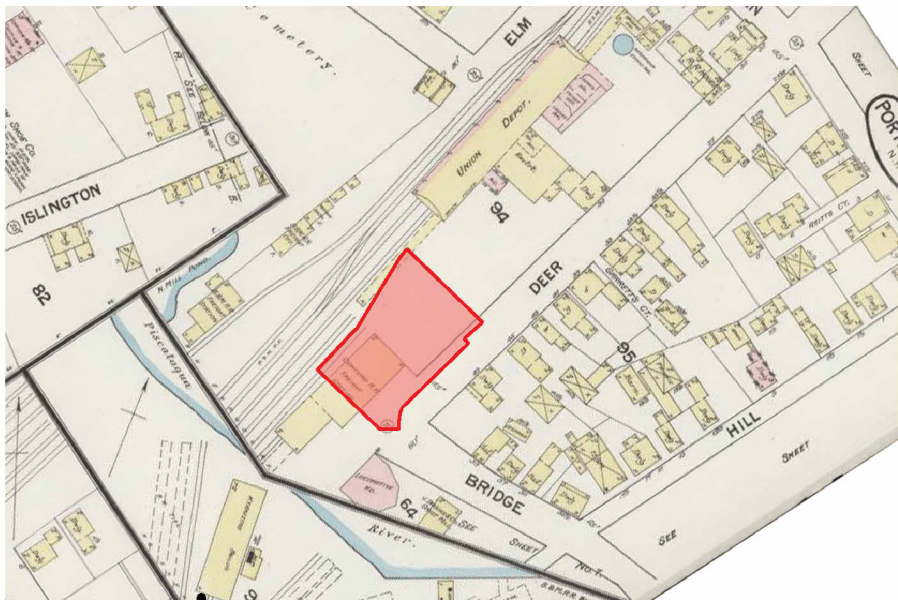
HISTORIC-CURRENT MAP OVERLAY

163 DEER ST

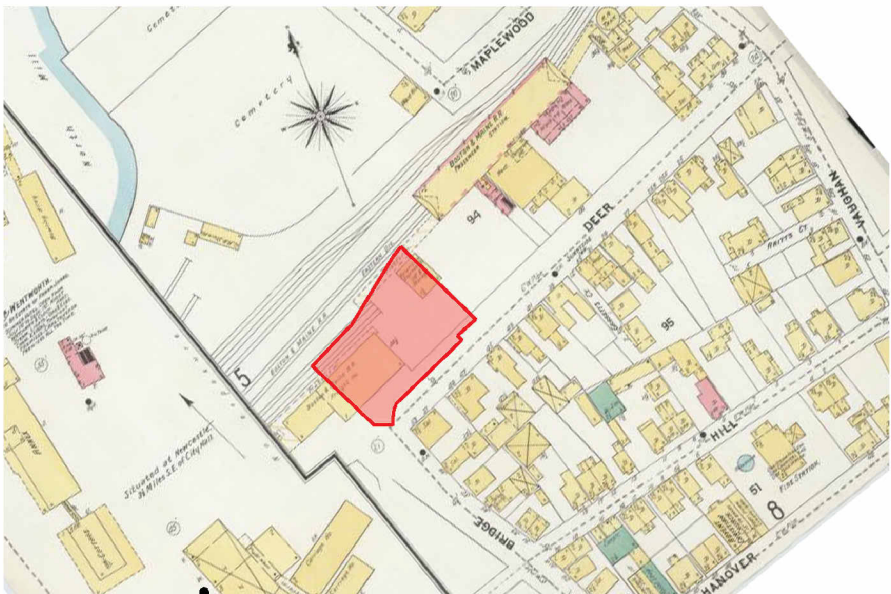
SITE EVOLUTION 1850-1920



1850 WALLING MAP
C & P STATION
TELEGRAPH OFFICE
RESIDENCE



1887 SANBORN MAP
C & P STATION

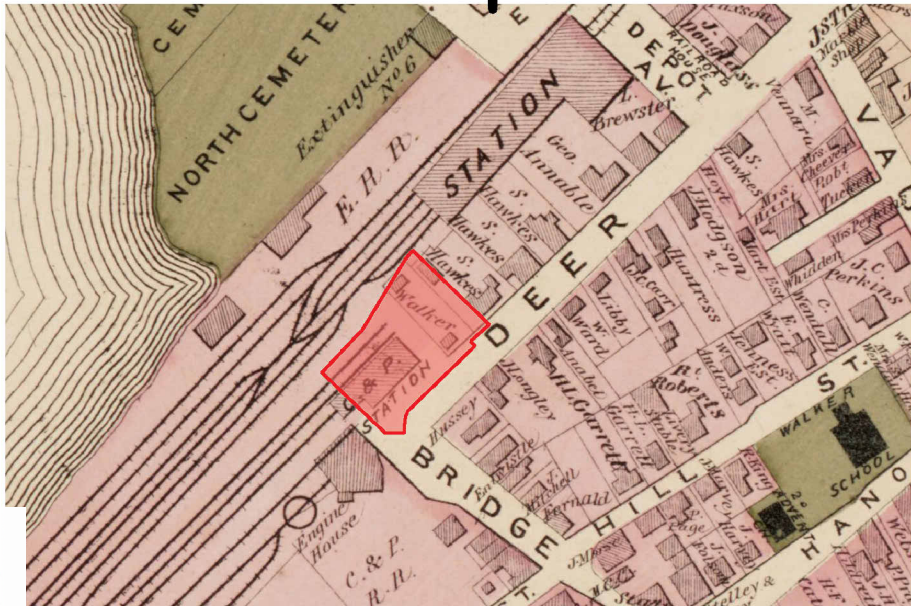


1910 SANBORN MAP
BOSTON & MAINE FREIGHT

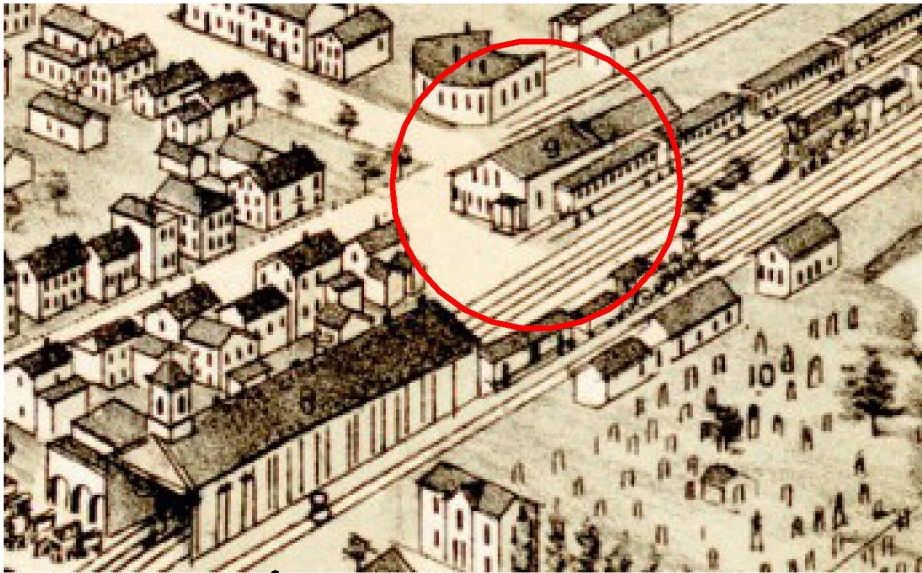
1876 BEERS MAP
C & P STATION
RESIDENCE

1904 SANBORN MAP
C & P STATION

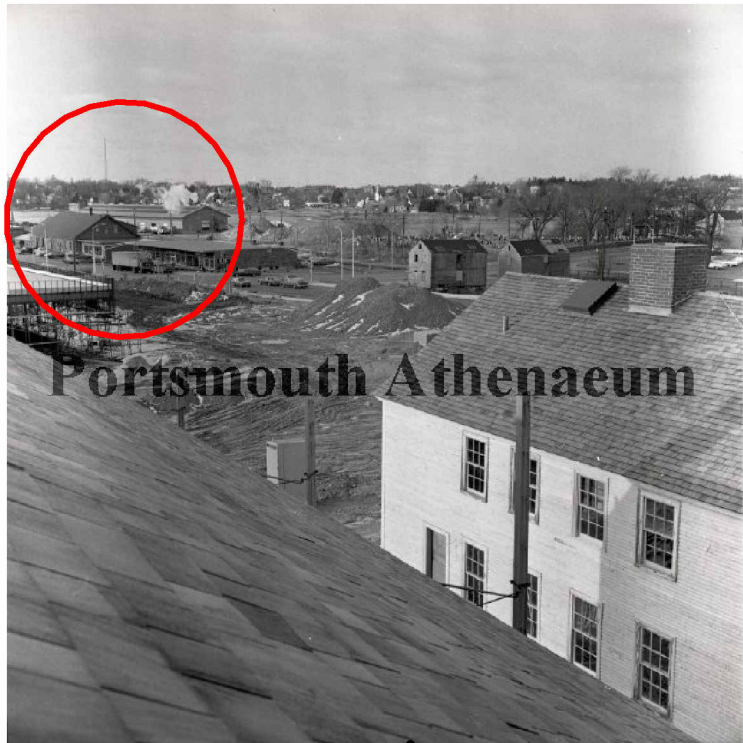
1920 SANBORN MAP
BOSTON & MAINE
FREIGHT



SITE EVOLUTION 1877-1982



1877 Map - D. Bremner & Co
C & P STATION
RESIDENCE



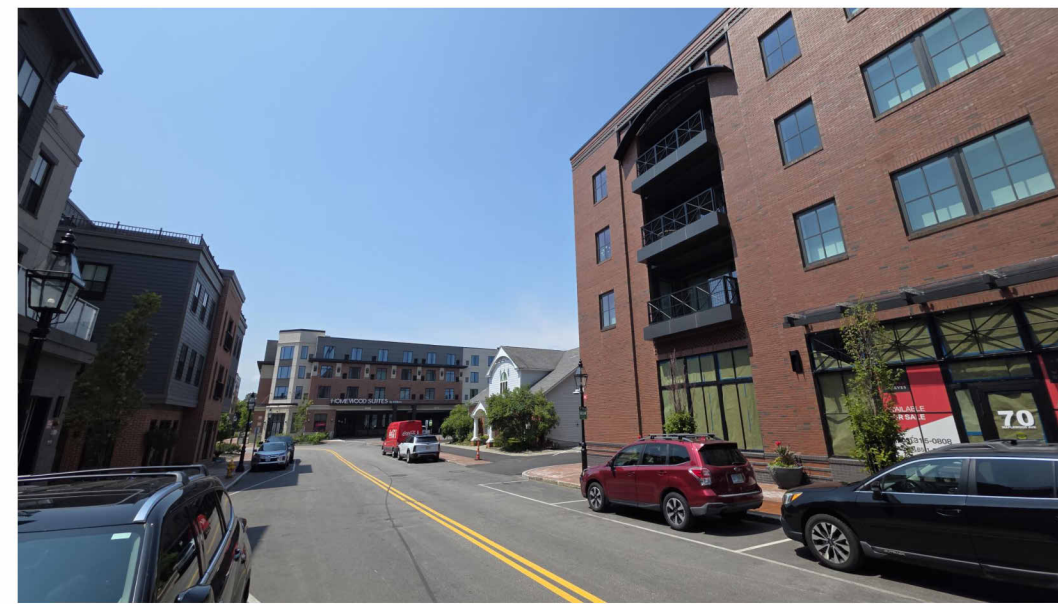
1973
PREVIOUS FREIGHT DEPOT

1958
PREVIOUS FREIGHT DEPOT



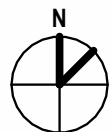
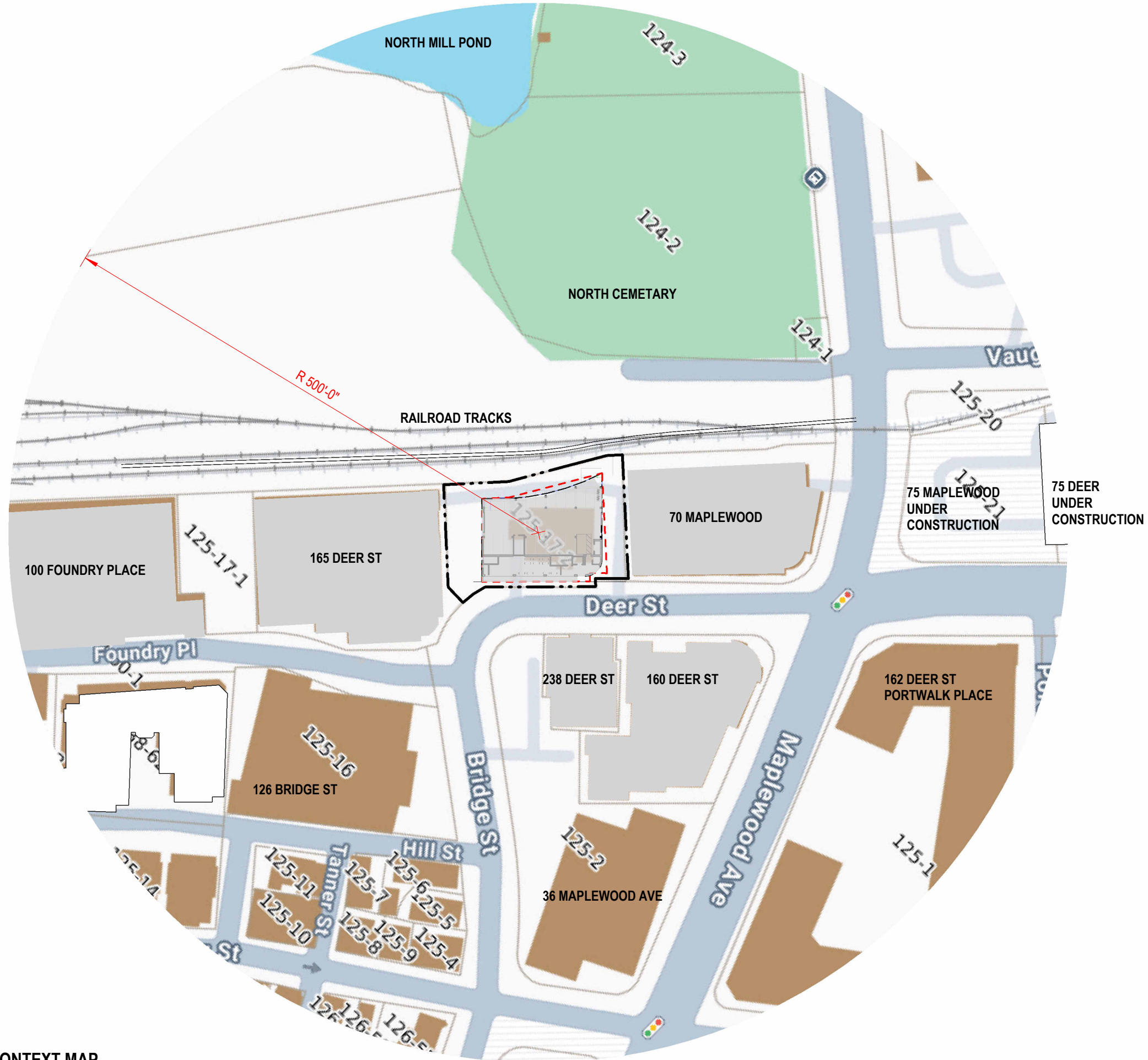
1982
GARDEN SUPPLY
PREVIOUS FREIGHT DEPOT





ORIGINAL HISTORIC BUILDING WAS MOSTLY
DEMOLISHED & HEAVILY ALTERED, THE LEFT
PORTION IS ASSUMED TO BE WHAT IS
REMAINING FROM THE ORIGINAL





1 HDC CONTEXT MAP
1" = 100'-0"

CONTEXT MAP
163 DEER ST

HN0.30

09/18/2026
PROJECT NO:1048



165 DEER ST



165 DEER ST



70 MAPLEWOOD AVE



70 MAPLEWOOD AVE



75 DEER ST (IN CONSTRUCTION), 70 MAPLEWOOD AVE, & 162 DEER ST



162 DEER ST, 160 DEER ST, & 70 MAPLEWOOD AVE



NEIGHBORHOOD CONTEXT
163 DEER ST



160 DEER ST & 70 MAPLEWOOD AVE



160 DEER ST & 238 DEER ST



238 DEER ST



160 DEER ST



126 BRIDGE ST



36 MAPLEWOOD AVE



NEIGHBORHOOD CONTEXT
163 DEER ST



UNION STATION 1900



BOSTON & MAINE RAILROAD DEPOT 1864



UNION STATION 1910



Sixteen-stall engine house at Portsmouth, N.H., c1900
by Boston & Maine Railroad Historical Society

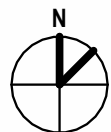
BOSTON & MAINE ROUNDHOUSE, 1900 (RECENTLY DEMOLISHED WEST OF OUR SITE)



FREIGHT DEPOT ALTERED AS GROCERY STORE 1982



C.1877 D. Bremner Map: ROUND HOUSE ACROSS FROM 163 DEER STREET



163 DEER ST

DEER
STREET

125/17-2

EXISTING BUILDING TO BE DEMOLISHED

ACCESS EASEMENT-
(SEE D-42091)

N 30° 51' 54" E

20' DRAINAGE
LINE EASEMENT
(SEE RCRD
B-44055
& C-3525)

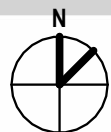
~~SIGN EASEMENT
(SEE D-42091)~~

MINIMUM SET BACK

HDC EXISTING SITE SURVEY
1/16" = 1'-0"

HN1.01

09/18/2026
PROJECT NO:1048

[illegible]

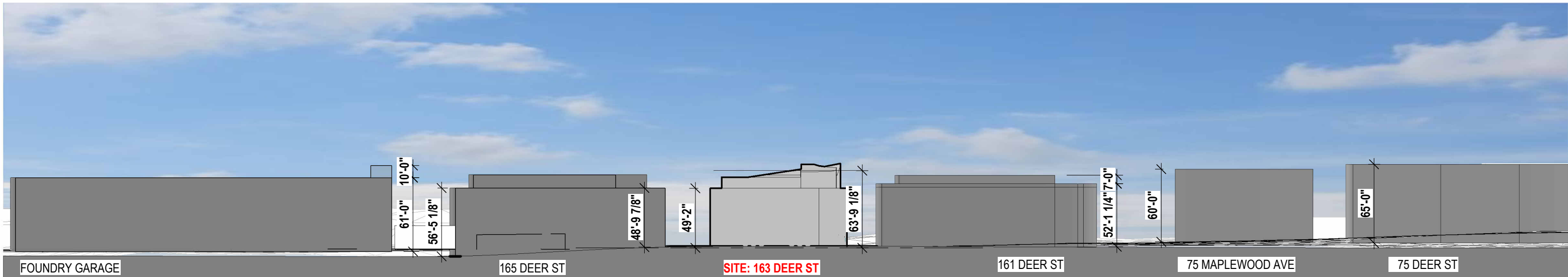
DEER
STREET

SITE PLAN, PROPOSED
163 DEER ST

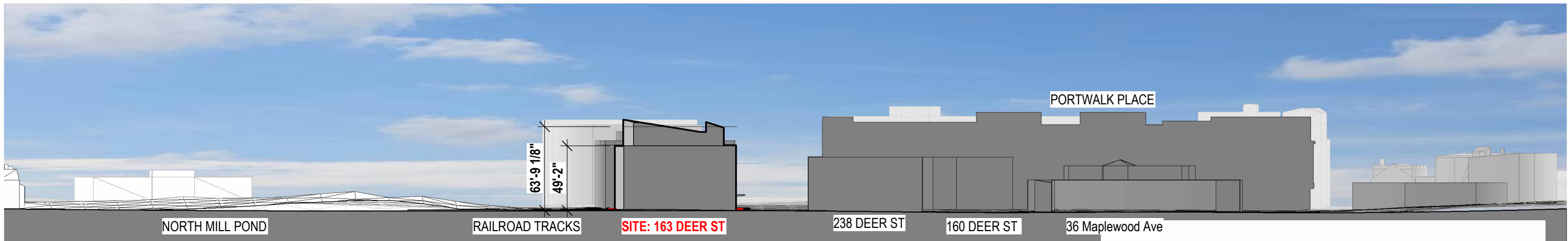
1 **HDC SITE PLAN**
1/16" = 1'-0"

HN1.02

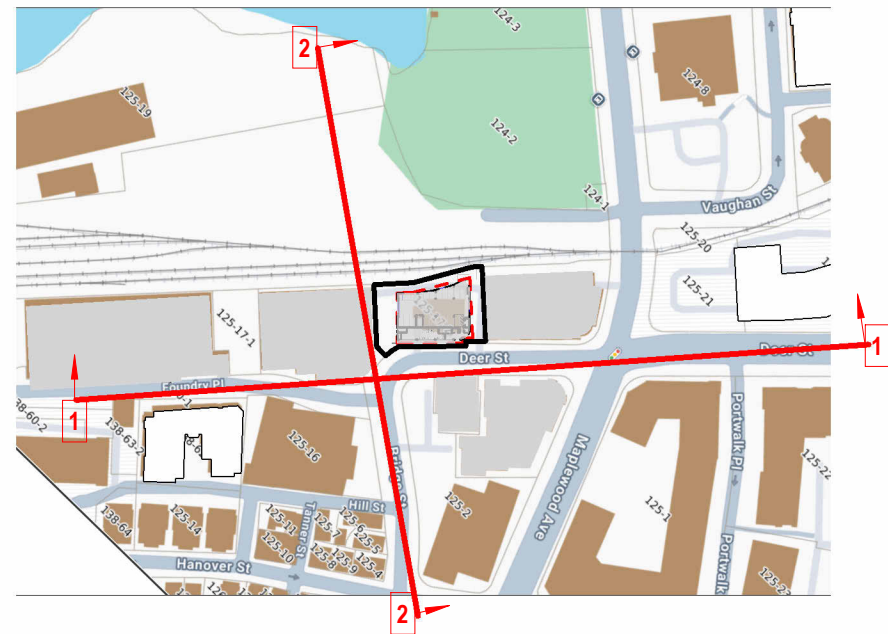
09/18/2026
PROJECT NO:1048



1 Along Deer St & Foundry Place Looking North
1" = 80'-0"

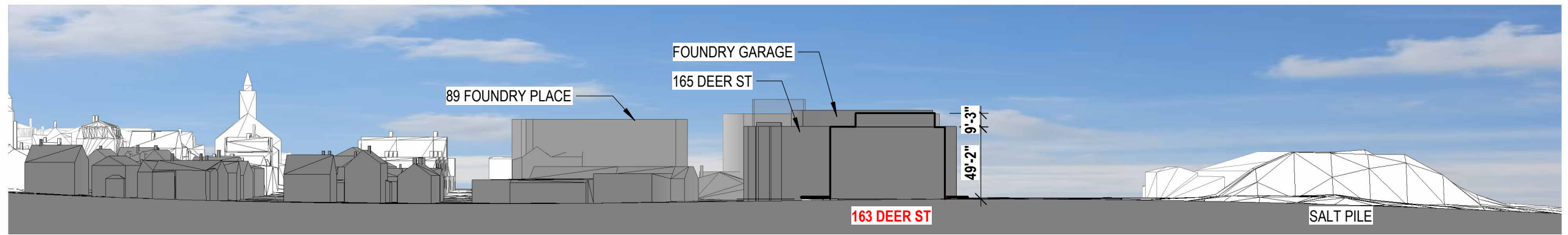


2 Along Bridge street looking east
1" = 80'-0"



3 KEY PLAN
1" = 300'-0"

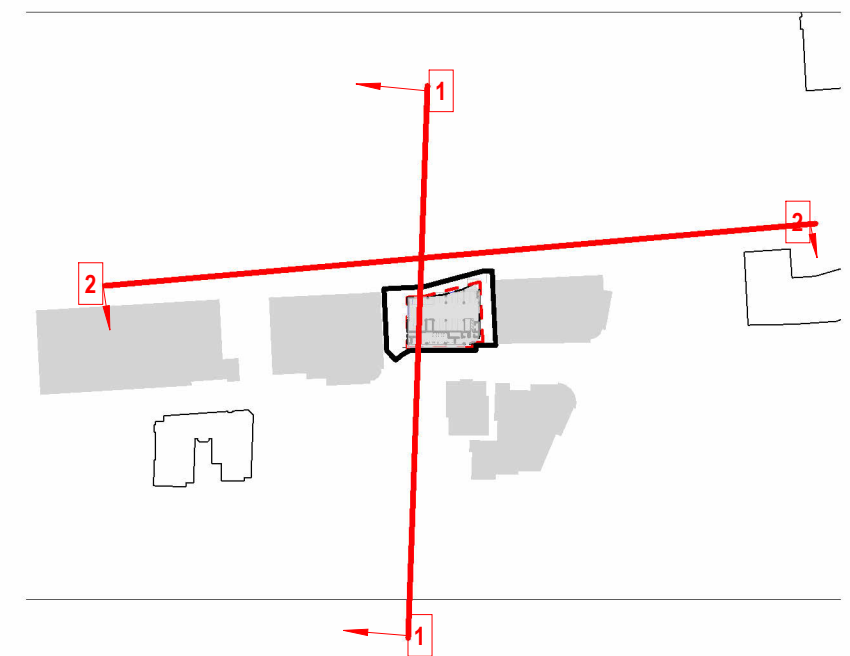




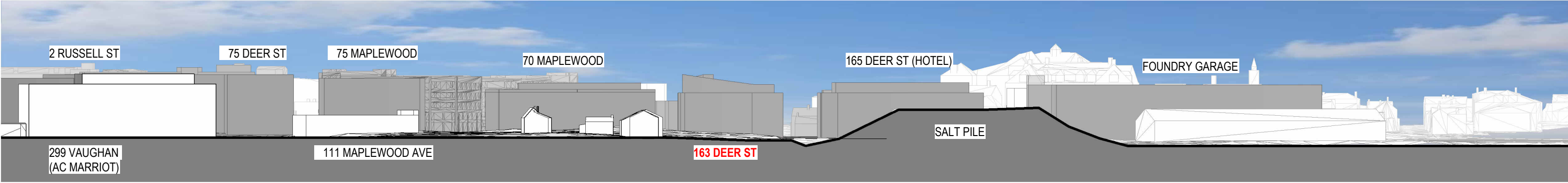
1 Along Bridge St Looking West
1" = 80'-0"



