

**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.

November 05, 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. October 01, 2025

II. ADMINISTRATIVE APPROVALS

1. 139 South Street, Unit A
2. 1 Raynes Avenue
3. 303 Pleasant Street
4. 420 Pleasant Street
5. 60 Prospect Street
6. 111 Gates Street
7. 112 New Castle Avenue

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Work Session/Public Hearing requested by Brian and Kyle LaChance, owners, for property located at 86 South School Street, wherein permission is requested to allow new construction to an existing structure (construct a new mudroom with steps to the front and rear yards and the installation of new fencing as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 63 and lies within the General Residence B (GRB) and Historic Districts.
2. Work Session/Public Hearing requested by JP Property Partners, LLC, owner, for property located at 164 Daniel Street, wherein permission is requested to allow new construction to an existing structure (construct new dormers) and exterior renovations to an existing structure (replace windows, doors, siding, and remove existing chimneys and rebuild faux chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 59 and lies within the Character District 4 (CD4, Downtown Overlay and Historic Districts.

3. Public Hearing 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 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.

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

5. REQUEST TO POSTPONE- Public Hearing requested by Capital Security Financial Services, owner, for property located at 40 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

6. Public Hearing requested by Geno and Francesca Marconi, owners, for property located at 177 Mechanic Street, wherein permission is requested to allow renovations to an existing structure (lift the existing shed structure 2 feet to mitigate flooding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 34 and lies within the Waterfront Business (WB) and Historic Districts.

7. Public Hearing requested by Peter and Morgan Caraviello, owners, for property located at 366 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE- 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.

V. 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_DwaIFPEBRvSq6PsIYKL1Zw