

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

*Members of the public also have the option to join the meeting over Zoom
(See below for more details) **

6:30 p.m.

August 06, 2025

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. July 02, 2025

II. ADMINISTRATIVE APPROVALS

1. 48 Manning Street
2. 25 Penhallow Street
3. 50 South School Street, Unit #3
4. 28 Chestnut Street
5. 93 State Street
6. 19 Howard Street
7. 114 Mechanic Street
8. 420 Pleasant Street
9. 222 Court Street
10. 126 State Street, Unit #3
11. 401 State Street
12. 93 Pleasant Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of One Market Square, LLC, owner, for properties located at 1 Congress Street and 21 Congress Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on November 06, 2024 to allow new construction to an existing structure (construct roof top penthouse, construct storefronts along Haven Court and modify the Fleet Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 12 and lies within the Character District 5 (CD-5), Downtown Overlay and Historic Districts.

IV. REQUEST FOR RE-HEARING

1. Petition of John Miles Evans, to request a rehearing of, 11 Sheafe Street, wherein permission was granted to allow exterior renovations to an existing structure (replace windows) and new construction to an existing structure (construct a new rear garage and covered entry) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 14 and lies within the Character District 4 (CD4) and Historic Districts.

V. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Brian O'Neill, owner, for property located at 6 Dearborn Street, wherein permission is requested to allow exterior renovations to the existing structure (replace siding and windows and other exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 as Lot 4 and lies within the General Residence A (GRA) and Historic Districts.

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Penhallow and State, LLC, owner, for property located at 177 State Street, wherein permission is requested to allow exterior renovations to an existing structure (remove existing slate roof and replace with faux slate roof) as per plans on file in the planning department. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic Districts.

2. Petition of Gary Gansburg, owner, for property located at 89 New Castle Avenue, wherein permission is requested to allow exterior renovations to an existing structure (remove the existing chimney) as per plans on file in the planning department. Said property is shown on Assessor Map 101 as Lot 51 and lies within the General Residence B (GRB) the Historic Districts.

3. Petition of PNF Trust of 2013, owner, for property 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 the renovations of an existing structure (84 Pleasant Street) as per plans in file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

4. Petition of Zachary Dombrowski & Meghan Black, owners, for property located at 111 Gates Street, wherein permission is requested to allow new construction to an existing structure (remove rear porch, add new rear 2-story addition with walkout basement and reconfigure existing side addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 96 and lies within the General Residence B (GRB) and Historic Districts.

VII. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Work Session requested by Charles S. Neal Jr., owner, for property located at 28 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct a breezeway between the existing home and detached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts.

B. Work Session requested by Greg and Laura Ludes, owners, for property located at 124 State Street, wherein permission is requested to allow the new construction of a detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 56 and lies within the Character District 4 (CD4), Character District 4-L1, and Historic Districts.

VIII. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Brian O'Neill, owner, for property located at 6 Dearborn Street (which includes #10 Dearborn Street), wherein permission is requested to allow exterior renovations to an existing structure (#10 Dearborn) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 as Lot 4 and lies within the General Residence A (GRA) and Historic Districts.

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

IX. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_xP22YxRPQNOUNxUNQWAG8Q