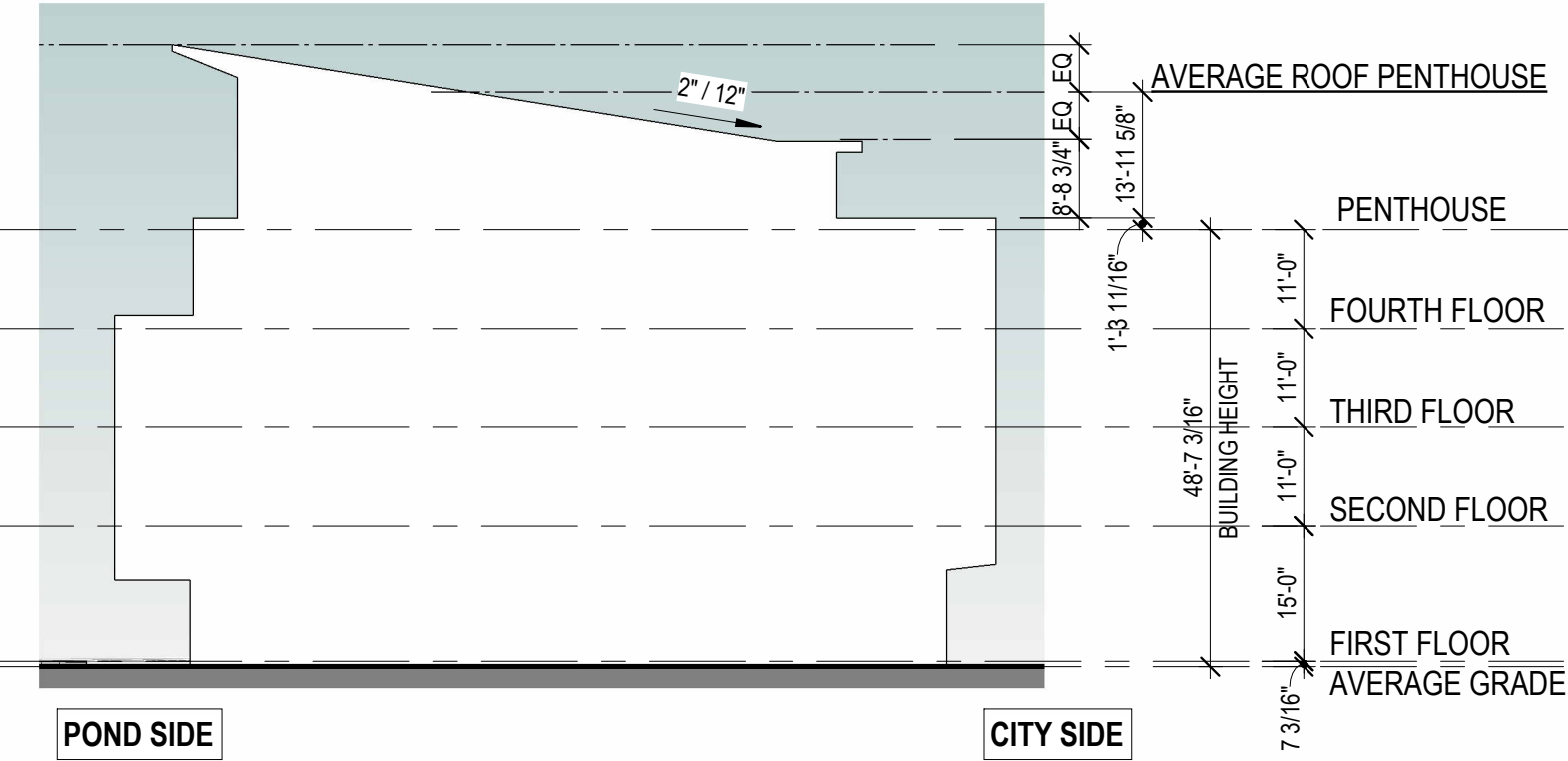
2 Along RR Tracks Looking South
1" = 80'-0"



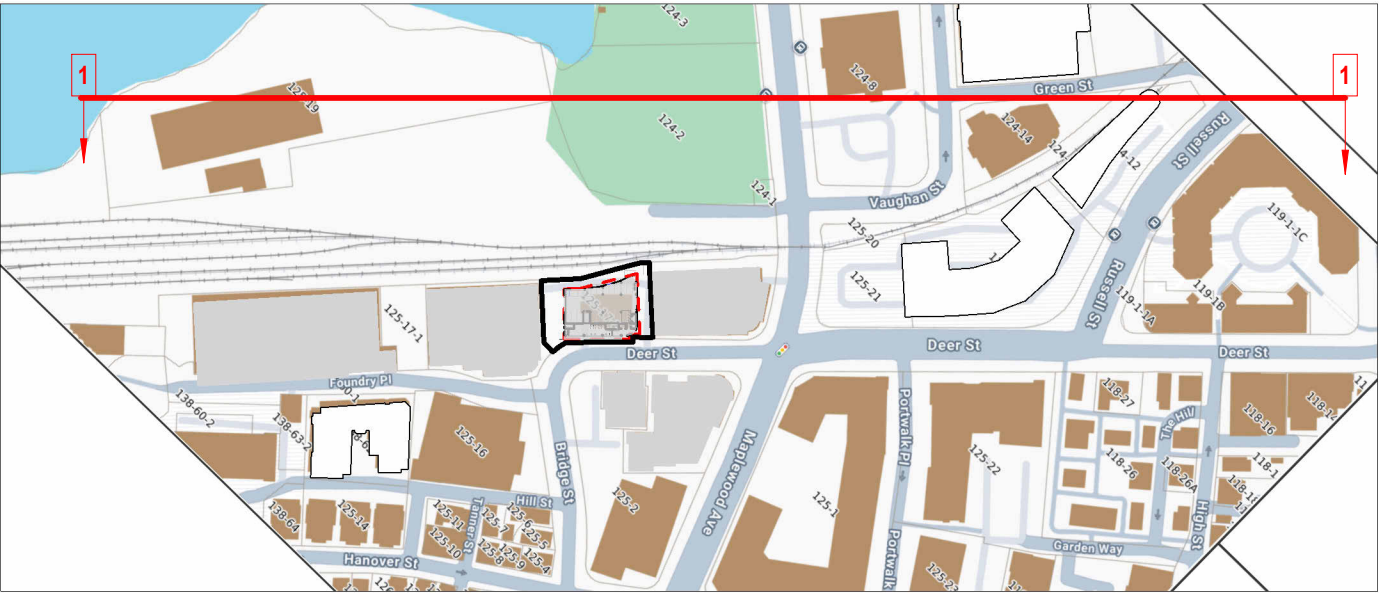
3 KEY PLAN
1" = 300'-0"



1 From Maplewood Looking South
1" = 100'-0"



3 HDC BUILDING SECTION
3/64" = 1'-0"

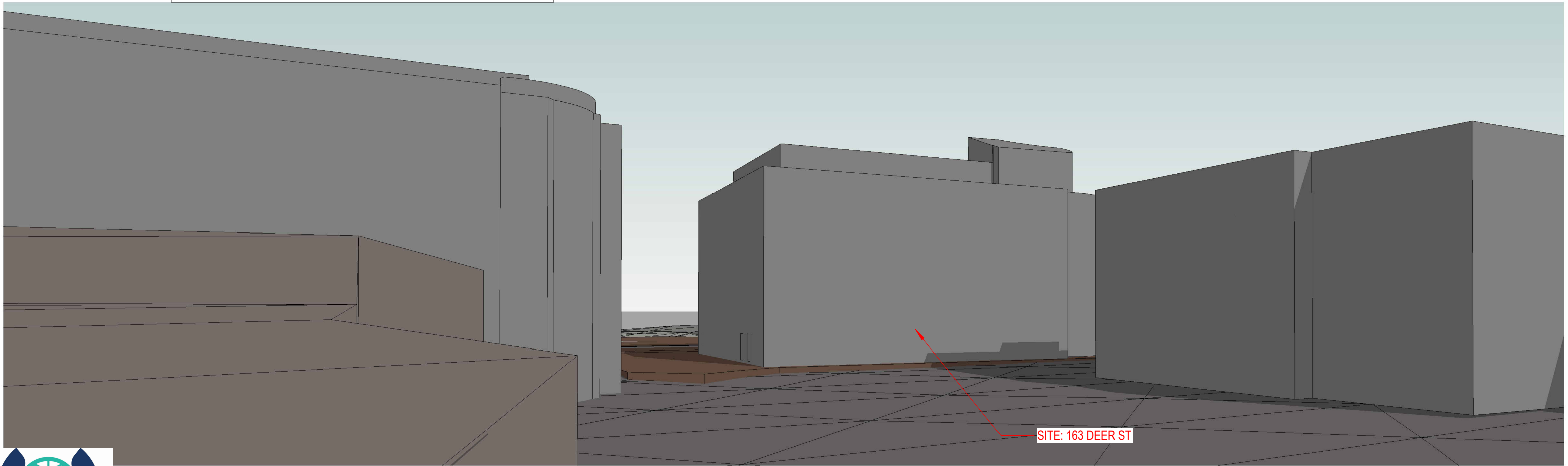


2 KEY PLAN
1" = 300'-0"

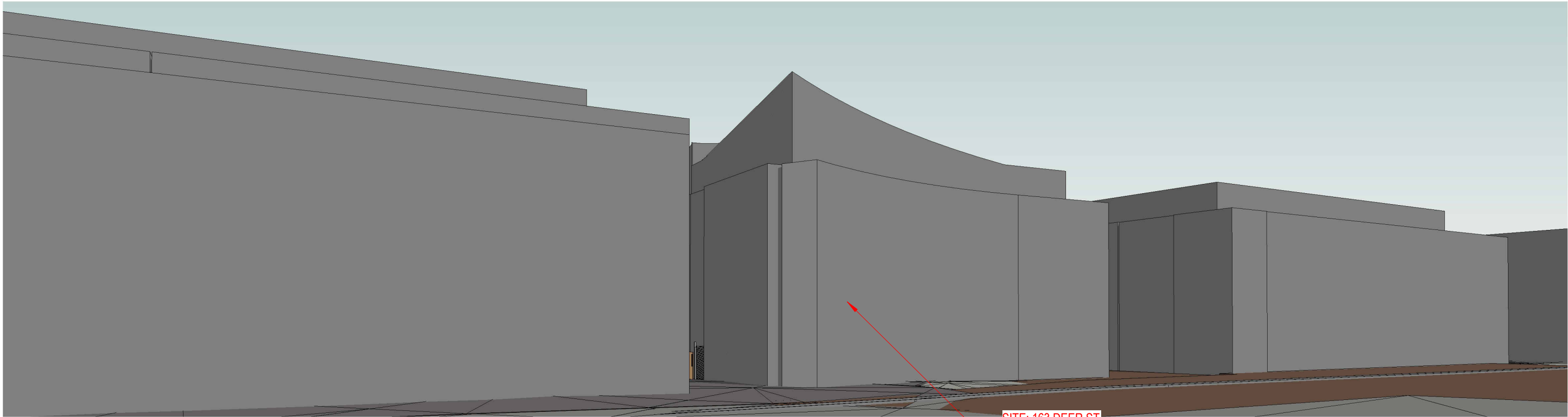




LOOKING WEST FROM 70 MAPLEWOOD

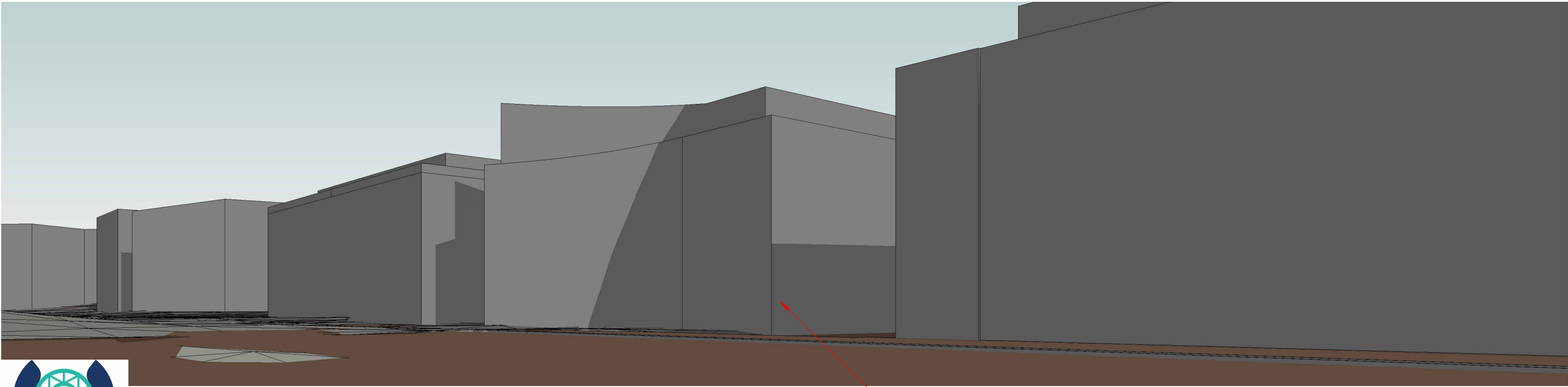


LOOKING NORTH FROM BRIDGE STREET



LOOKING SOUTH FROM RAILROAD

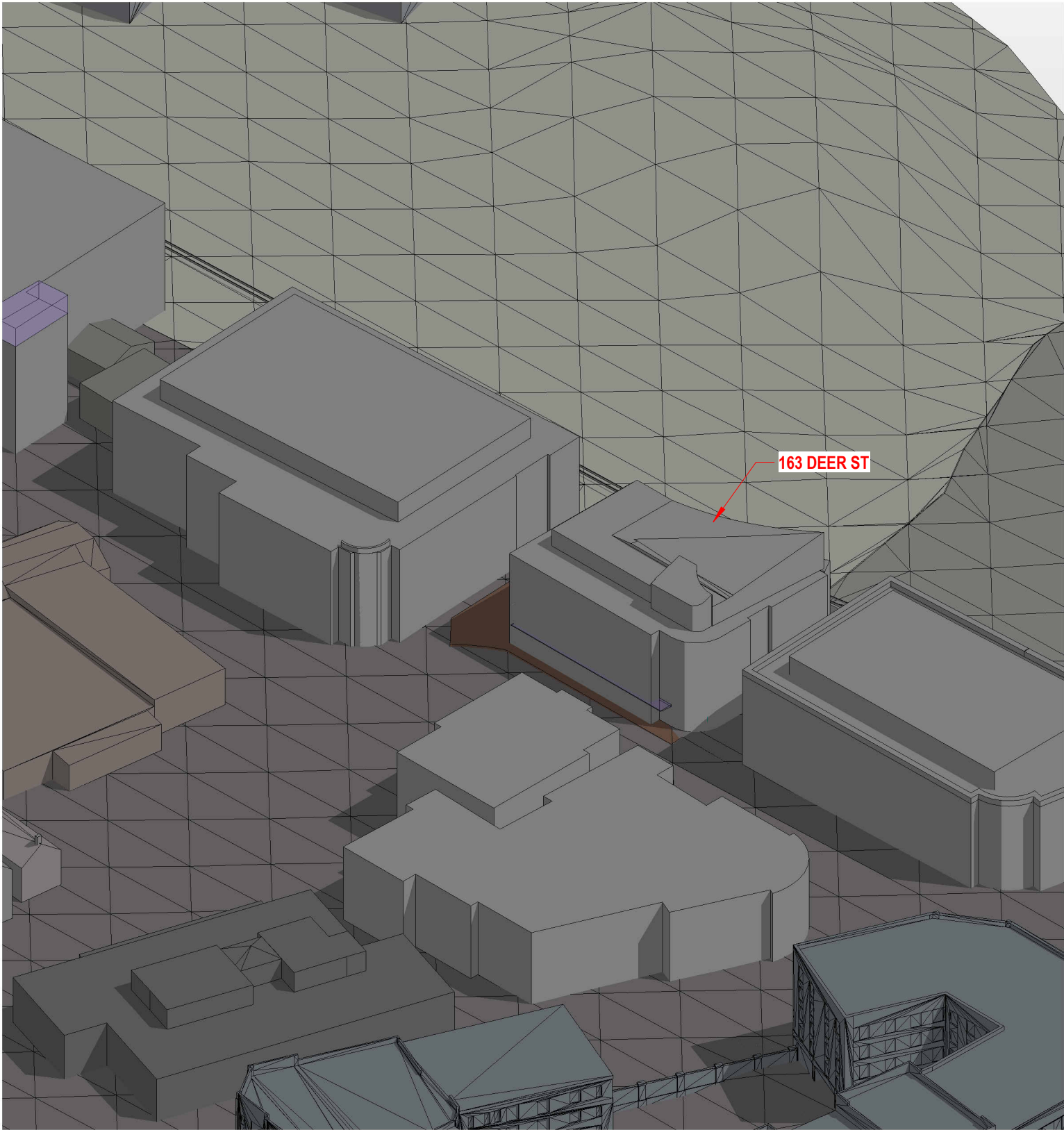
SITE: 163 DEER ST



LOOKING EAST FROM RAILROAD

SITE: 163 DEER ST





AXONOMETRIC VIEW LOOKING NORTHWEST



AXONOMETRIC VIEW LOOKING SOUTHWEST



1 Aerial Axonometric Looking Southeast

Project Address: 413 Islington Street

Permit Requested: Work Session

Application: Work Session B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Multi Family
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: c.1832
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: West End



B. Proposed Work: Renovations to an existing structure. The new construction of a detached garage and the new construction of an attached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to the existing structure
- New construction of an attached garage
- New construction of a detached garage



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

413 ISLINGTON STREET RENOVATION

HISTORIC DISTRICT COMMISSION WORK SESSION - OCTOBER 7TH, 2026

BUILDING HISTORY:

THE PROPERTY AT 413 ISLINGTON STREET IS AN EXISTING TWO-FAMILY GREEK REVIVAL RESIDENCE, ORIGINALLY CONSTRUCTED IN APPROXIMATELY 1835 ACCORDING TO CITY RECORDS. BASED ON A REVIEW OF HISTORIC SANBORN MAPS, THE ORIGINAL STRUCTURE CONSISTS OF THE EXISTING 2-1/2-STORY BUILDING ORIENTED TOWARD ISLINGTON STREET, WITH A SERIES OF SINGLE- AND TWO-STORY ADDITIONS CONSTRUCTED AT THE REAR OVER TIME. A SEPARATE DETACHED STRUCTURE LOCATED ALONG THE REAR PROPERTY LINE HAS BEEN PRESENT SINCE AT LEAST 1887 AND HAS ALSO UNDERGONE CHANGES TO ITS FOOTPRINT AND NUMBER OF STORIES OVER TIME.

GENERAL PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES A COMPREHENSIVE RENOVATION OF THE EXISTING RESIDENCE WHILE MAINTAINING ITS HISTORIC CHARACTER AND EXISTING TWO-FAMILY RESIDENTIAL USE. THE WORK WILL INCLUDE THE FOLLOWING:

- FULL RENOVATION OF THE ORIGINAL 2-1/2-STORY 1835 STRUCTURE.
- REMOVAL OF THE EXISTING SINGLE- AND TWO-STORY REAR ADDITIONS AND CONSTRUCTION OF A NEW, EXPANDED 2-1/2-STORY ADDITION AT THE REAR OF THE ORIGINAL STRUCTURE.
- CONSTRUCTION OF TWO SINGLE-CAR ADDITIONS, INCLUDING ONE ATTACHED GARAGE AND ONE DETACHED GARAGE.
- RESTORATION AND REPLACEMENT IN KIND OF EXISTING HISTORIC EXTERIOR TRIM, MOLDINGS, AND ARCHITECTURAL DETAILS WHERE REQUIRED.
- REMOVAL OF EXISTING VINYL SIDING AND REPLACEMENT WITH WOOD CLAPBOARD SIDING.
- REMOVAL OF THE EXISTING REAR CHIMNEY WHILE RETAINING THE PROMINENT FRONT CHIMNEY.
- ADDITION OF DORMERS TO THE ROOF TO PROVIDE ADDITIONAL USABLE AREA WITHIN THE UPPER FLOOR.

THE PROPOSED WORK IS INTENDED TO RETAIN AND RESTORE THE ARCHITECTURAL CHARACTER OF THE HISTORIC ISLINGTON STREET-FACING STRUCTURE WHILE ALLOWING THE PROPERTY TO ACCOMMODATE UPDATED RESIDENTIAL NEEDS. NEW ADDITIONS AND ALTERATIONS WILL BE DESIGNED TO COMPLEMENT THE SCALE, PROPORTIONS, MATERIALS, AND ARCHITECTURAL CHARACTER OF THE EXISTING HISTORIC RESIDENCE AND SURROUNDING NEIGHBORHOOD.

