

**ACTION SHEET  
THE HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**February 05, 2025**

**MEMBERS PRESENT:** Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members: Martin Ryan, David Adams; Alternate Larry Booz

**MEMBERS EXCUSED:** Jon Wyckoff and Dr. Dan Brown

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

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**I. APPROVAL OF MINUTES**

1. January 08, 2025

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

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**II. ADMINISTRATIVE APPROVALS**

1. 93 Pleasant Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
2. 40 Pleasant Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
3. 15 Pleasant Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
4. 442-444 Middle Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following stipulations:*
  1. *The Marvin window shall be used.*
  2. *If a screen is used, it shall be a half-screen.*
  3. *If the window size changes, the applicant shall return for Administrative Approval.*

5. 1 Walton Alley – *After due deliberation, the Commission voted to **continue** the Administrative Approval March 05, 2025 meeting.*
  6. 100 High Street – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
  7. 50 Austin Street– *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following stipulation:*
    1. *The brown vent shall be used and it shall be painted to match the brick.*
  8. 87 Market Street– *After due deliberation, the Commission voted to **continue** the Administrative Approval March 05, 2025 meeting.*
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### III. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

A. Petition of Martingale LLC, owner, for property located at 99 Bow Street, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on April 03, 2024, to allow exterior renovations to an existing structure (deck and dock expansion) as per plans in file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 54 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the one-year extension of the Certificate of Approval. The Certificate of Approval will now expire on April 03, 2025.*

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### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of 409 Franklin Pierce Highway, LLC, owner, for property located at 24 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (storefront assembly repair and replacement and brick repairs) as per plans in file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 24 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

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

2. Petition of KGM 2, LLC, owner, for property located at 62 Deer Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans in file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 27 and lies within Character District 4-L1 (CD4-L1), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulations:*

1. *A window schedule shall be submitted to the Planning Department.*
2. *The 6/3 window shall be replaced with a 6/3 that was not shown.*

3. Petition of Jane M. Man Associates, LLC, owner, for property located at 113 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows to match installed at 87 Market Street) as per plans in file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 38 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. *The applicant shall return for Administrative Approval for the mullions on the smaller windows on the Ceres Street side.*

4. Petition of Jane M. Man Associates, LLC, owner, and Morton Market Realty, C/O for property located at 117 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows to match those installed at 87 Market Street) as per plans in file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 37 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. *The applicant shall return for Administrative Approval for the mullions on the smaller windows on the Ceres Street side.*

5. Petition of R.A. Morton Holdings, LLC, owner, for property located at 93 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows to match those installed at 87 Market Street) as per plans in file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 42 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. *The applicant shall return for Administrative Approval for the mullions on the smaller windows on the Ceres Street side.*

6. Petition of JFJ Market Square, LLC, owner, for property located at 2 Market Square, Unit E, wherein permission is requested for the demolition of a wooden shed (not to be replaced) and for the replacement of one window as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 17-E and lies within Character District 4 (CD4), Downtown Overlay, and Historic Districts.

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

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**V. WORK SESSIONS (NEW BUSINESS)**

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

*After due deliberation, the Commission voted to **continue** the work session to a future meeting.*

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**VI. ADJOURNMENT**

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