

**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.

July 02, 2025

AGENDA (revised on June 27, 2025)

*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. June 04, 2025

II. ADMINISTRATIVE APPROVALS

1. 238 Marcy Street
2. 101 Chapel Street
3. 64 Mt. Vernon Street
4. 46 Mark Street
5. 53 Green Street
6. 235 Marcy Street
7. 198 Islington Street
8. 96 State Street
9. 279 Marcy Street, Unit #3
10. 139 South Street
11. 53 Pray Street
12. 245 Marcy Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of Mark M. Bodi, owner, for property located at 121 State Street, Unit #2, wherein permission is requested to allow a 1-year extension of the Certificate of Approval originally granted on July 10, 2024 for new construction to an existing structure (replace and enlarge existing rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 48-2 and lies within the Character District 4 (CD4) and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Petition of Paul R. Delisle Revocable Trust and Rosa Z. Delisle Revocable Trust, owners, for property located at 408 The Hill, Unit #6-17, wherein permission is requested to allow exterior renovations to an existing structure to include replacement windows as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26-5 and lies within the Character District 4-L1 (CD4-L1), Downtown Overlay and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Rockingham House Condominium Association, owner, and The Library Restaurant, applicant, for property located at 401 State Street, wherein permission is requested to allow new freestanding construction (construct wood platform and install metal pergola system and place new shed on site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

2. Petition of Portsmouth Carriage House, LLC, owner, for property located at 526 State Street, wherein permission is requested to allow exterior renovations to an existing structure (window and door modifications and replacements, repointing as needed, and trim improvements) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lot 15 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

3. Petition of 445 Marcy Street, LLC, owner, for property located at 445 Marcy Street, wherein permission is requested to allow the new construction of a single-family structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts.

4. Petition of 445 Marcy Street, 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.

5. REQUEST TO POSTPONE- Petition of Brian O'Neill, owner, for property located at 6 Dearborn Street, wherein permission is requested to allow exterior renovations to both existing structures on site (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. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by Lorencic Revocable Trust, owner, for property located at 209 Marcy Street, wherein permission is requested to allow new construction to an existing structure (construct full 2nd floor addition with new 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.

B. Work Session requested by 420 Pleasant Street, LLC, owner, for property located at 420 Pleasant Street, wherein permission is requested to allow new construction to an existing structure (reconstruct rear portion of structure after fire damage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence B (GRB) and Historic Districts.

C. REQUEST TO POSTPONE- 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.

VII. WORK SESSIONS (NEW BUSINESS)

1. 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.

VIII. OTHER BUSINESS

1. Review draft Historic District boundary line revisions.

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_mWei93QpSoq54quINWgKPg