SHEET LIST	
Sheet Number	Sheet Name
HDC	
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	CONTEXTUAL PHOTOS
A3	HISTORIC TIMELINE
A4	EXISTING FLOOR PLANS
A5	EXISTING FLOOR PLANS
A6	EXISTING FLOOR PLANS
A7	EXISTING ELEVATIONS
A8	FLOOR PLANS OPTION 1
A9	FLOOR PLANS OPTION 1
A10	FLOOR PLANS OPTION 2
A11	FLOOR PLANS OPTION 2
A12	FLOOR PLANS OPTION 2
A13	ELEVATIONS OPTION 1
A14	ELEVATIONS OPTION 1
A15	ELEVATIONS OPTION 2
A16	ELEVATIONS OPTION 2
A17	PERSPECTIVE VIEWS OPTION 1
A18	PERSPECTIVE VIEWS OPTION 2

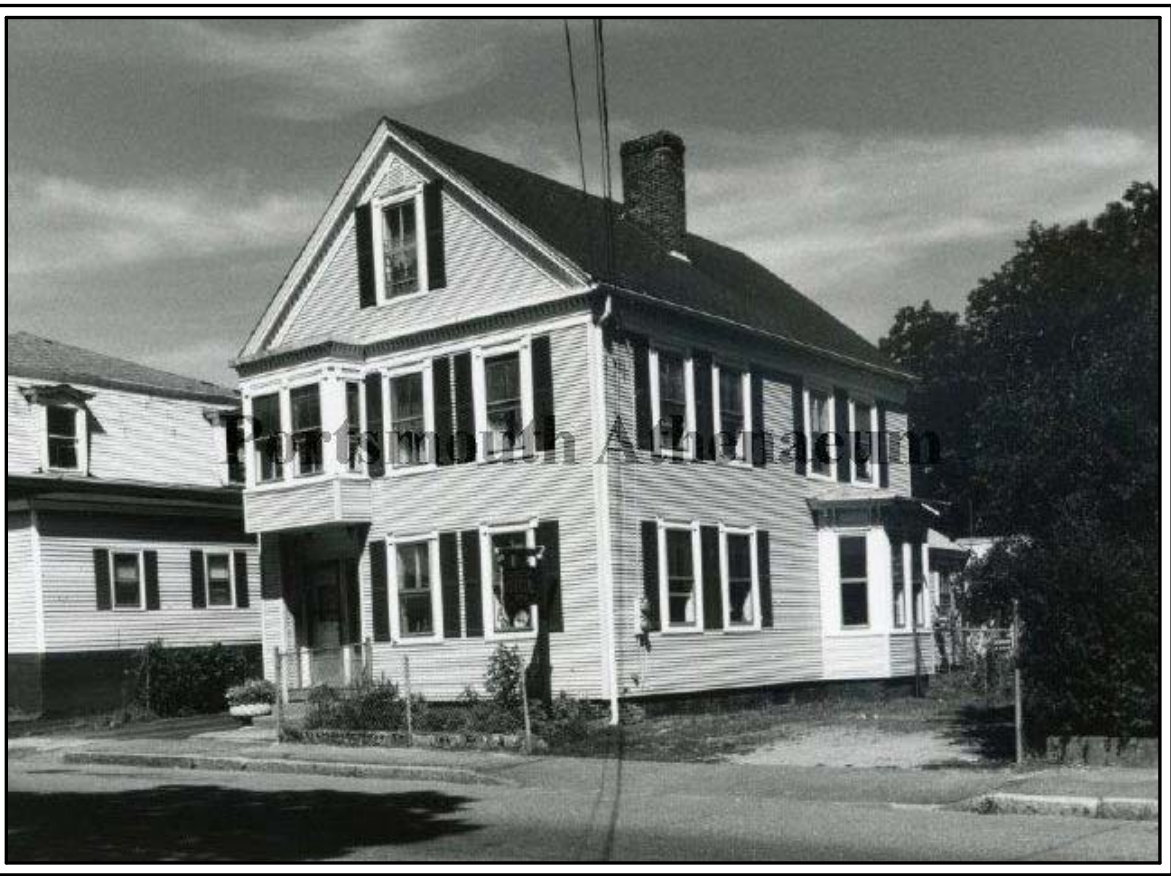
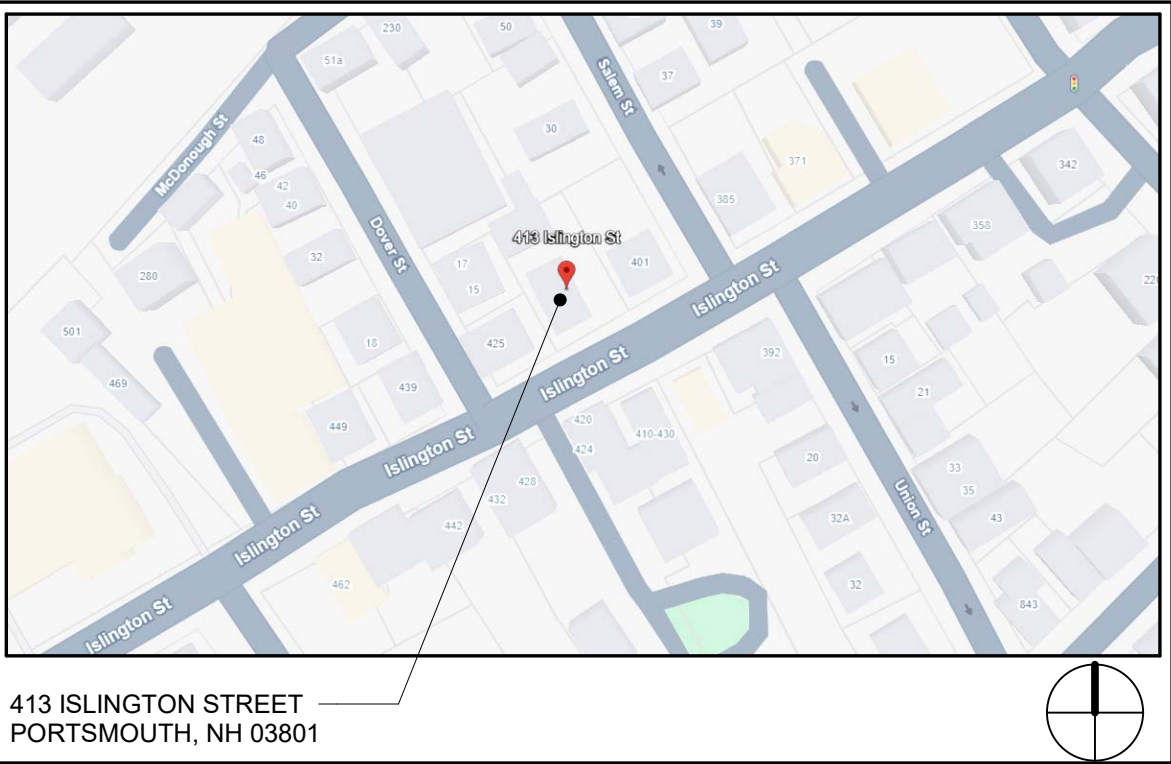


IMAGE FROM WEST END HISTORIC DISTRICT SURVEY
NOVEMBER 1991 (PORTSMOUTH ATHENAEUM)



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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

COVER

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Portsmouth, New Hampshire
603.430.0274
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A0

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Project Number: 26082

NOT TO SCALE



SOUTH VIEW FROM ISLINGTON STREET



VIEW FROM REAR YARD



EAST VIEW FROM ISLINGTON STREET



WEST VIEW FROM ISLINGTON STREET



VIEW OF SHED AND REAR OF HOUSE



VIEW OF MOLDING, FASCIA, AND TRIM

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

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425 ISLINGTON FROM ISLINGTON



401 ISLINGTON FROM ISLINGTON



410 ISLINGTON STREET



420-430 ISLINGTON ACROSS ISLINGTON STREET



149 ISLINGTON FROM ISLINGTON



303 ISLINGTON FROM ISLINGTON AND ROCKINGHAM STREET

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

CONTEXTUAL PHOTOS

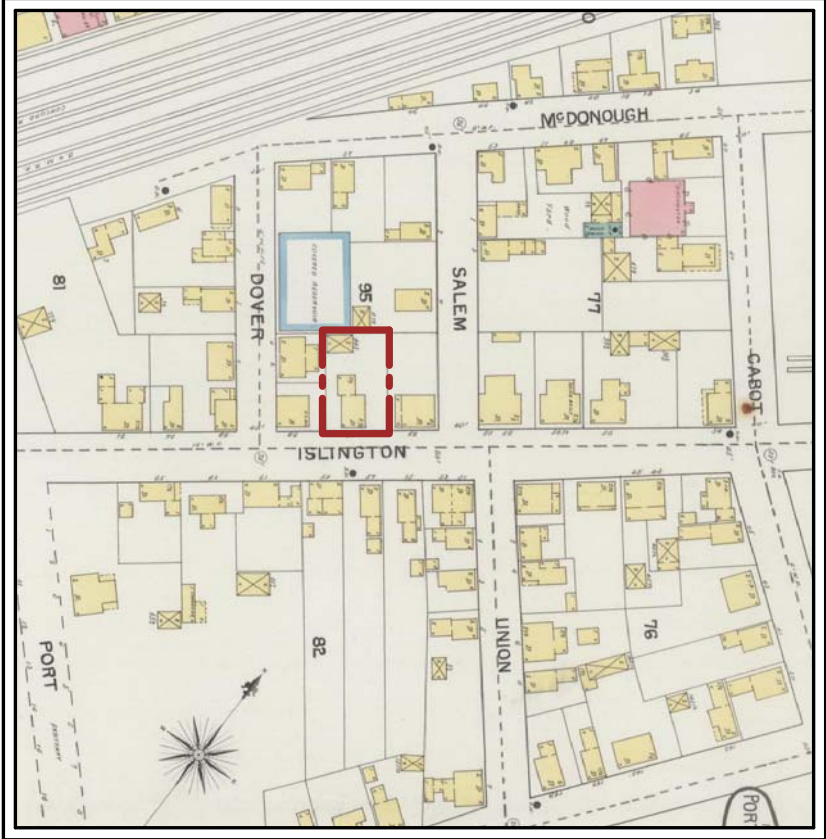
HISTORIC DISTRICT COMMISSION - WORK SESSION
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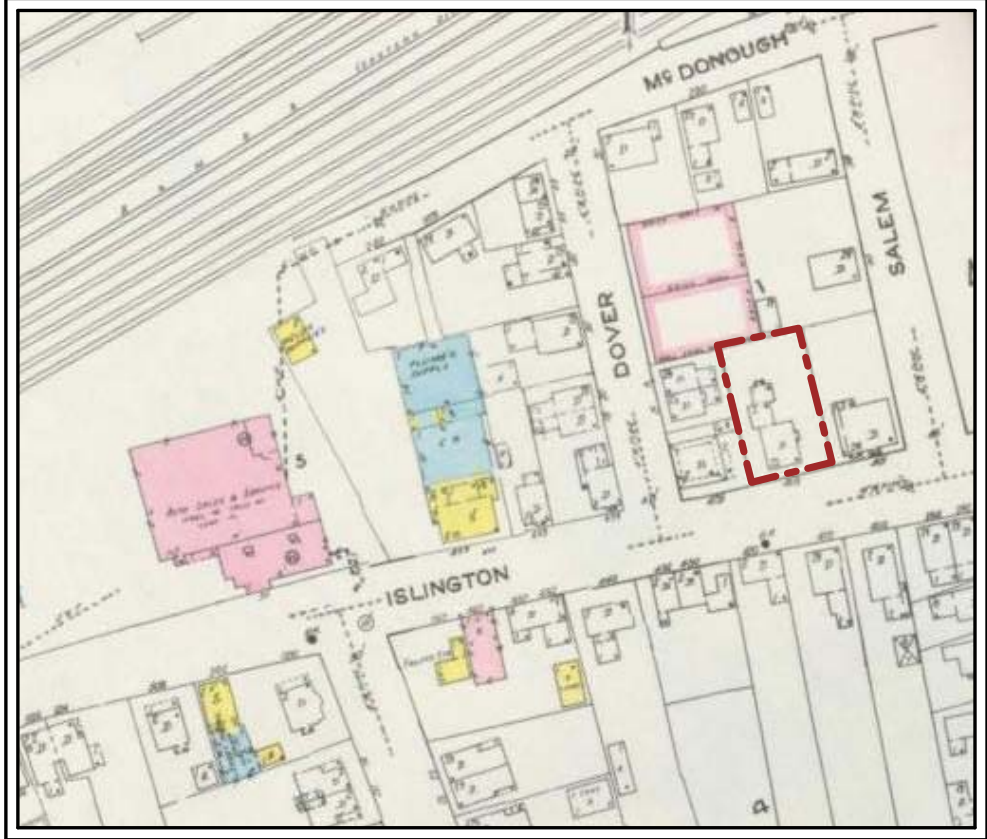


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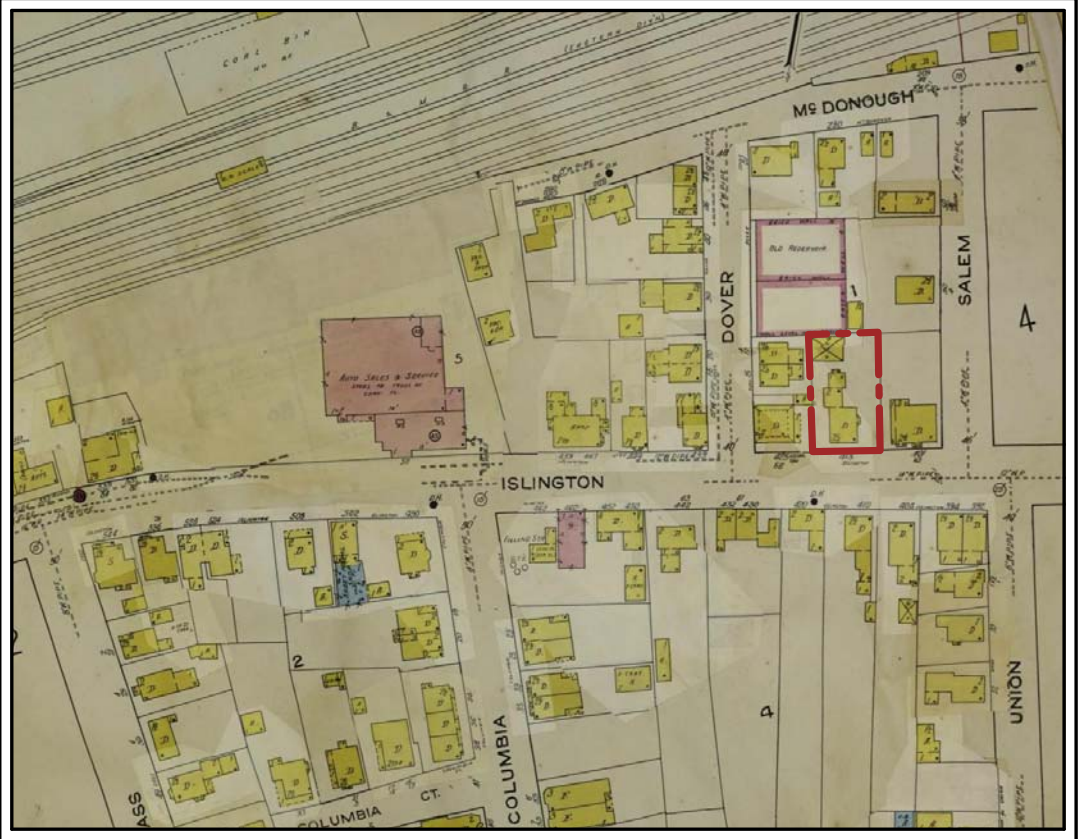
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SANBORN FIRE MAP - 1887



SANBORN FIRE MAP - 1920



SANBORN FIRE MAP - 1949

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HISTORIC TIMELINE

HISTORIC DISTRICT COMMISSION · WORK SESSION
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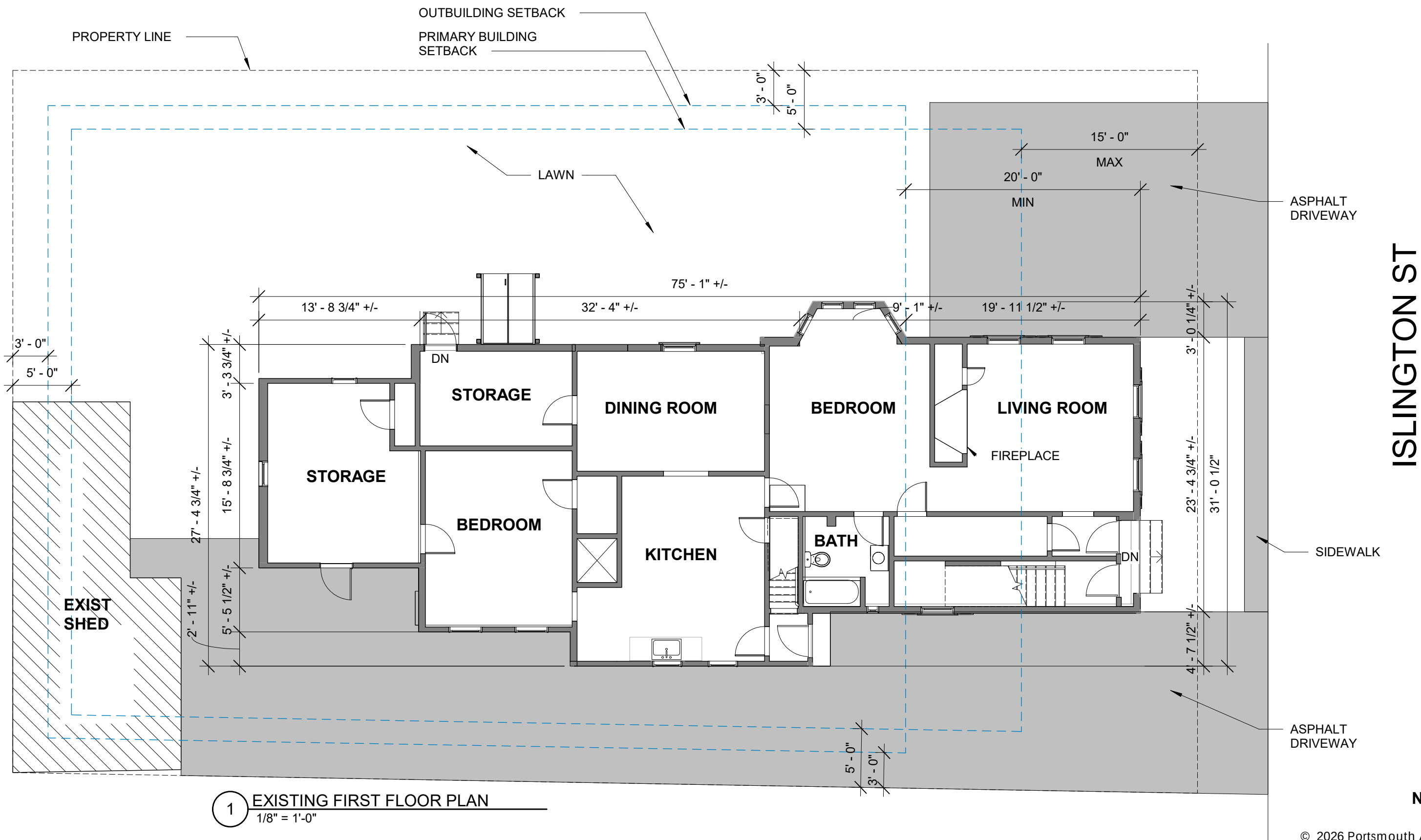
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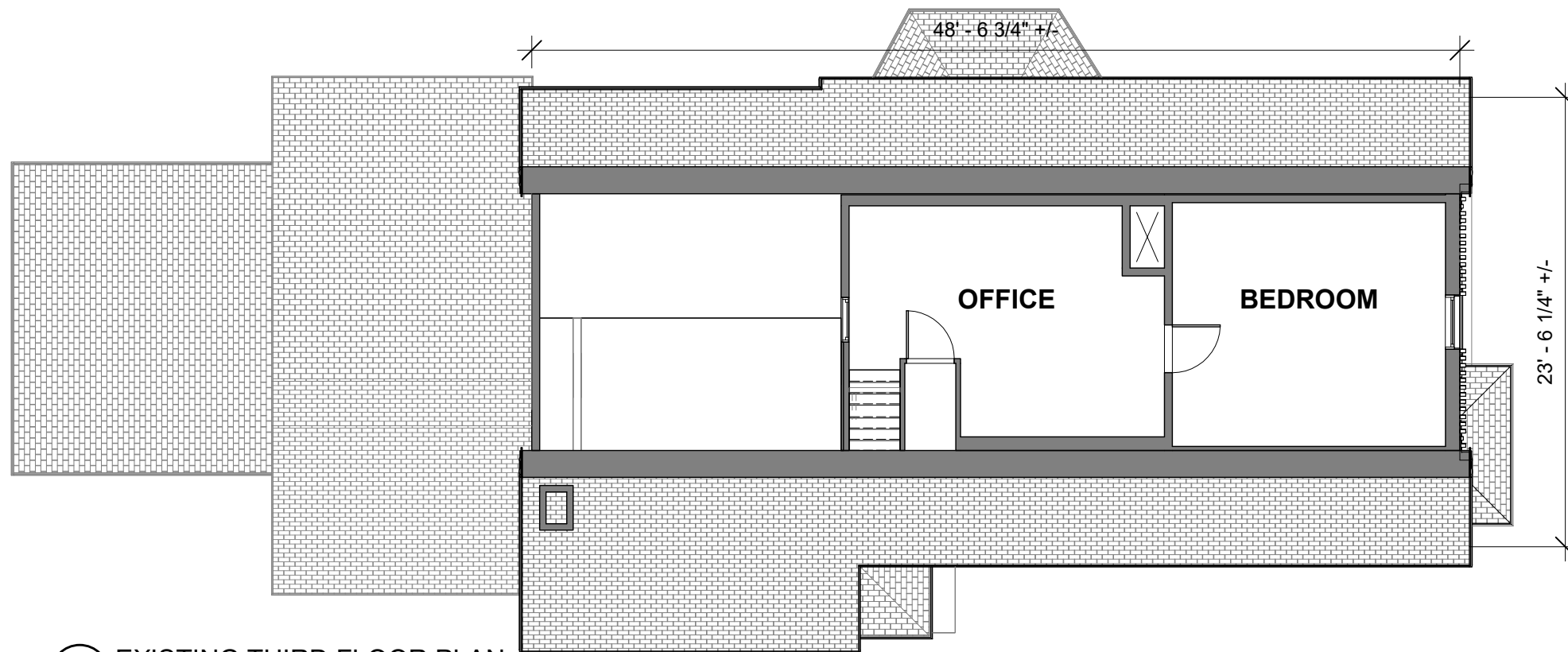
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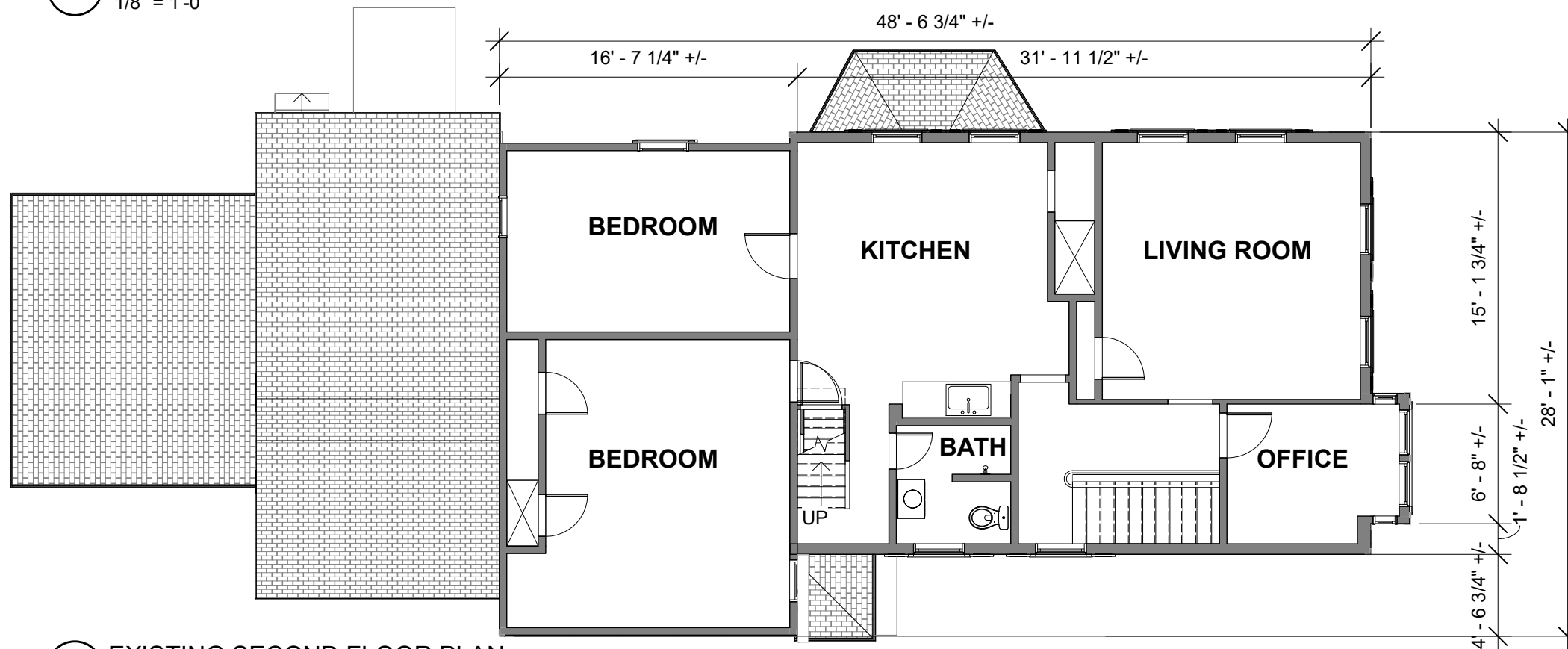
Project Number: 26082

Scale:





1 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



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EXISTING FLOOR PLANS

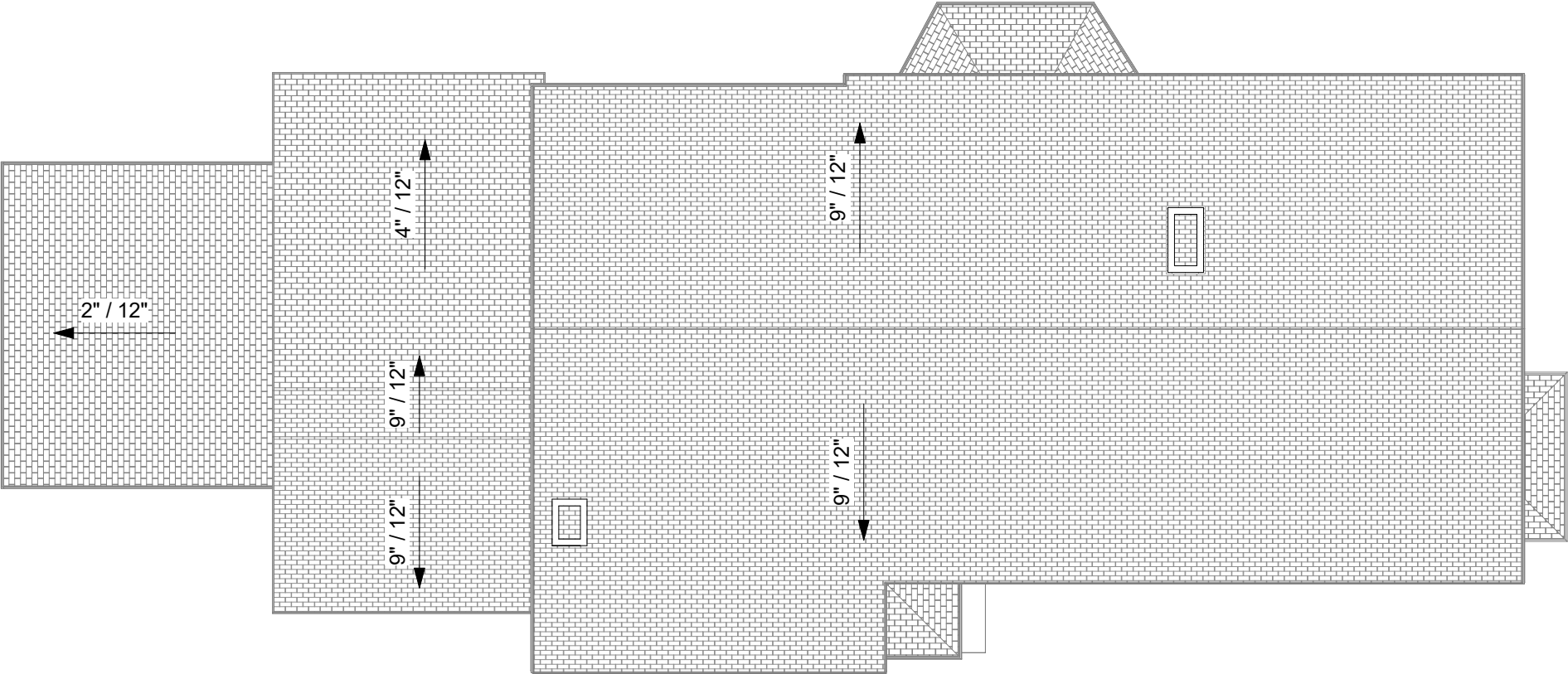
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Scale: 1/8" = 1'-0"



1 EXISTING ROOF PLAN
1/8" = 1'-0"



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EXISTING FLOOR PLANS

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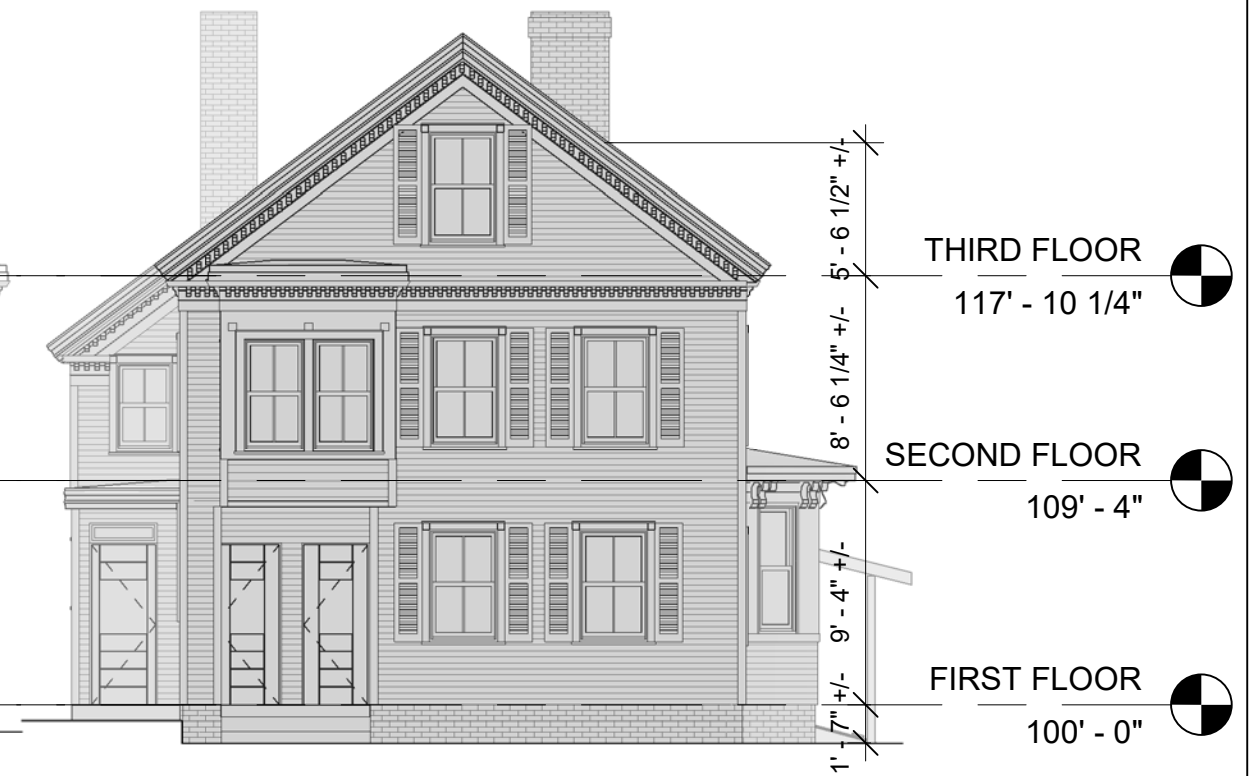


A6

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Project Number: 26082
Scale: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION
1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING EAST ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

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PORTSMOUTH, NH 03801

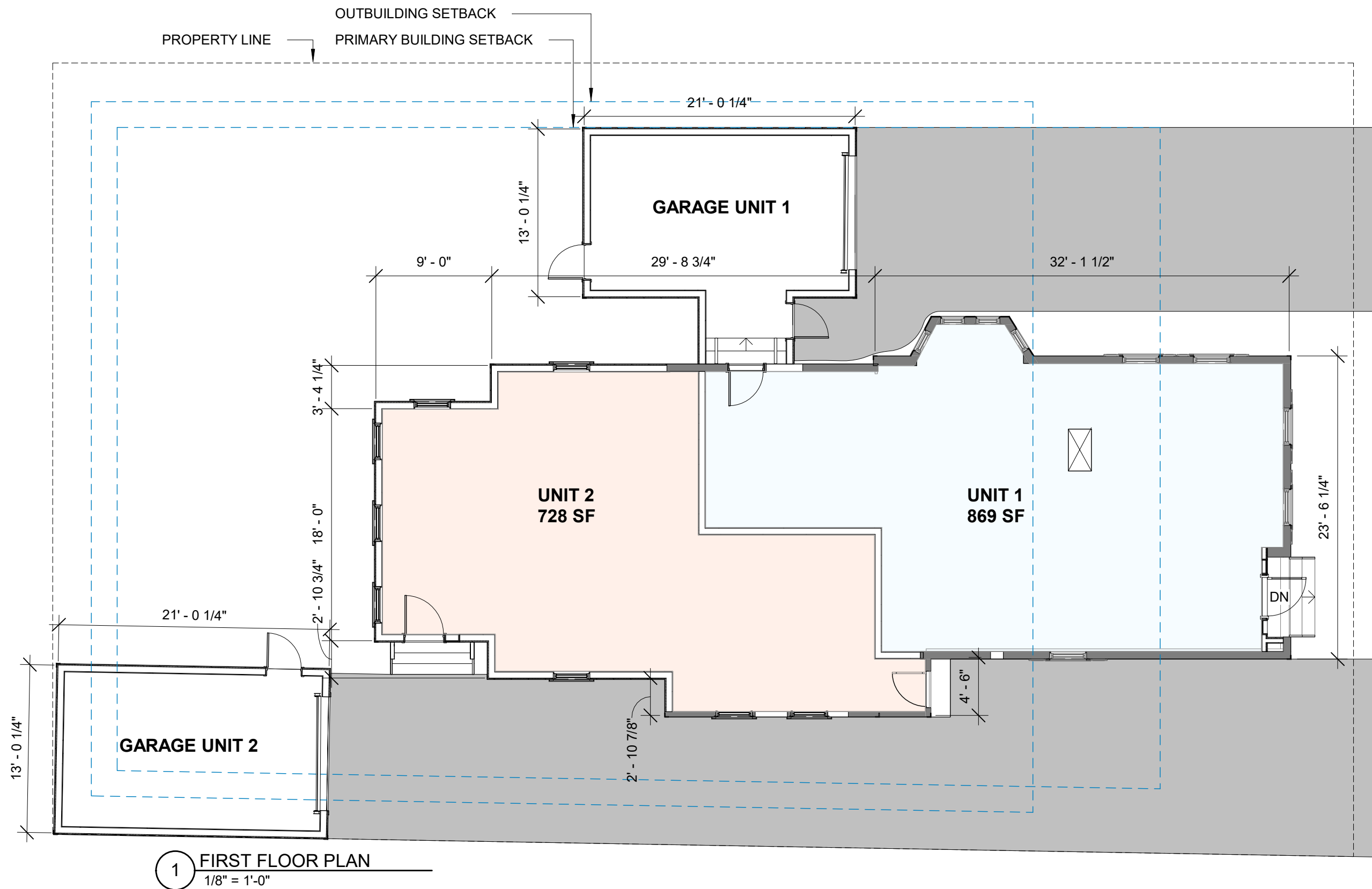
EXISTING ELEVATIONS
HISTORIC DISTRICT COMMISSION - WORK SESSION
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Scale: 1/8" = 1'-0"



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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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FLOOR PLANS OPTION 1

HISTORIC DISTRICT COMMISSION - WORK SESSION
 OCTOBER 2026

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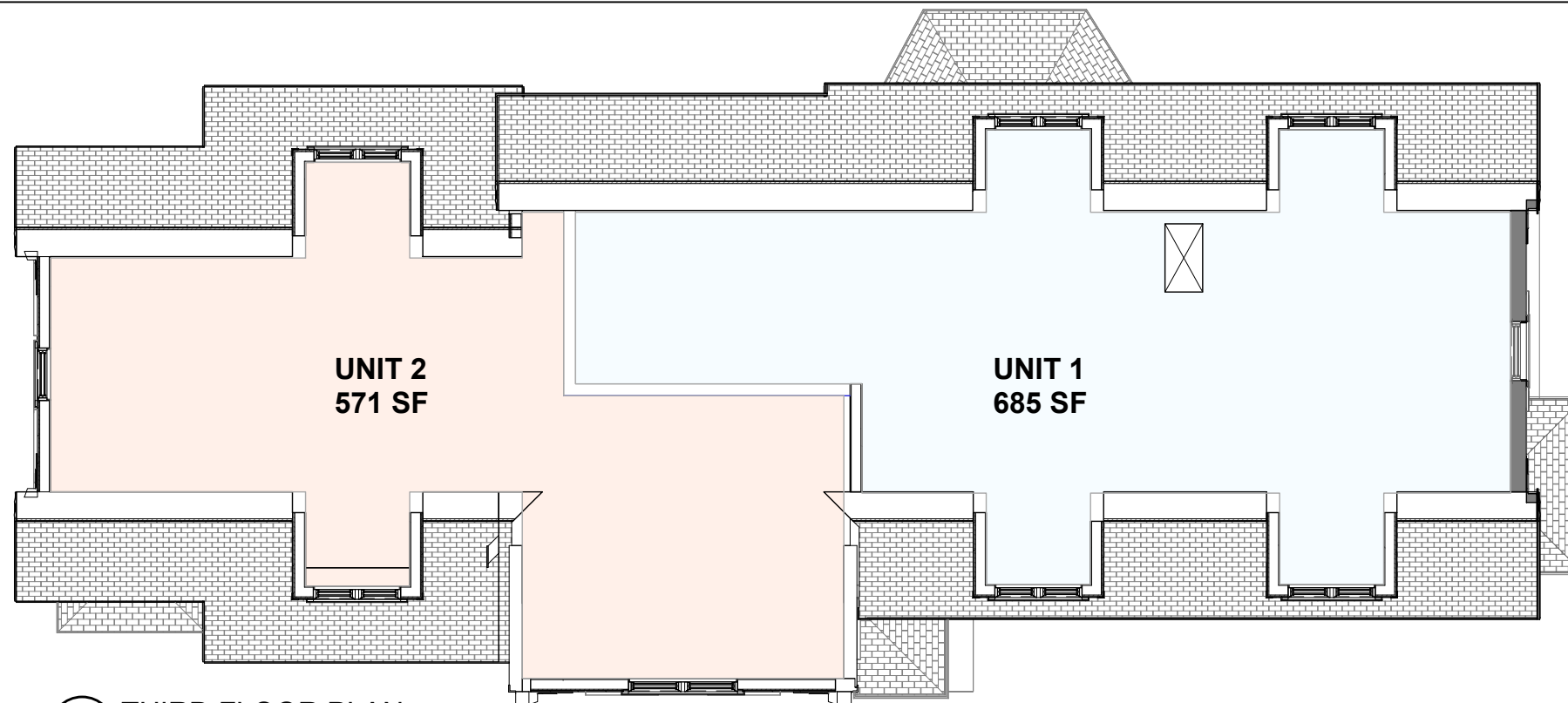
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09/18/2026

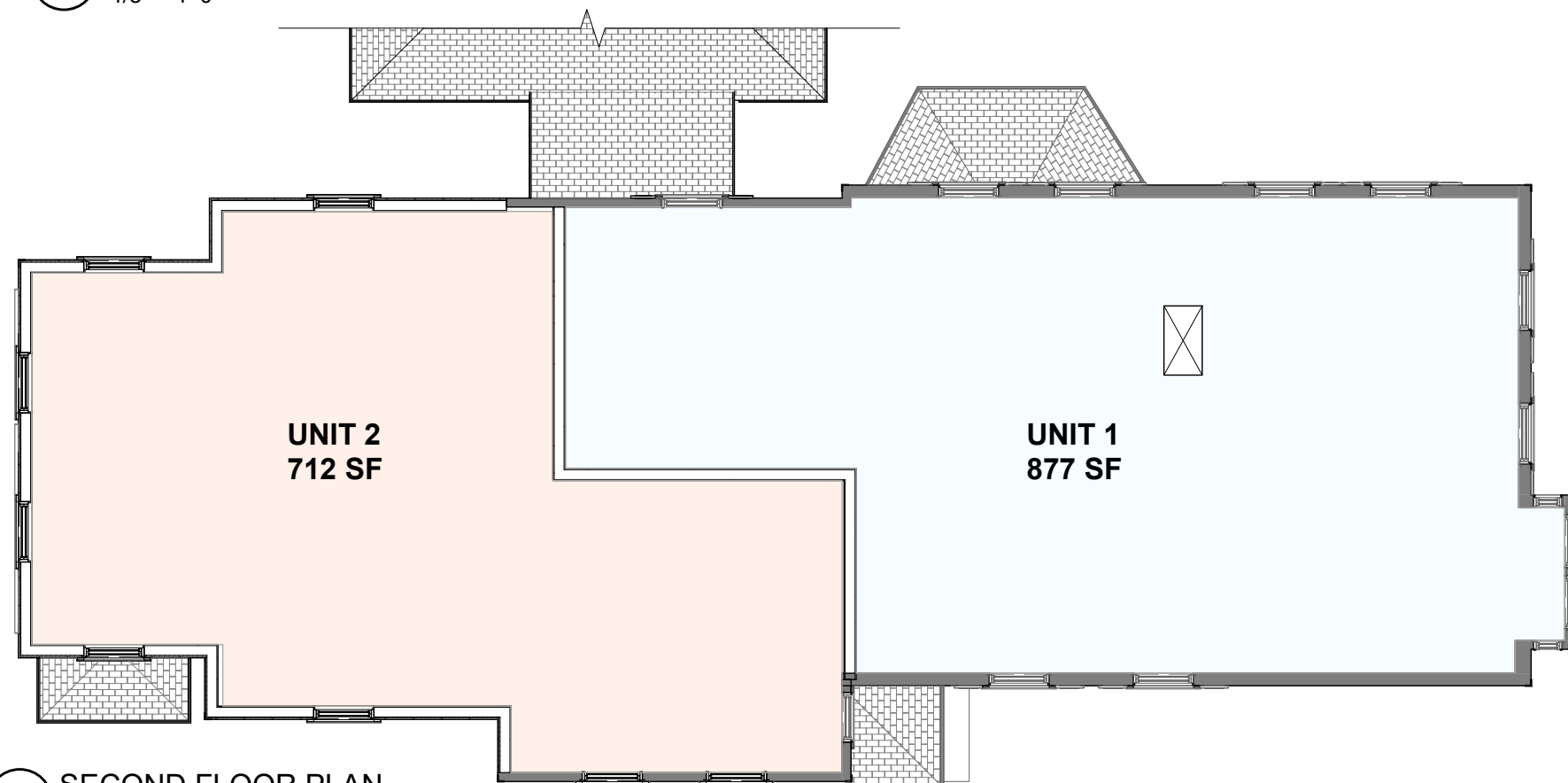
PA: MM / MG

Project Number: 26082

Scale: 1/8" = 1'-0"



2 THIRD FLOOR PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

FLOOR PLANS OPTION 1

HISTORIC DISTRICT COMMISSION - WORK SESSION
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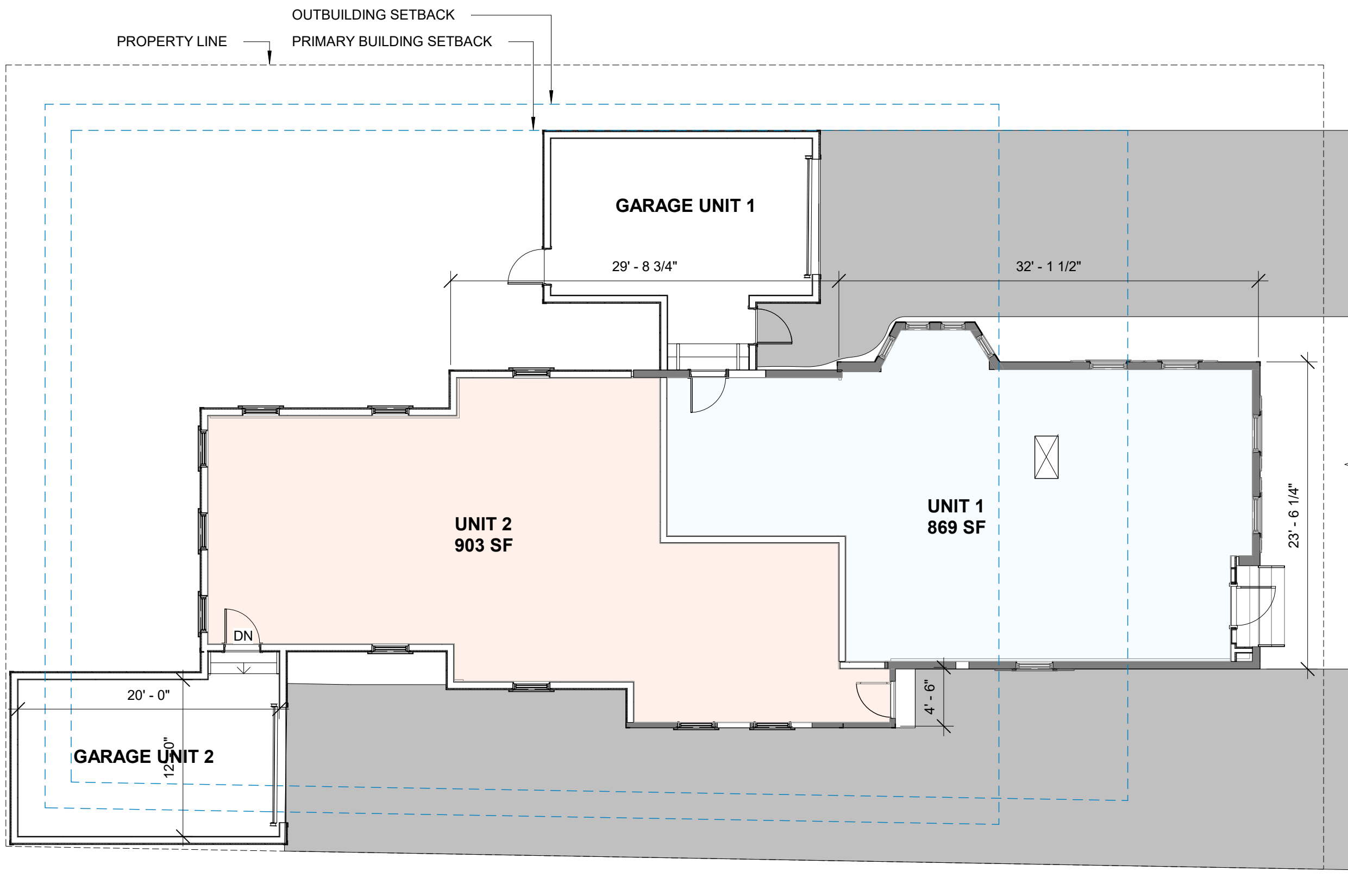
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09/18/2026

PA: MM / MG

Project Number: 26082

Scale: 1/8" = 1'-0"

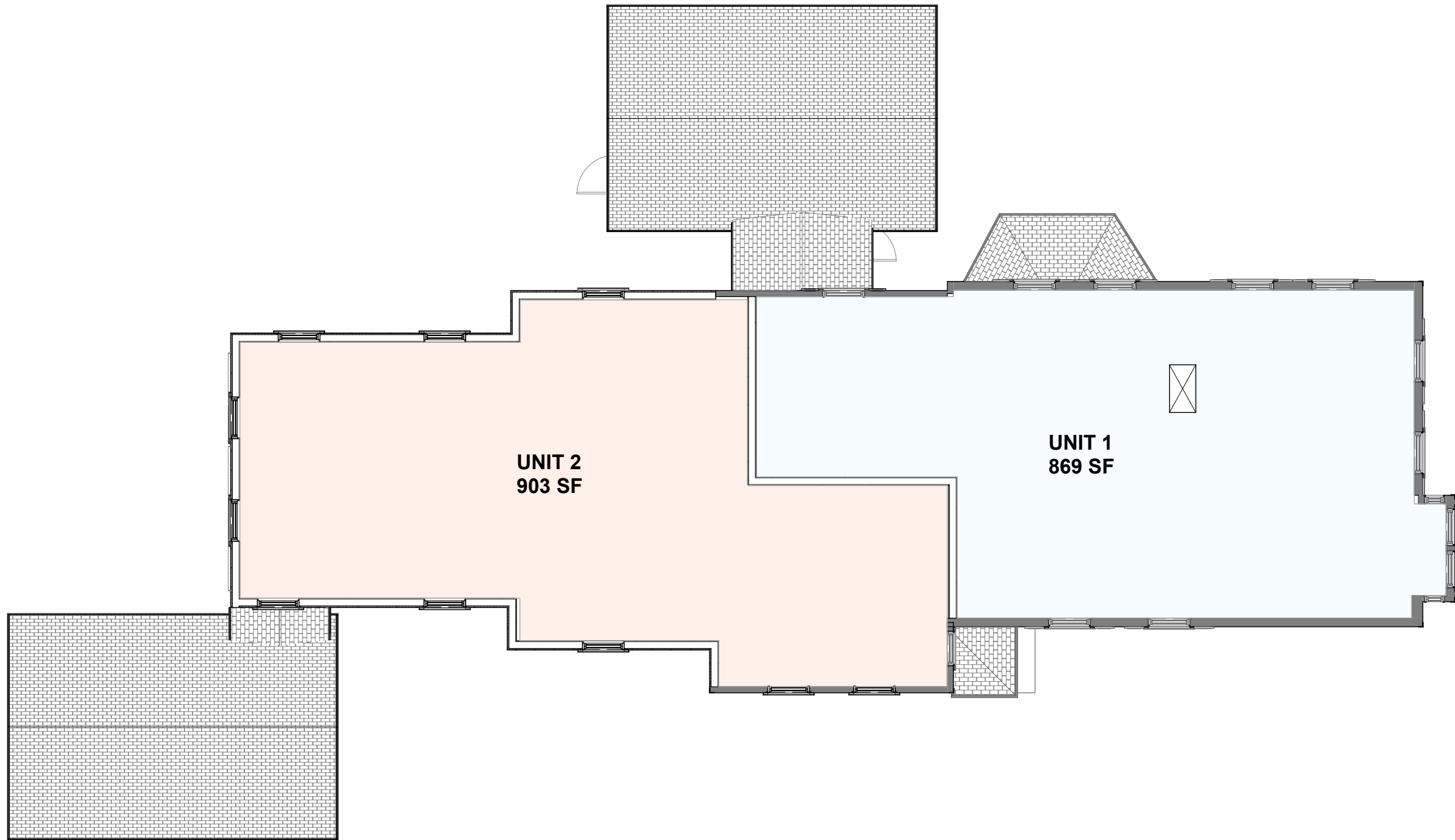


UNIT AREAS:

UNIT 1:
1ST FLOOR: 869 SF
2ND FLOOR: 877 SF
3RD FLOOR: 685 SF
TOTAL: 2,431 SF

UNIT 2:
1ST FLOOR: 903 SF
2ND FLOOR: 885 SF
3RD FLOOR: 685 SF
TOTAL: 2,473 SF

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1 SECOND FLOOR PLAN
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

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PORTSMOUTH, NH 03801

FLOOR PLANS OPTION 2

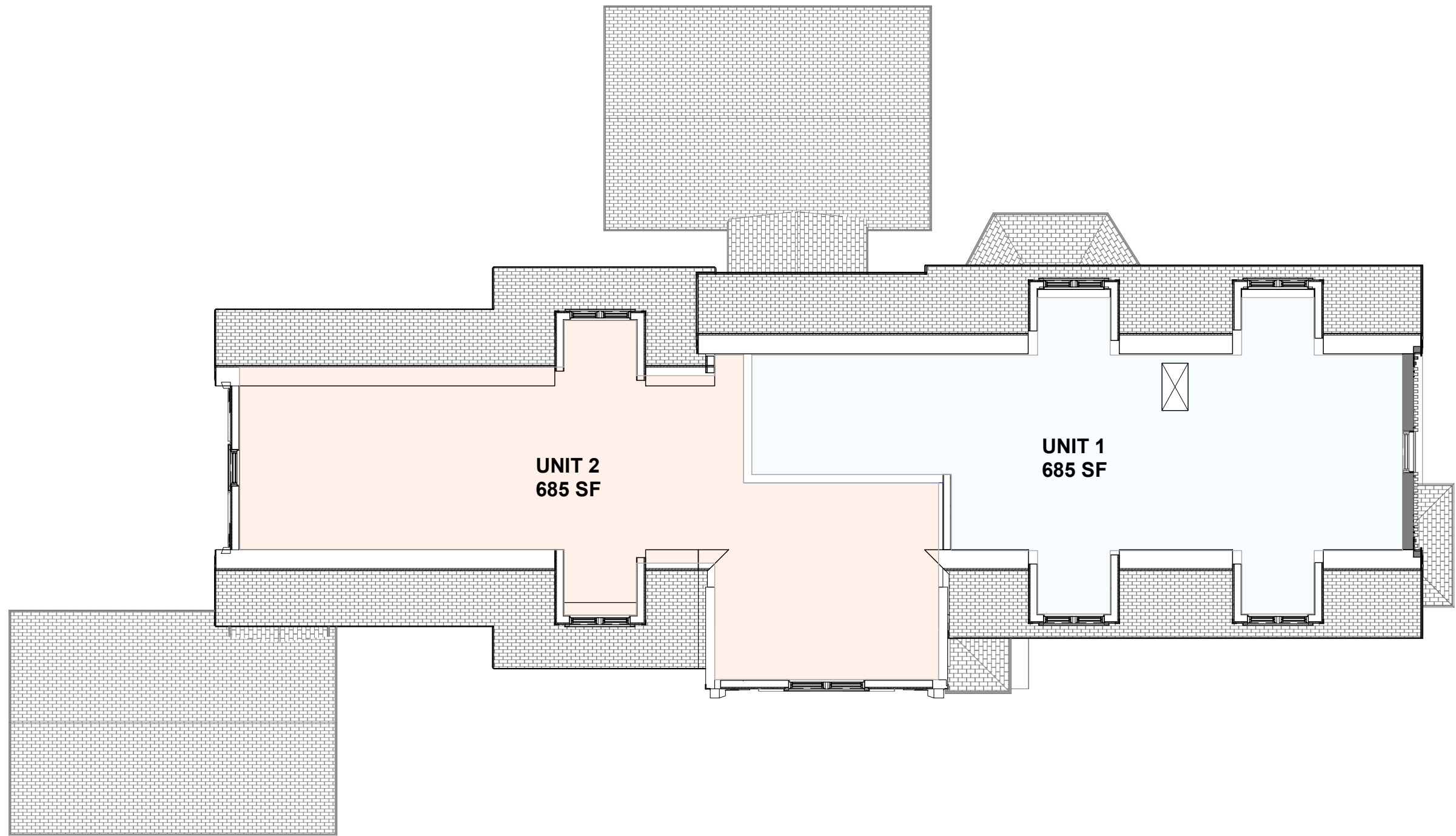
HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A11

09/18/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"



1 THIRD FLOOR PLAN
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

FLOOR PLANS OPTION 2

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A12

09/18/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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ELEVATIONS OPTION 1

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A14

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

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ELEVATIONS OPTION 1
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A13

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



2 EAST ELEVATION OPTION 2
1/8" = 1'-0"



1 NORTH ELEVATION OPTION 2
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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ELEVATIONS OPTION 2

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OCTOBER 2026

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A16

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



2 WEST ELEVATION OPTION 2
1/8" = 1'-0"



1 SOUTH ELEVATION OPTION 2
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

ELEVATIONS OPTION 2
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OCTOBER 2026

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A15

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

PERSPECTIVE VIEWS OPTION 1

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
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A17

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

PERSPECTIVE VIEWS OPTION 2

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
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A18

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

Project Address: 134 Pleasant Street

Permit Requested: Work Session

Application: Work Session C

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Commercial
- Land Area: 1.15 Acres +/-
- Estimated Age of Structure: c.1947 and rebuilt in 1978
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Not Contributing
- Public View of Proposed Work: Pleasant Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Demolish the existing structure to the pad foundation and the new construction of a previously approved design (with minor changes).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolish the existing structure down to the first-floor pad foundation.
- New construction of a previously approved structure (with minor design changes).



**HISTORIC
SURVEY
RATING
NC**

D. Purpose and Intent:

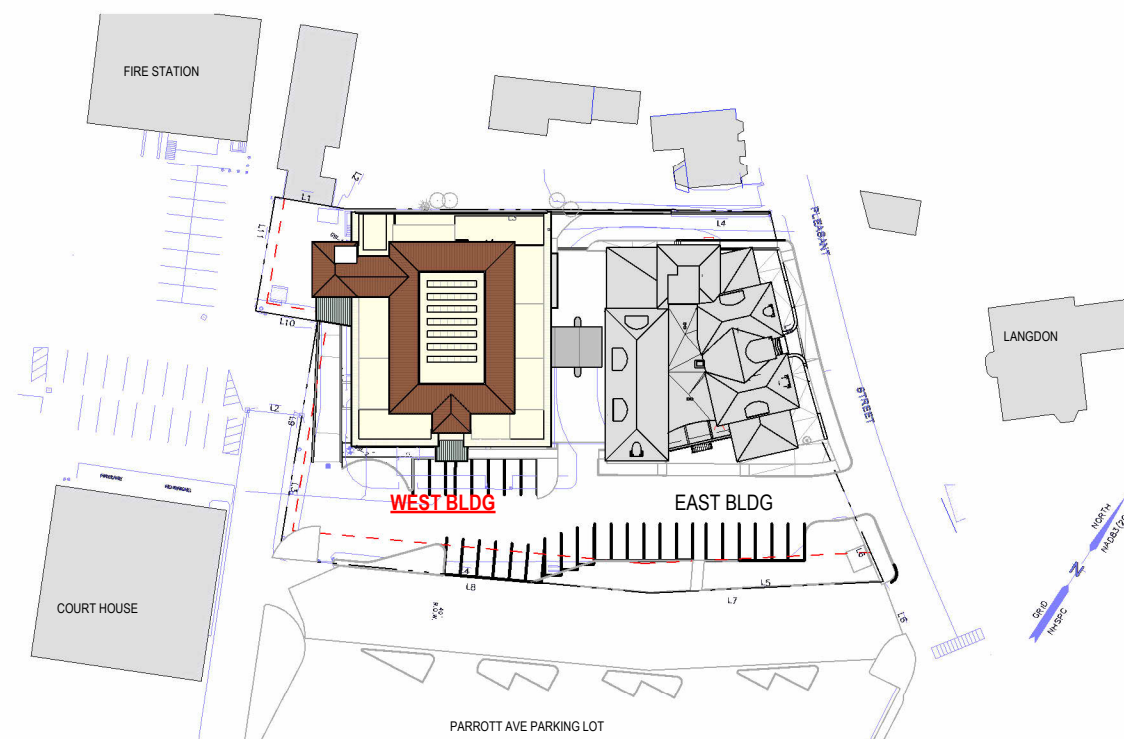
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



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H0.03	CONTEXT MAP & PHOTOS
H0.04	EXISTING BUILDING PHOTOS
H0.05	EXISTING ELEVATIONS
H0.06	EXISTING ELEVATIONS
H1.01	FIRST FLOOR PLAN
H1.02	ROOF PLAN - PROPOSED
H2.01	CONTEXT SITE SECTIONS
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H2.19	ELEVATIONS - PREVIOUSLY APPROVED
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H3.01	RENDERING
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H4.01	ELEVATION DETAIL
H4.02	ELEVATION DETAIL
H4.03	ELEVATION DETAIL
H4.04	MATERIALS LEGEND
H4.05	MATERIALS - MASONRY
H4.06	MATERIALS - CLADDING
H4.07	MATERIALS - ROOFING
H4.08	MATERIALS - DOORS & STOREFRONTS
H4.09	MATERIALS - WINDOWS
H4.10	MATERIALS - METAL ACCESSORIES



1 LOCUS PLAN
1" = 100'-0"

134 PLEASANT STREET WEST

HISTORIC DISTRICT COMMISSION
WORK SESSION - OCTOBER 2026

REVISIONS TO PREVIOUSLY APPROVED DESIGN:
1. DEMOLISH EXISTING AND RE-BUILD UPPER FLOORS
ACCORDING TO PREVIOUSLY APPROVED DESIGN, DUE TO
STRUCTURAL REQUIREMENTS.

H0.00

COVER SHEET
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



09/18/26



134 Pleasant Street
HDC Work Session September 2026
West Building – Revisions to Previously Approved Design
September 18, 2026

Summary of Work

This application includes further revisions to the design of the West Building at 134 Pleasant Street as previously approved by HDC on January 7, 2026 with revisions as approved on April 1, 2026. The West Building includes renovations and additions to the existing “Citizens Bank” building.

The revisions proposed in this application pertain only to the West Building. Since the HDC’s last approval, further existing conditions investigations and preliminary engineering were conducted. Selective interior finishes were removed, revealing concealed spaces with unforeseen conditions. These conditions are detailed in the following *JSN Structural Engineering Letter*. Remedying these conditions to make the building compliant with current safety regulations would result in comprehensive façade design changes, significantly altering the character of the building. The Historic District Commission dedicated multiple work sessions last year to help guide the character of the proposed design, and we do not wish to change that approved direction.

Due to structural necessities with the previously approved design, we propose to demolish the existing building down to the top of the first floor slab; and rebuild the previously approved design as new construction, adjusted slightly for floor to floor heights in compliance with current code and zoning regulations.

This approach preserves the building’s original design character better than altering the existing structure, because codes have changed over the past 75 years. Rebuilding the upper floor as new enables the recreation of the original storefront windows. These storefront windows were the defining character of the original circa 1950 building, which was mostly lost in the extreme 1980’s renovation. In accordance with the 2025 HDC Work Sessions, the design intent is to bring back the character of the 1950’s design, adjusted for 2026 conditions. We cannot faithfully recreate the 1950’s storefront patterns without obstructive structural reinforcements as required by current codes. Interior structural reinforcements would also obstruct required egress clearances, making most of the upper floor uninhabitable.

The current existing building is clad with circa 1980’s granite veneer, and its current windows and doors are circa 1980’s. The previously approved design included the removal and demolition of all of the 1980’s façade treatments. This application continues that request, but additionally proposes to replace the substrates and structure behind them. The proposed materials and visible façade arrangements remain the same as previously approved.

The proposed footprint remains the same as previously approved. The existing first floor assembly and basement structure would remain in place. The proposed height of upper floors would be increased slightly to meet current building code (minimum ceiling height 7’-6”) and CD4 zoning ordinance requirements. The proposed window heights are adjusted accordingly. The height of the existing building complies with neither code nor zoning, with the first-to-second floor at 9’-11” where 12’-0” is required, and the second-to-roof at 8’-9” where 10’-0” is required. Additionally, to improve compatibility with abutting structures, the proposed West cornice is now more closely aligned with the eaves of the approved East Building design, and is in closer scale with the abutting buildings to the west, such as the Court House and Fire Station.

Respectfully, we request approval to demolish and rebuild the upper floors of the West Building as detailed on these following pages.

Sincerely,

Tracy S Kozak, AIA
Principal, ARCove Architects



September 17, 2026

Reagan Rudig, Chairperson
Historic District Commission
1 Junkins Avenue
City of Portsmouth, NH 03801

Cc: Peter Stith, Principal Planner, Peter Britz, Director of Planning and Sustainability
Tracy Kozak, Arcove Architects, John Chagnon, Haley Ward Engineering
Mark A. McNabb, McNabb Properties, Ltd.

Re: Existing Building Assessment
134 Pleasant St. West Building, Portsmouth, NH

Dear Ms. Rudig,

As the structural engineer of this project, I highly recommend the existing structure located at 134 Pleasant Street to be demolished down to the first floor level and be rebuilt with a new structure.

There are a lot of reasons for this, including:

1. The extensive amount of rework of the building triggers compliance with seismic provisions of the International Building Code.
2. The current design requires extensive new exterior wall penetrations (for new windows and doors) essentially requiring “demolition in place” of the exterior walls. These walls are unreinforced masonry that are far from meeting any current codes.
3. Existing building is seismically unreinforced hollow cinderblock and brick. Required additional structural columns and diagonal bracing would conflict with HDC's previously approved facade designs and with required basement parking.
4. The column locations in the parking garage do not meet aisle and parking space dimensions requiring extensive structural alterations.
5. Existing structure would need to be reinforced for the rooftop addition, requiring transfer beams that would make the existing second floor space non-code compliant for minimum ceiling heights, due to the unusually deep existing roof structure.
6. The current design requires structurally compromising most of the building because the design requires the relocation of the majority of the existing load paths.

Consulting Structural Engineers

H0.01

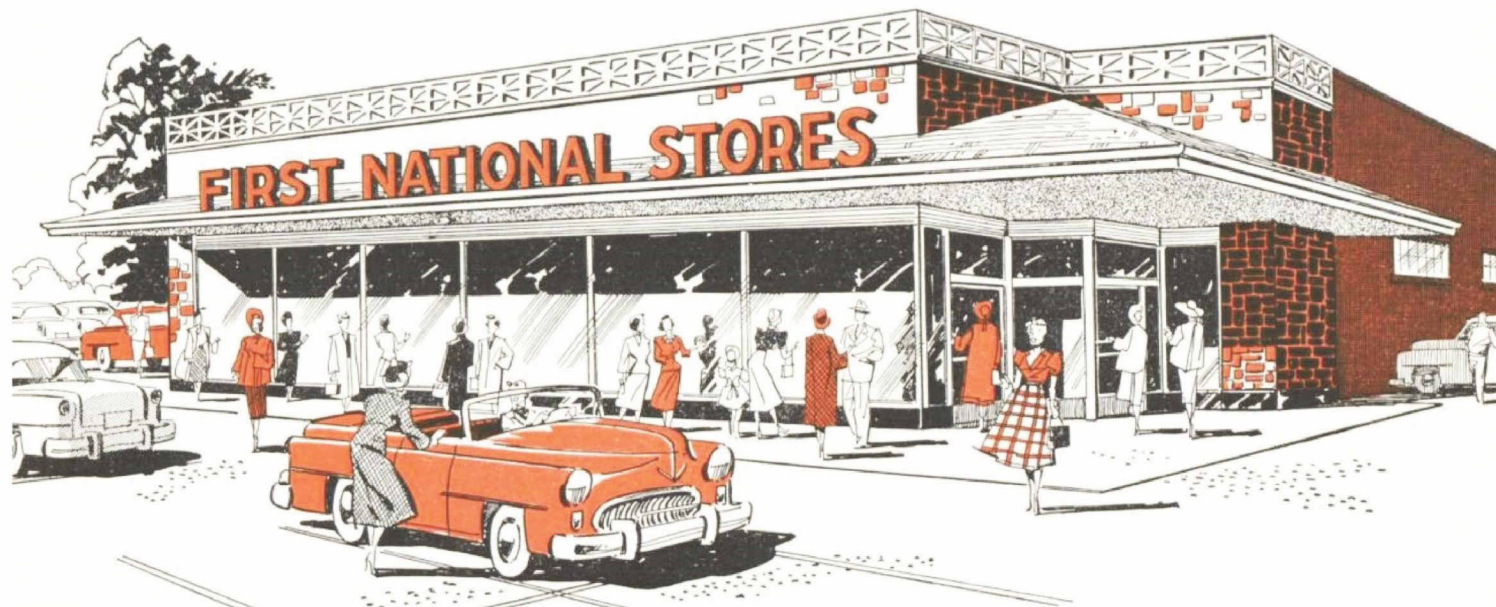
PROJECT SUMMARY

134 PLEASANT STREET, WEST BLDG

PORTSMOUTH, NH 03801



09/18/26



First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot large enough to support a modern grocery store with parking lot.

First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company {Connecticut} was acquired in 1929. The Nicholson-Thackray Company {Rhode Island}, Davey Brothers Company {Connecticut} and Modern Grocery Company {also of Connecticut}, were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became a basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with new "Finast" branding used.

In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Ave property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Portsmouth Trust sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner & applicant (Double MC, LLC).



H0.02

HISTORIC NARRATIVE
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



111 PARROTT AVE



118 PLEASANT ST



170 & 202 COURT ST



206 COURT ST



292 STATE ST

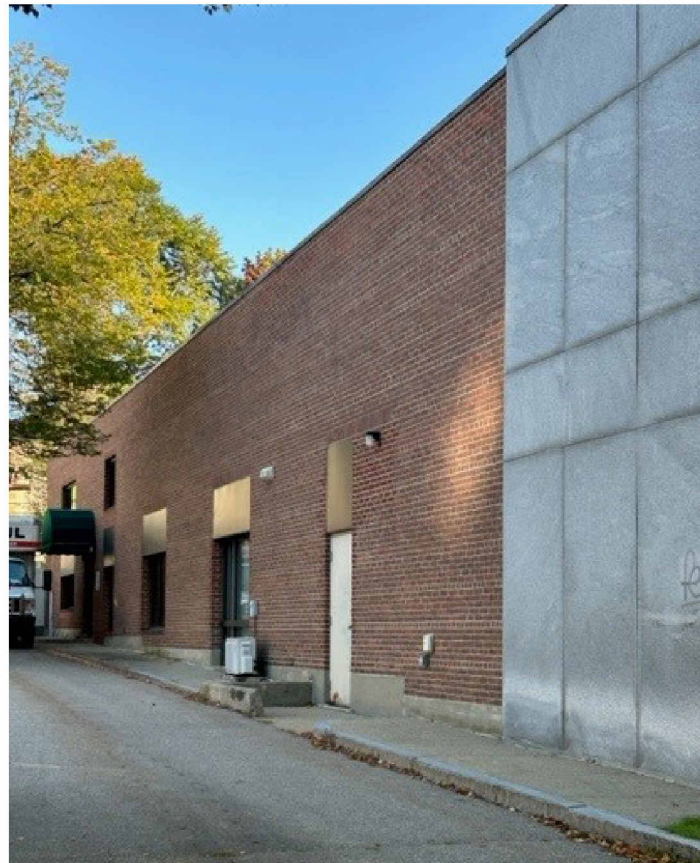


160 COURT ST



PARKING AT PARROTT AVE





WEST



SOUTH



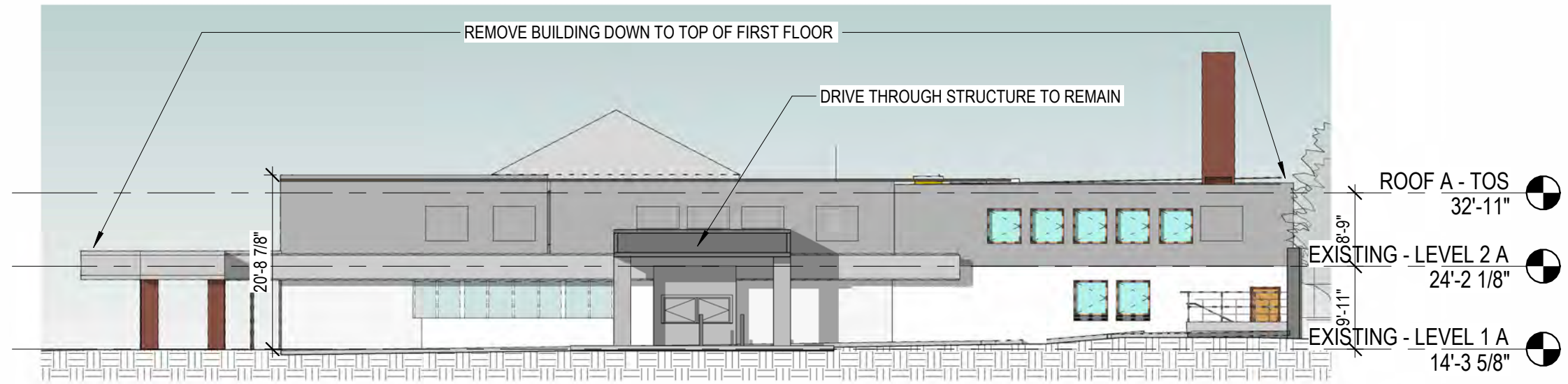
EAST



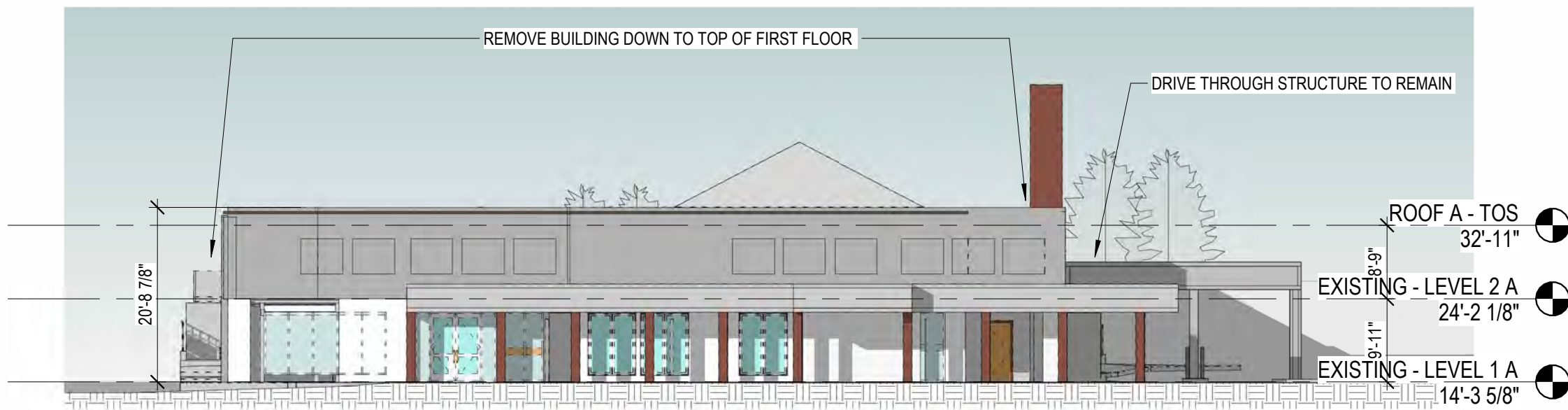
NORTH

H0.04

EXISTING BUILDING PHOTOS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



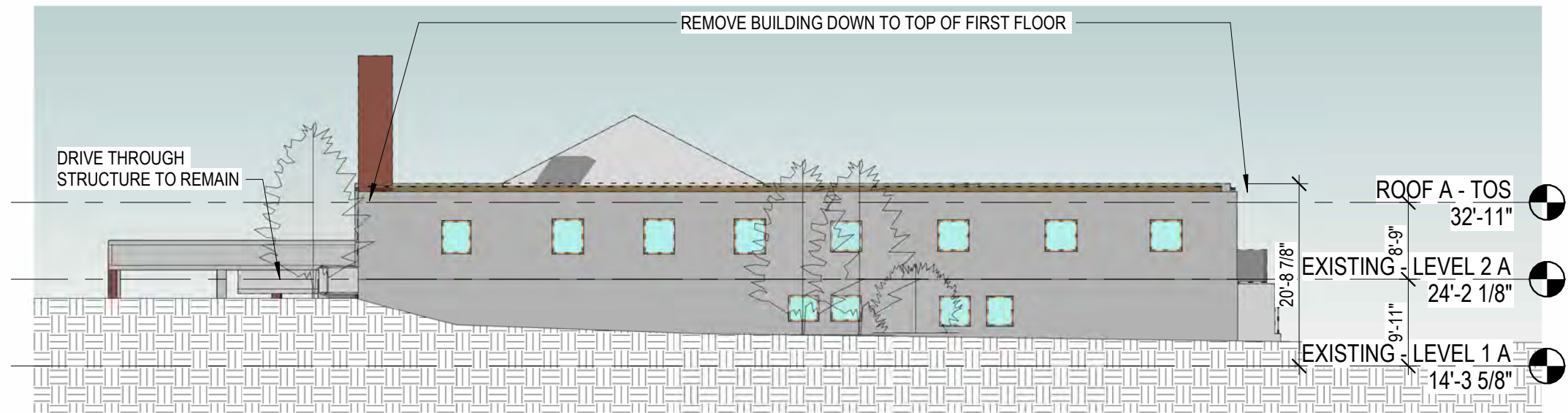
2 HDC EXISTING ELEVATION EAST
1/16" = 1'-0"



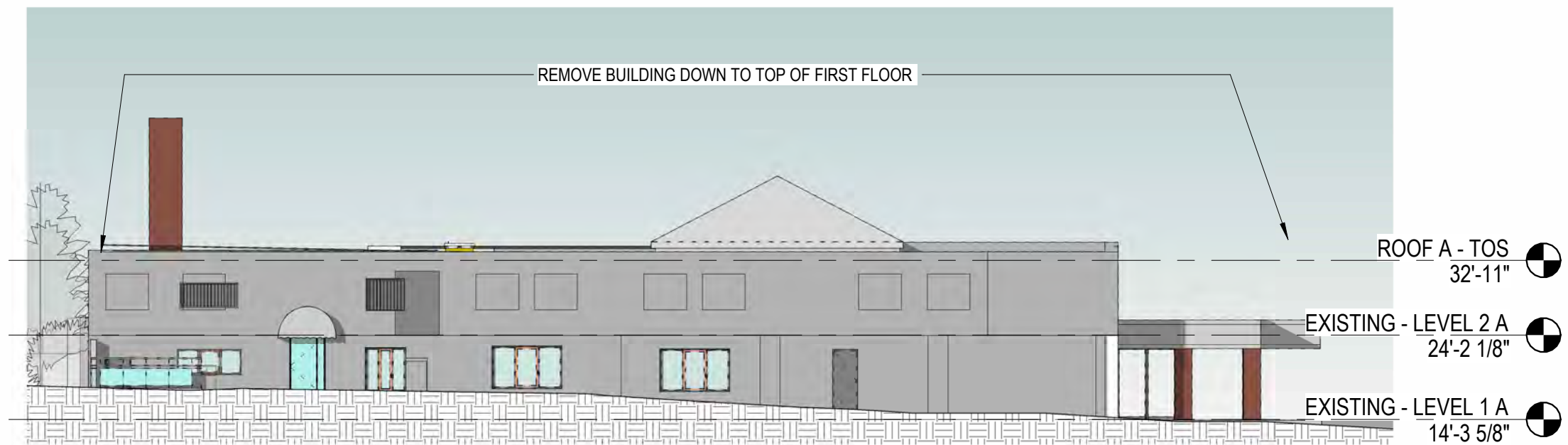
1 HDC EXISTING ELEVATION SOUTH
1/16" = 1'-0"

H0.05

EXISTING ELEVATIONS 134 PLEASANT STREET, WEST BLDG PORTSMOUTH, NH 03801

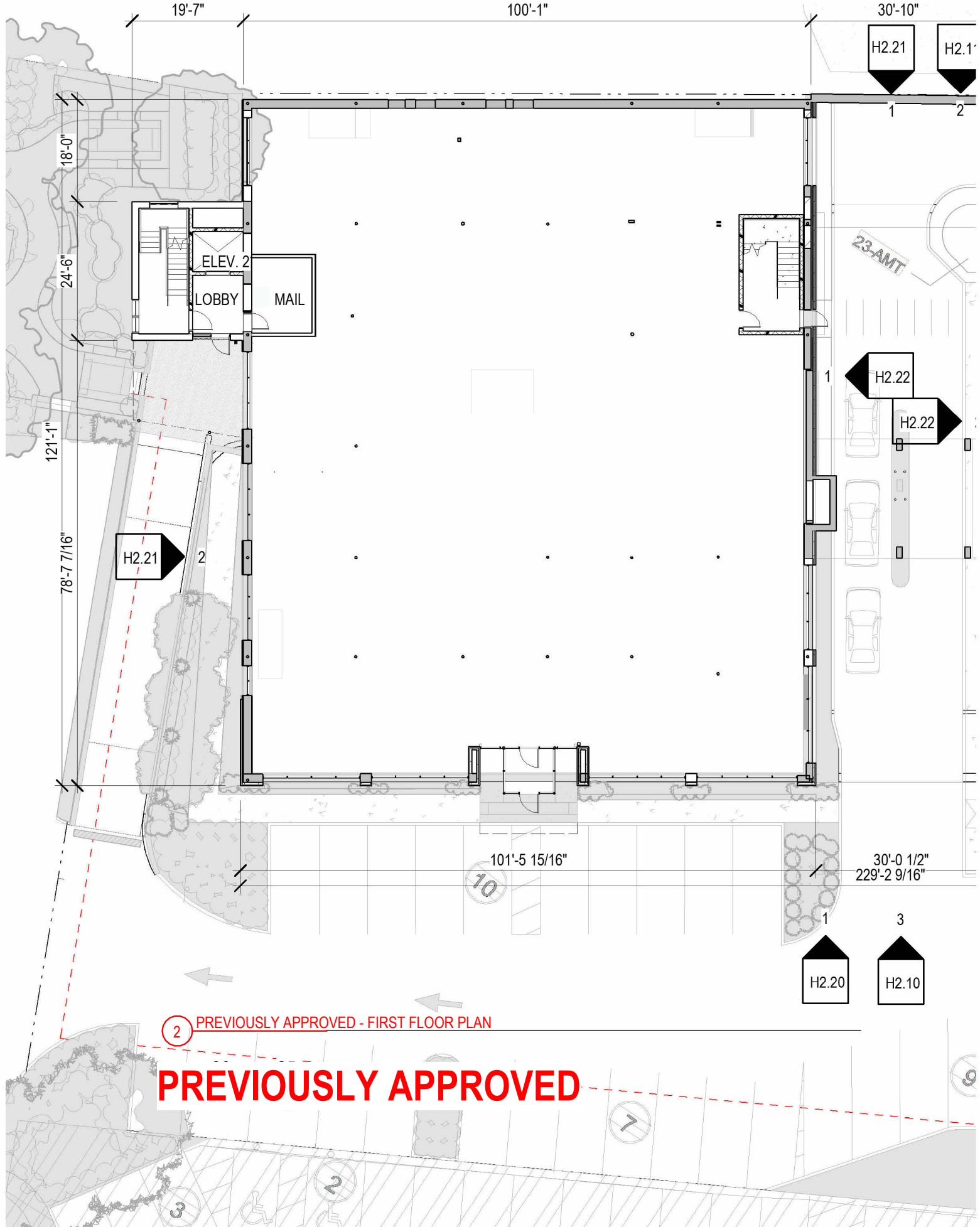


2 HDC EXISTING ELEVATION NORTH
1/16" = 1'-0"



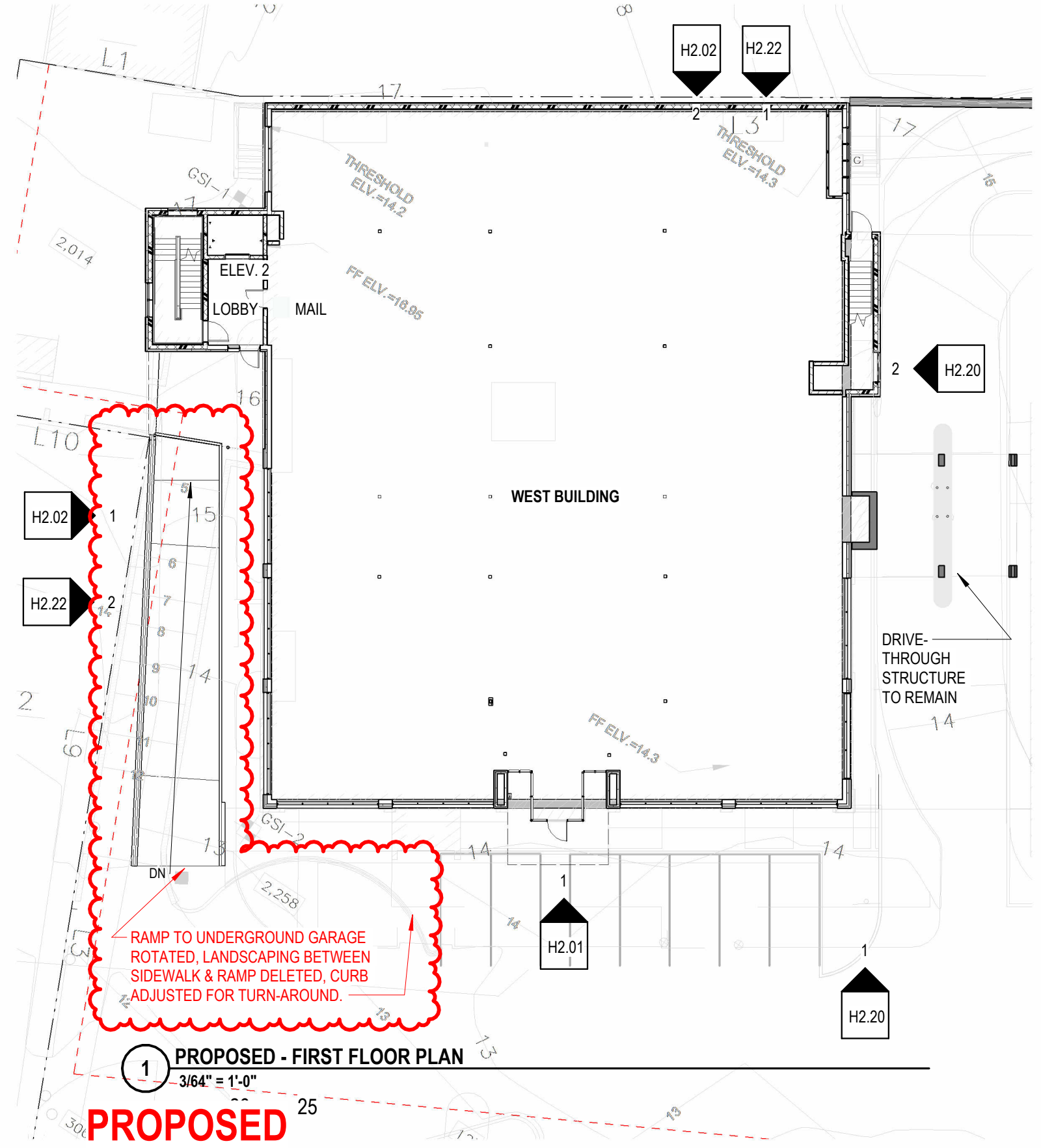
1 HDC EXISTING ELEVATION WEST
1/16" = 1'-0"

H0.06 EXISTING ELEVATIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



2 PREVIOUSLY APPROVED - FIRST FLOOR PLAN

PREVIOUSLY APPROVED



1 PROPOSED - FIRST FLOOR PLAN

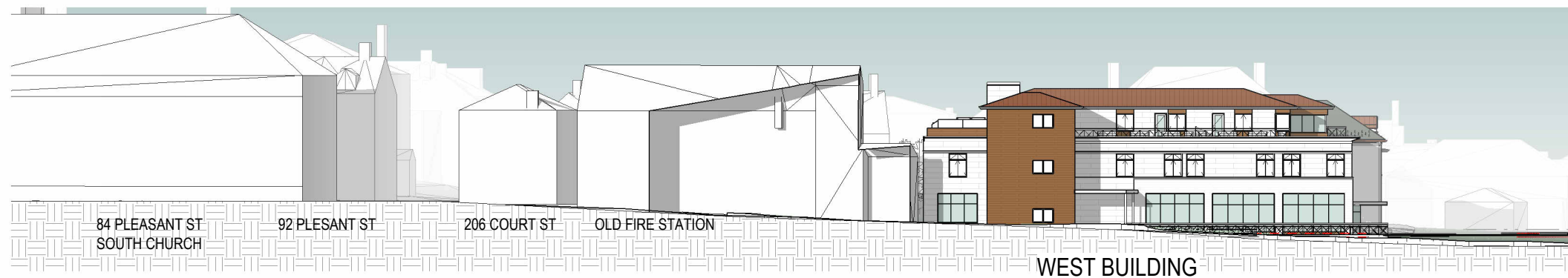
PROPOSED

H1.01 FIRST FLOOR PLAN
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

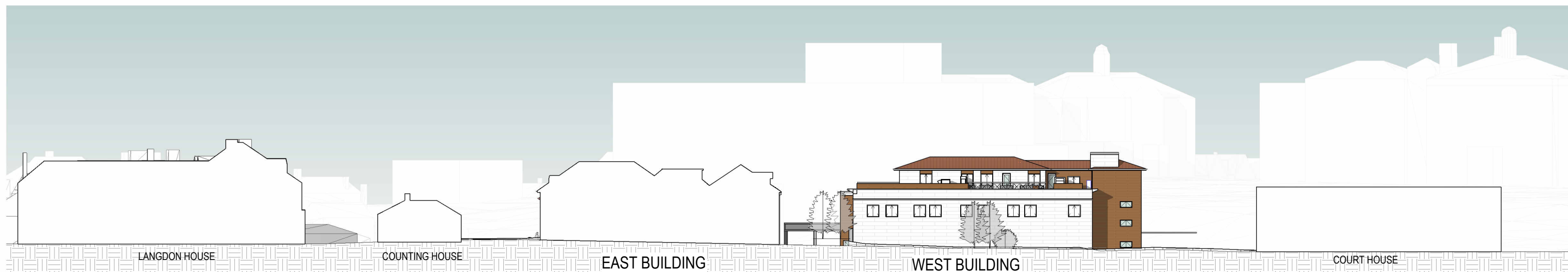


1 SOUTH SITE SECTION
1" = 40'-0"

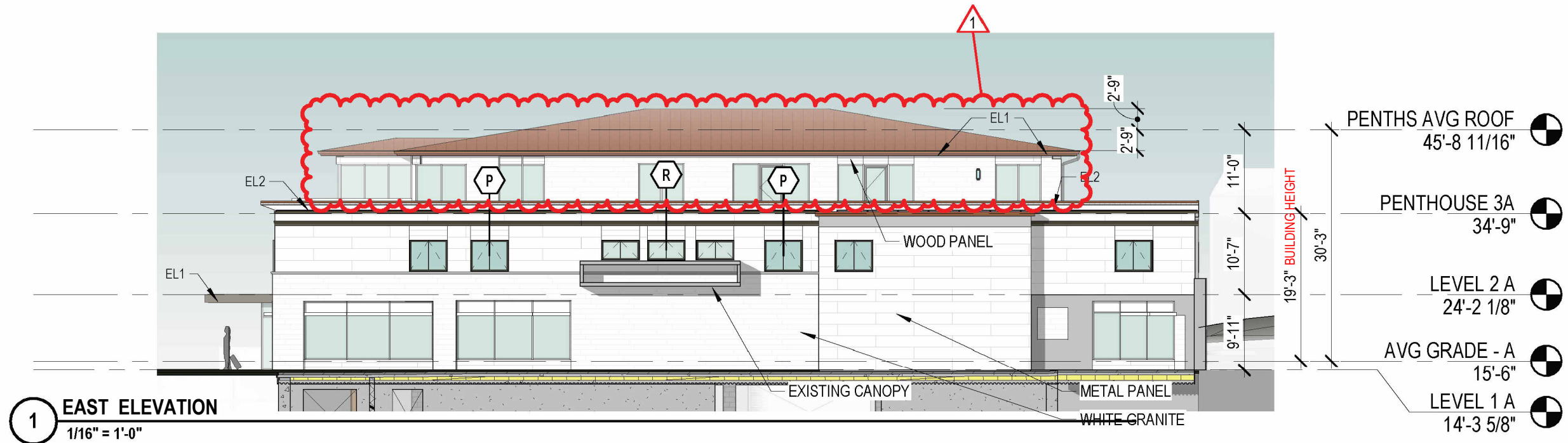
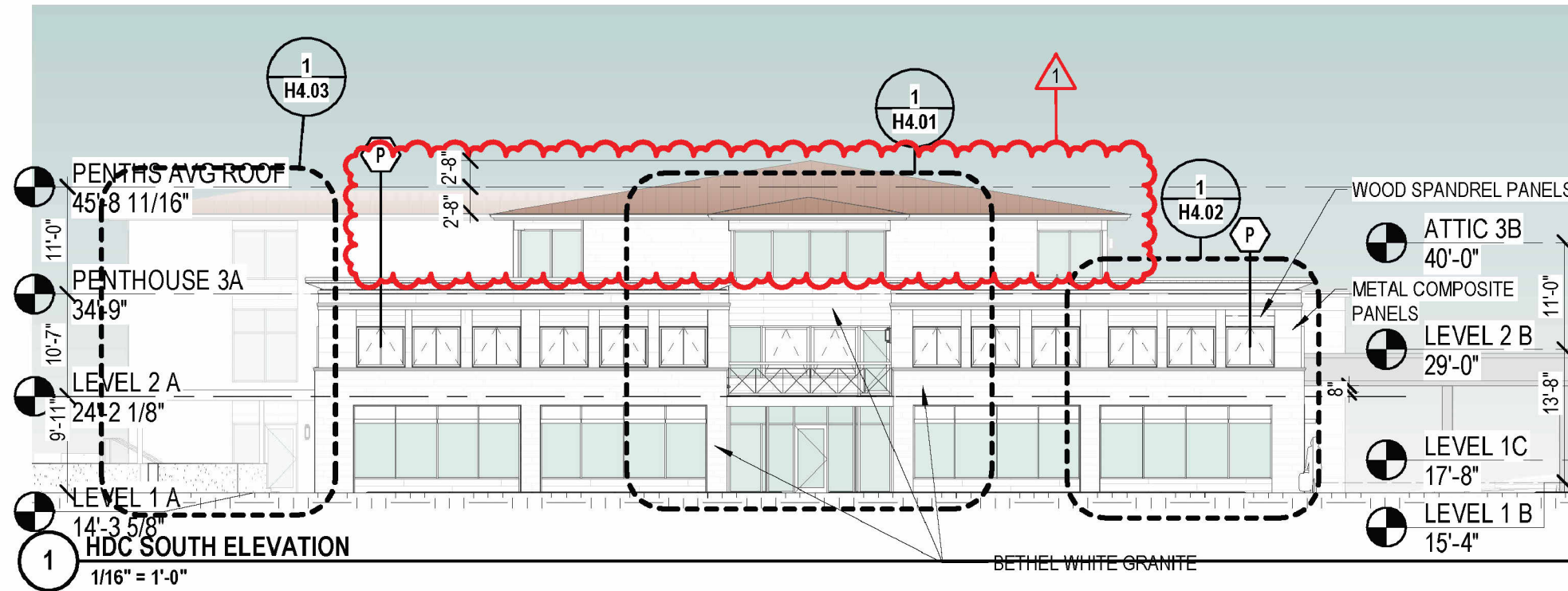
H2.01 CONTEXT SITE SECTIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



1 WEST SITE SECTION
1" = 40'-0"



2 NORTH SITE SECTION
1" = 40'-0"



PREVIOUSLY APPROVED

H2.19

ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



1 HDC SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

ELEVATION KEY NOTES

-  WHITE GRANITE
-  COMPOSITE METAL PANEL
-  WOOD FINISH ALUM. PANEL
-  ALUMINUM SOFFIT PANELS
-  COPPER COLORED METAL ROOFING

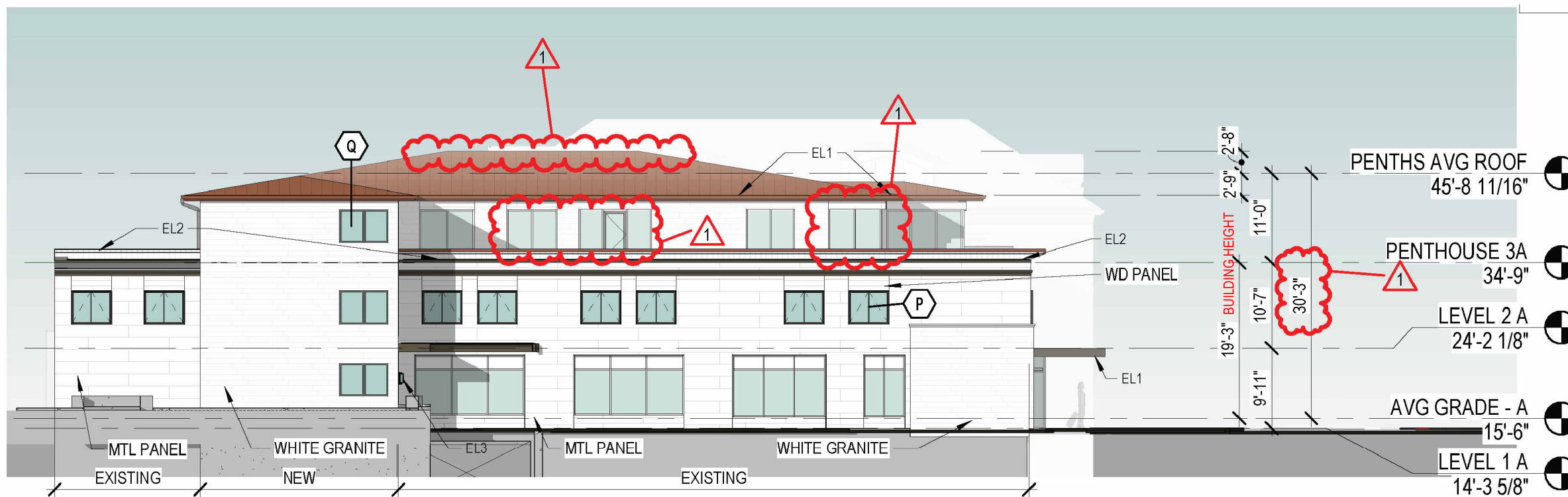
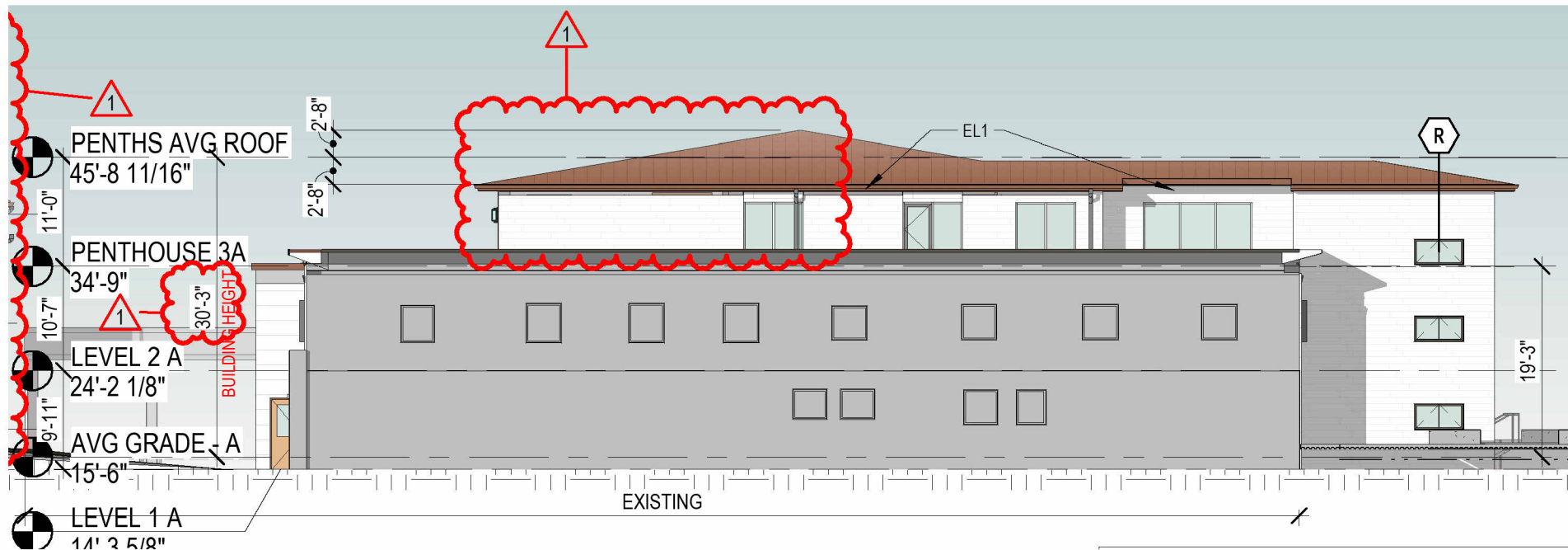
EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

PROPOSED

H2.20

ELEVATIONS - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

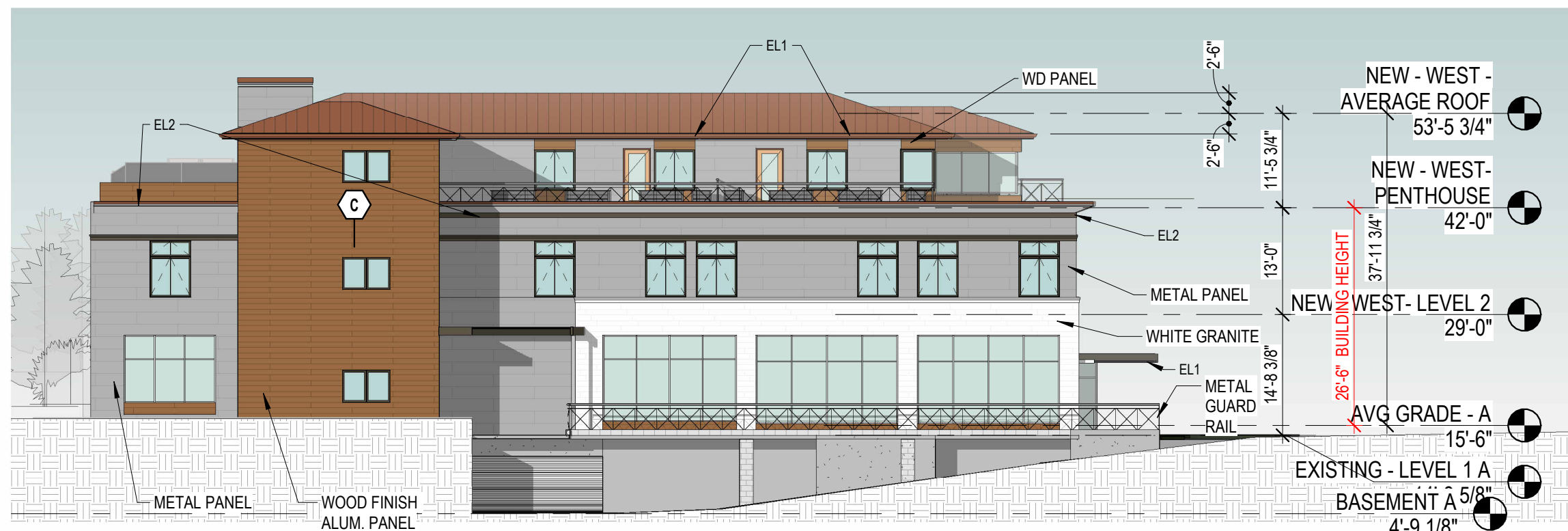


PREVIOUSLY APPROVED

H2.21 ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

ELEVATION KEY NOTES

-  WHITE GRANITE
-  COMPOSITE METAL PANEL
-  WOOD FINISH ALUM. PANEL
-  ALUMINUM SOFFIT PANELS
-  COPPER COLORED METAL ROOFING

EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

PROPOSED

H2.22

ELEVATIONS - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



PREVIOUSLY APPROVED



PROPOSED SOUTH VIEW FROM PARROTT AVE PARKING LOT

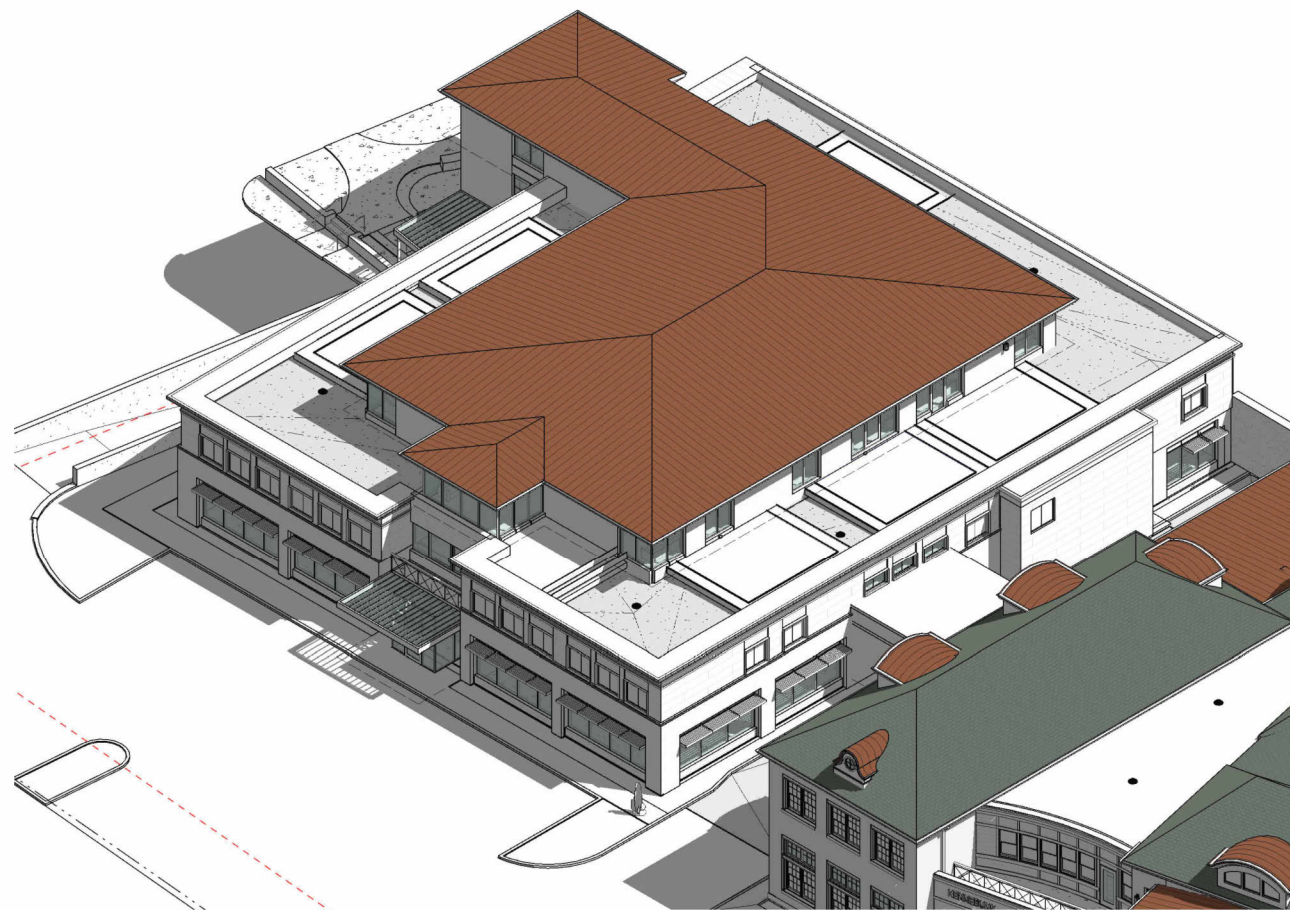
H3.00

RENDERING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



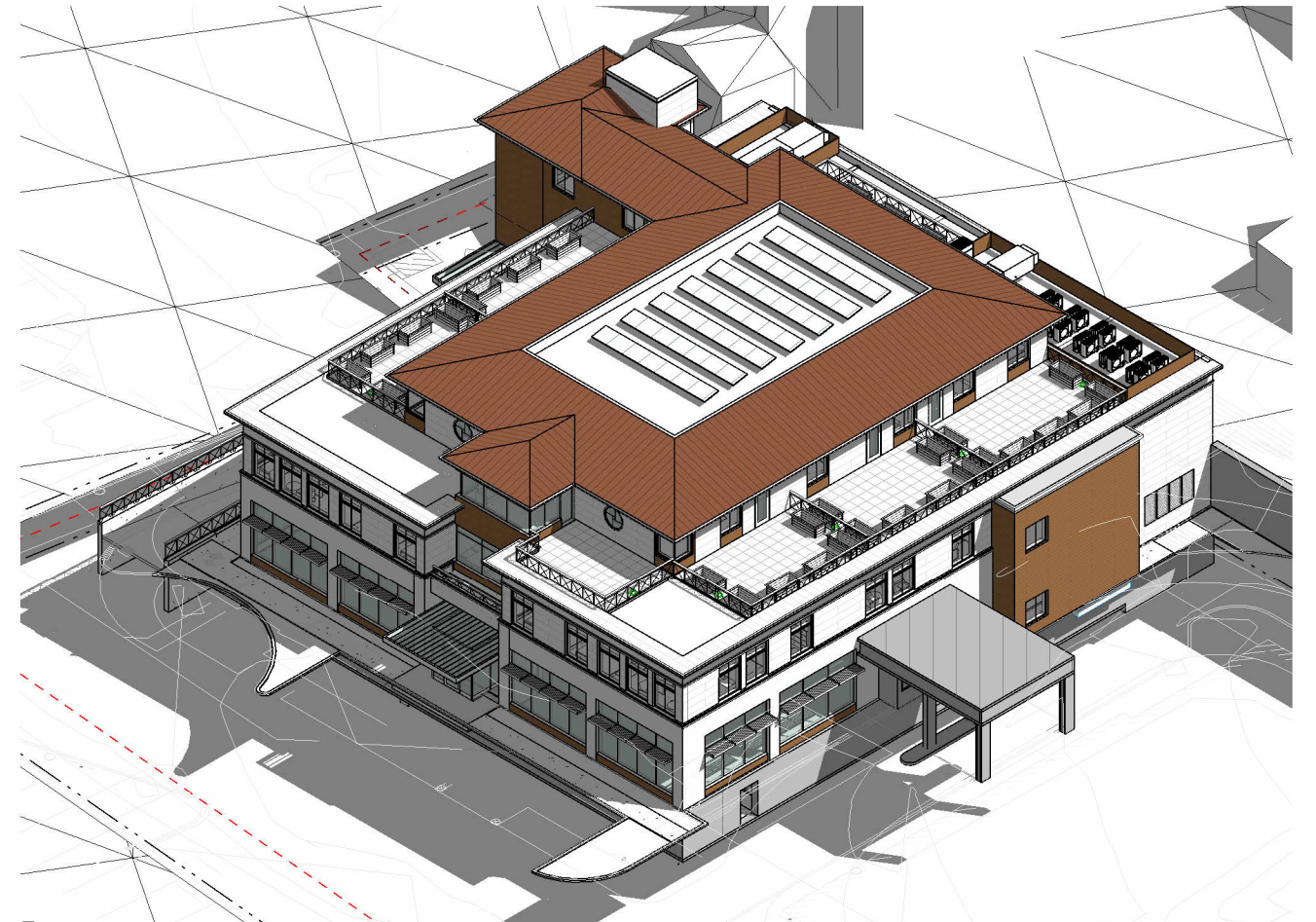
PROPOSED - VIEW FROM SOUTH AT COURTHOUSE

H3.01 **RENDERING**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



PREVIOUSLY APPROVED

PREVIOUSLY APPROVED



1 NEW PROPOSED

PROPOSED

H3.03

**BIRDSEYE AXONOMETRIC
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801**

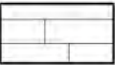


09/18/26



1 ELEVATION - ENTRANCE
3/16" = 1'-0"

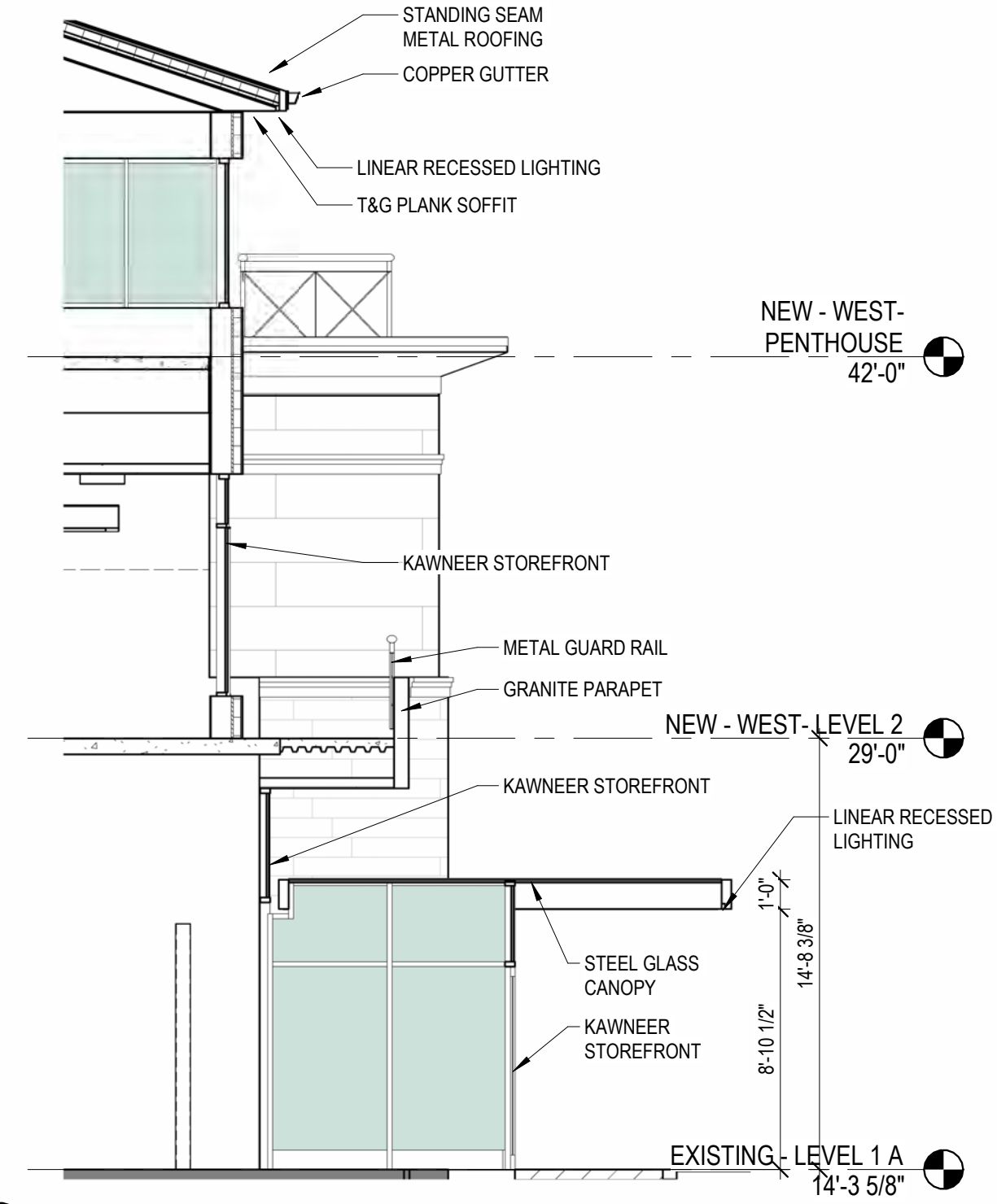
ELEVATION KEY NOTES

-  WHITE GRANITE
-  COMPOSITE METAL PANEL
-  WOOD FINISH METAL PANEL
-  ALUMINUM SOFFIT PANELS

NEW - WEST-PENTHOUSE
42'-0"

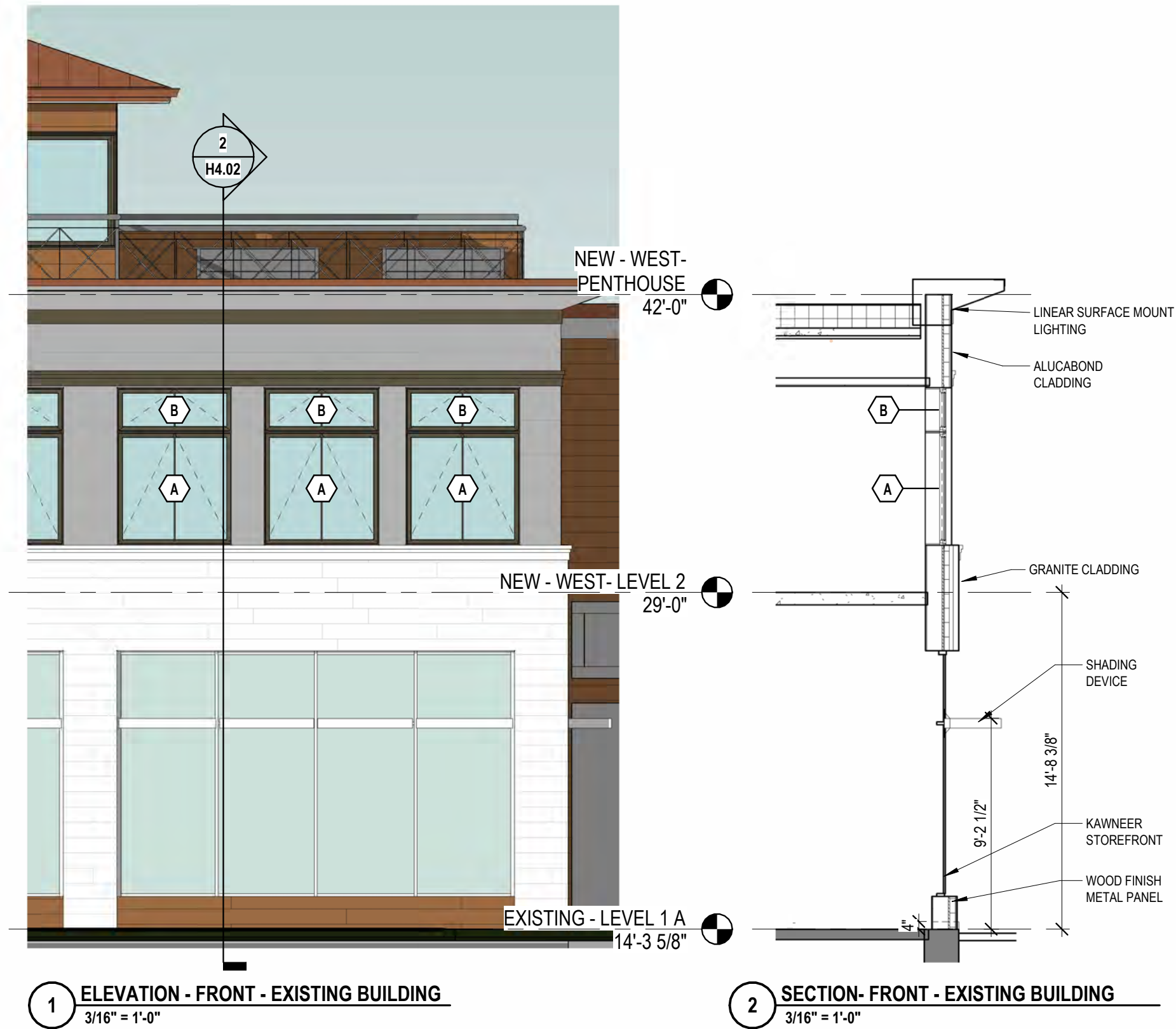
NEW - WEST-LEVEL 2
29'-0"

EXISTING - LEVEL 1 A
14'-3 5/8"



2 SECTION - ENTRANCE
3/16" = 1'-0"

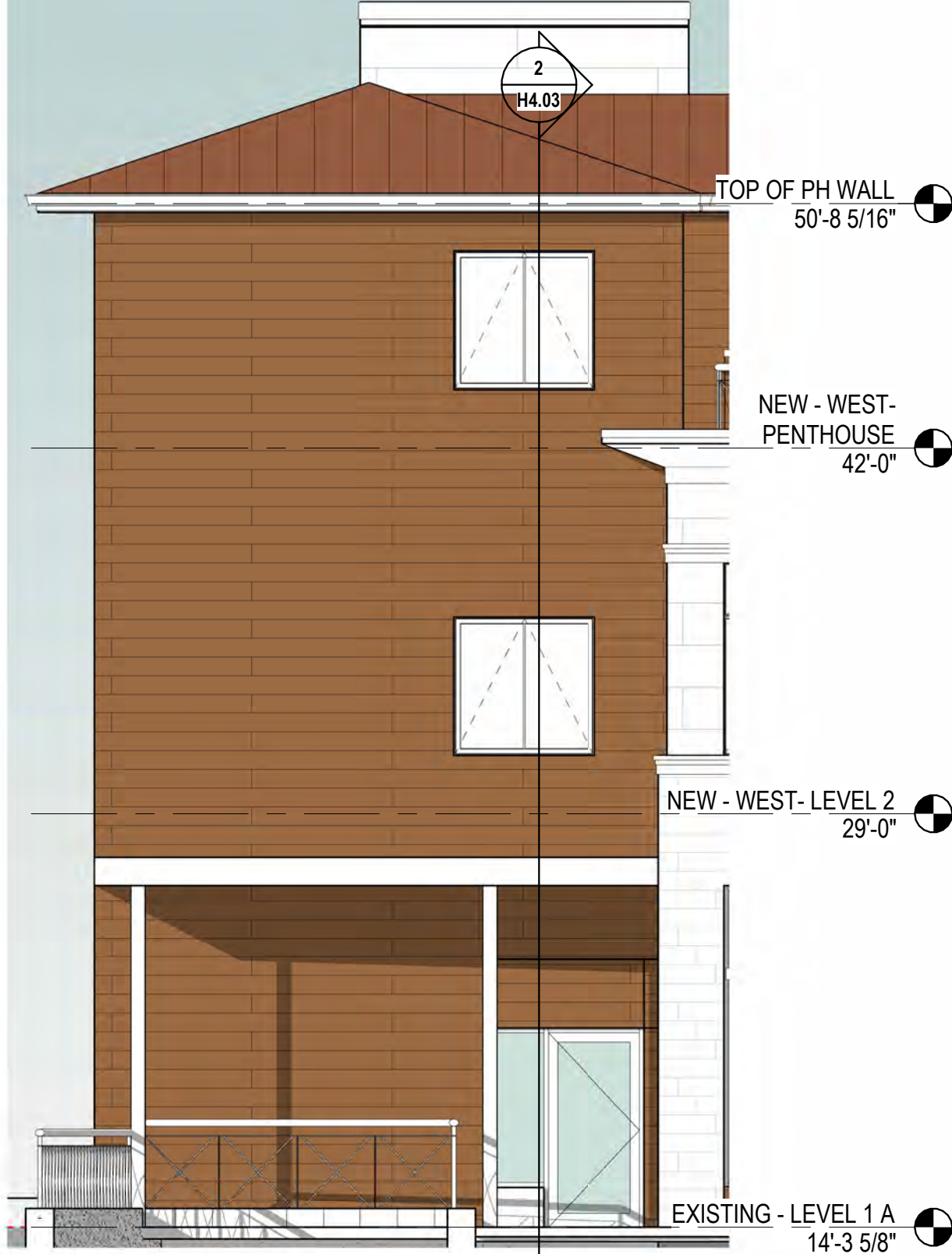
H4.01 ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



ELEVATION KEY NOTES

	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD FINISH METAL PANEL
	ALUMINUM SOFFIT PANELS

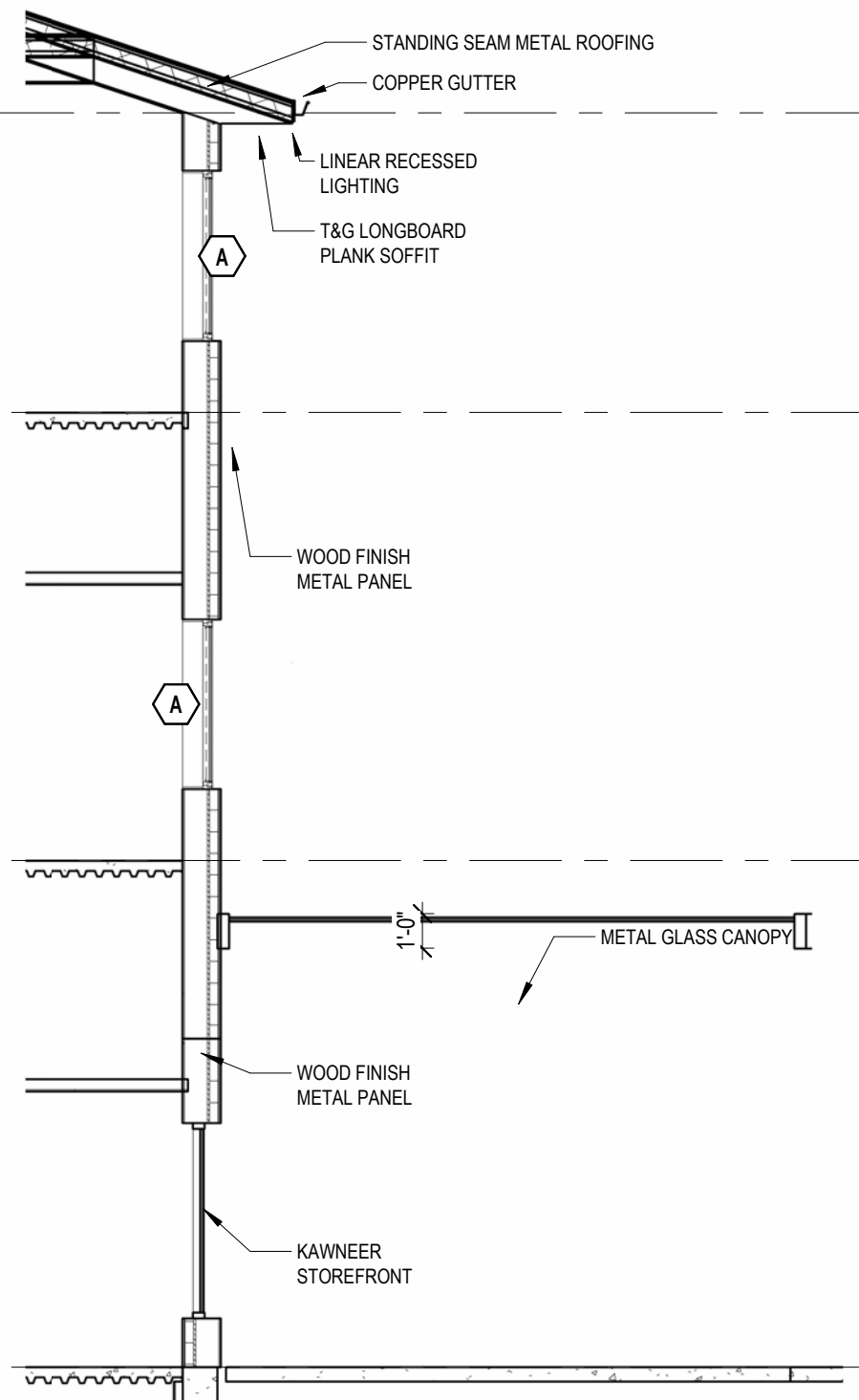
H4.02 **ELEVATION DETAIL**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



1 ELEVATION - BACK ENTRANCE AND STAIR
3/16" = 1'-0"

ELEVATION KEY NOTES

	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD FINISH METAL PANEL
	ALUMINUM SOFFIT PANELS



2 SECTION - BACK ENTRANCE AND STAIR
3/16" = 1'-0"

H4.03

ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

WEST BUILDING				
H4.05	Granite	Rock of Ages, Vermont	Bethel White	Thermal Finish
H4.06	Composite Metal Panel	Alucobond	FaceFastened	Zinc
H4.06	Composite Metal Panel	L&L Longboard	Shiplap	Light Cherry
H4.07	Metal Roofing	ATAS International Inc.	Standing Seam	Cinnamon
H4.08	Storefronts, Doors Entry and roof decks	Kawneer	Trifab VersaGlaze 451/451T	Classic Bronze
H4.09	Windows	Pella	Reserve – Contemporary - Awning	Brown
H4.10	Sun shades	Kawneer	Versoleil	Classic Bronze

H4.04

MATERIALS LEGEND

**134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801**



GRANITE
BETHEL WHITE
THERMAL FINISH



METAL SIDING

ALUCOBOND® FaceFastened

ALUCOBOND FaceFastened is a simple, but high-performance architectural cladding system that combines a sleek, modern aesthetic with superior durability and ease of installation.

- Designed for use in a wide range of applications, this simple screwed ACM system utilizes ALUCOBOND FaceFastened Attachment Rails and ALUCOBOND FaceFastened Attachment Screws to create a seamless, flush-mounted appearance that is both visually striking and highly functional.
- Whether you're looking to create a dramatic, eye-catching façade or simply seeking a reliable, cost-effective cladding solution, ALUCOBOND FaceFastened is the perfect choice.



ZINC

“An exotic silver with blue undertones reminding us of India's zinc mines, quintessential land of maharajas, medieval forts, age-old opulence and grandeur.”



WOOD FINISH METAL SIDING & SOFFIT PANELS

LIGHT CHERRY, 6" V-GROOVE PLANK



6" V-Groove Plank

PRODUCT COMPONENTS

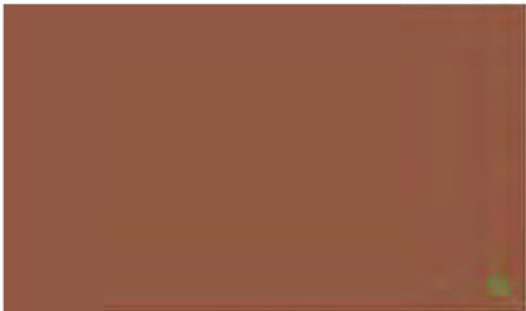
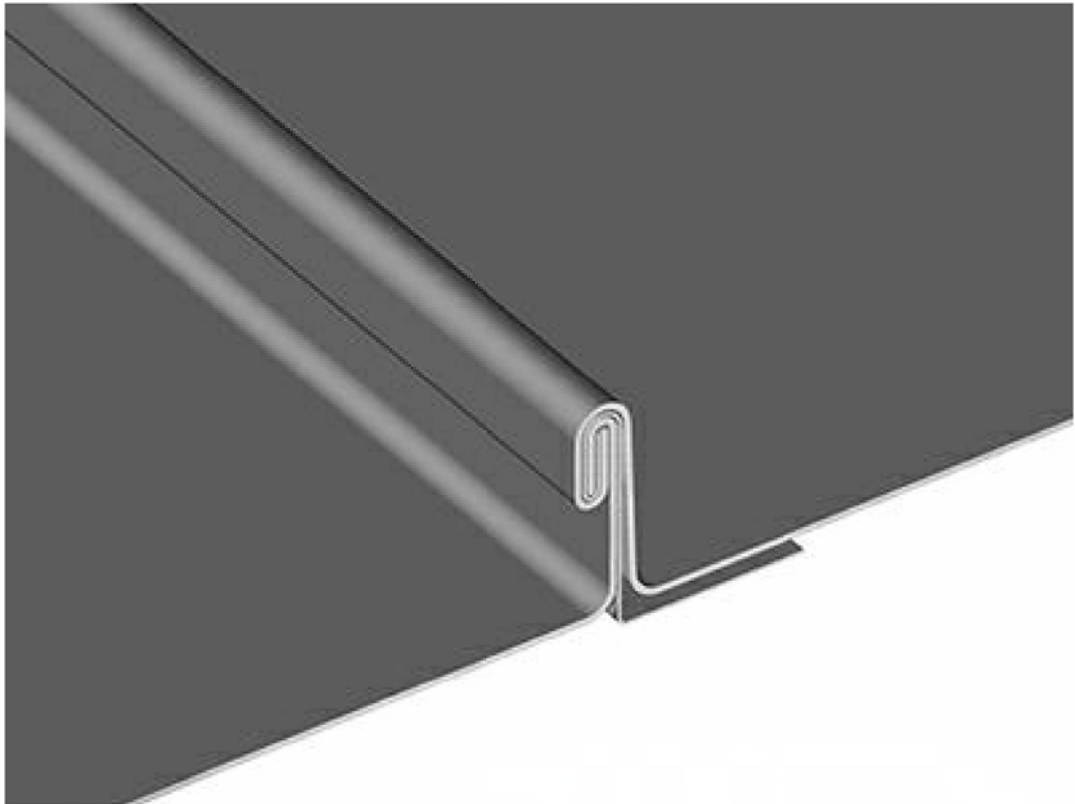
V-Groove Planks

Dimensions	12' *	24' *	12' Perf *	24' Perf *
2½"	3V.145		3VP.145	
4"	4V.145	4V.289	-	-
6"	6V.145	6V.289	6VP.145	6VP.289



PAINTED STANDING SEAM METAL ROOFING

PREVIOUSLY APPROVED ROOFING MATERIAL WAS MILL FINISH NATURAL COPPER



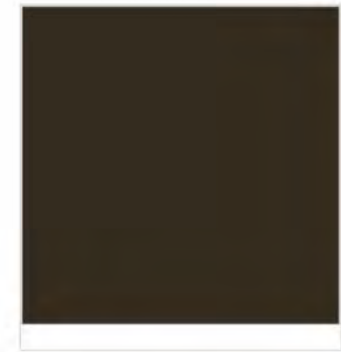
CINNAMON

LOW SUPPLIES: PLEASE CALL

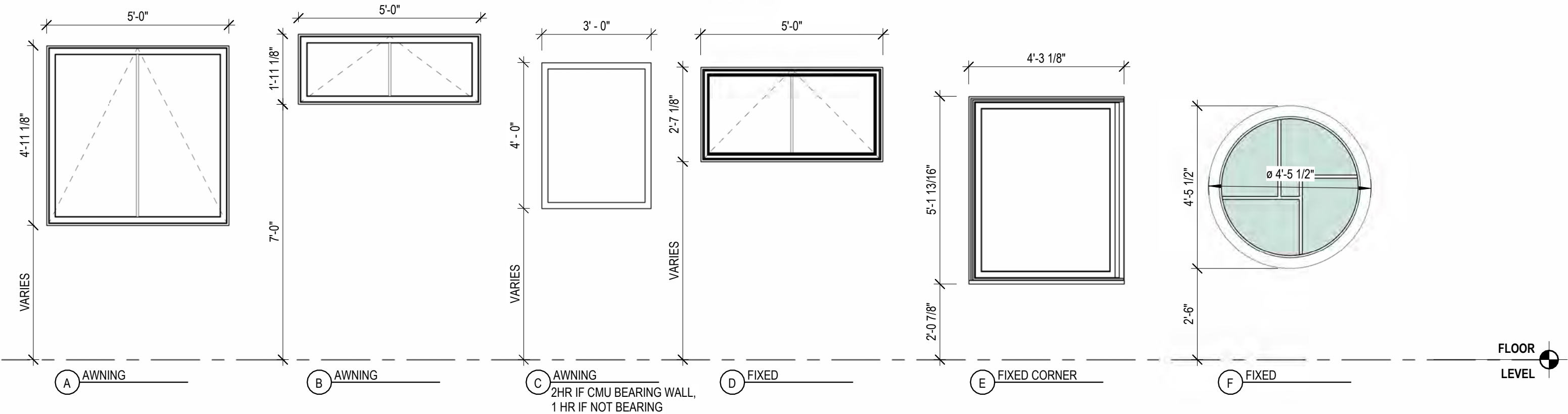
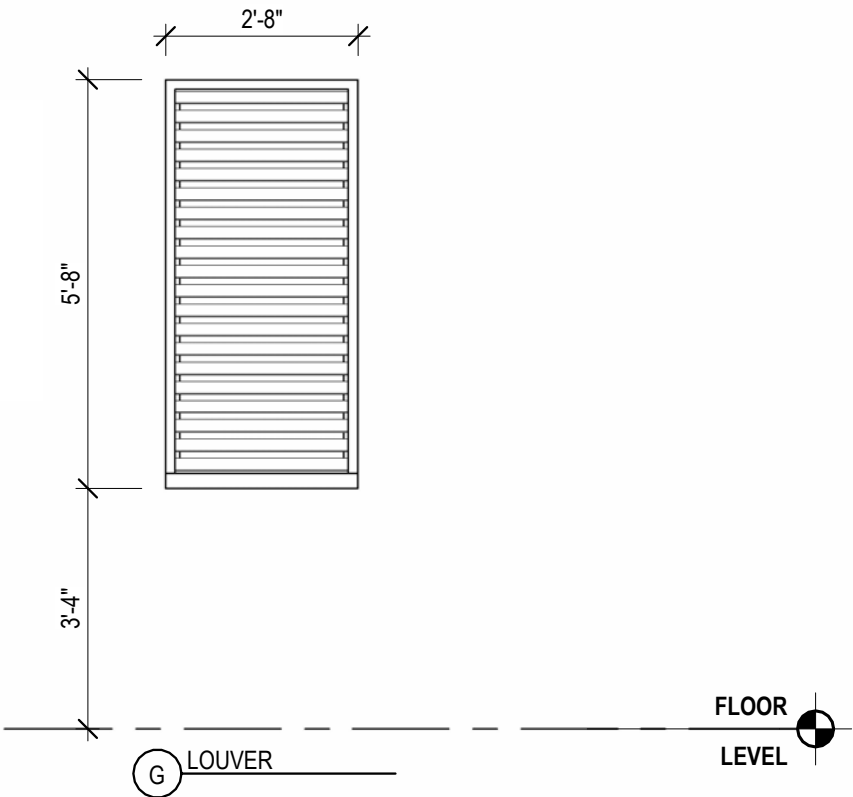
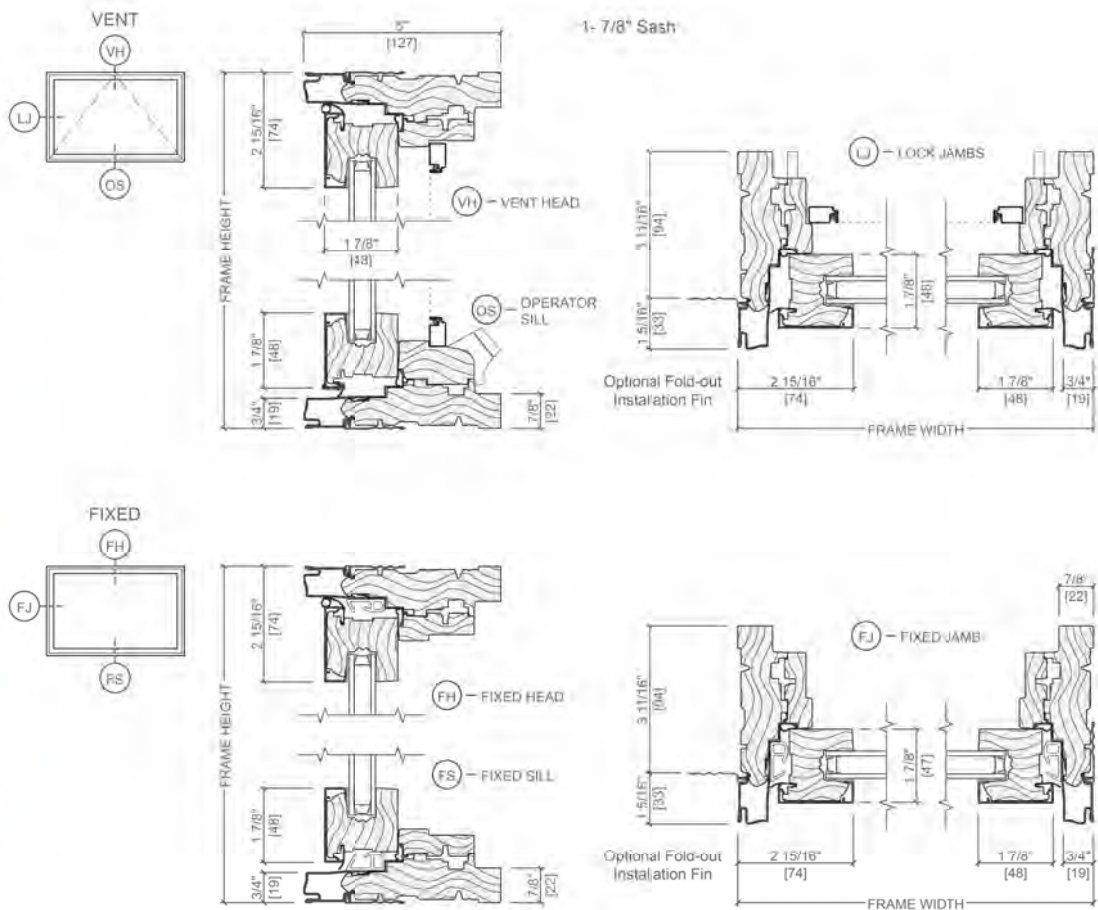
MATERIALS AVAILABILITY

WINDOWS

STYLE AND COLOR UNCHANGED FROM PREVIOUSLY APPROVED
PELLA RESERVE – CONTEMPORARY
ALUMINUM CLAD WOOD
COLOR: BROWN



Brown

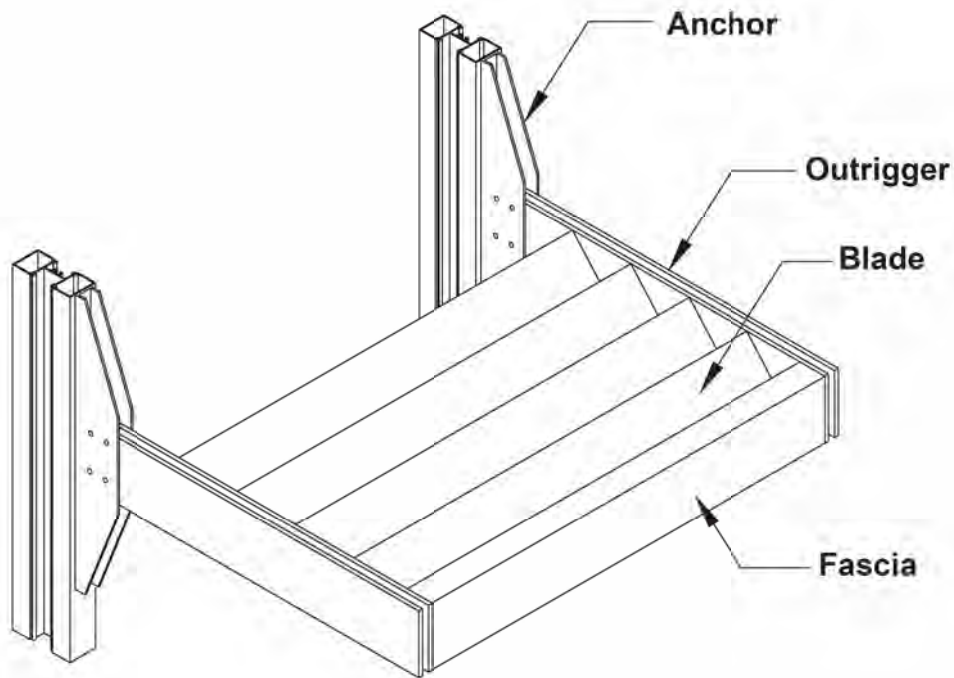


WINDOW SCHEDULE - WEST BLDG

H4.09 MATERIALS - WINDOWS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

Versoleil® SunShade - Outrigger System

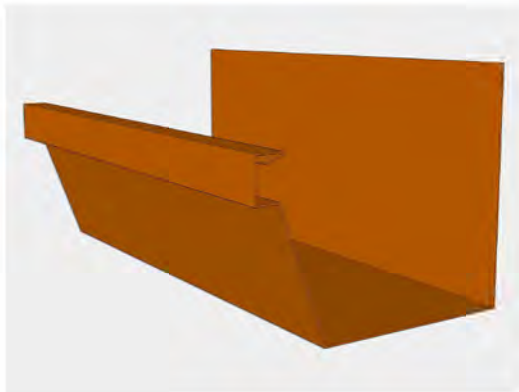
FEATURES - STOREFRONT



PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

COPPER GUTTERS AND DOWNSPOUTS

F Style Gutter



Plain Round Copper Downspout

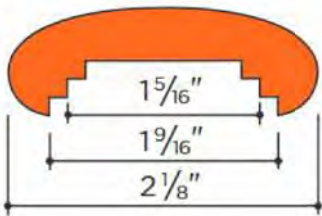


GUARDRAILS AT ROOF DECKS



TOP RAIL

Shape: Elliptical
Materials: Bronze



4535 Bronze 3.35 lb/ft
Fittings: B-C-CC-CL-CR-GL-GR-N-S-T-V