

**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.**

**April 01, 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. March 04, 2026

**II. ADMINISTRATIVE APPROVALS**

1. 96 State Street
2. 111 Gates Street
3. 41 Market Street
4. 65 Washington Street (Strawbery Banke)
5. 254 New Castle Avenue

**III. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of Alden Development LLC, owner, for property located at 110 State Street, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct second floor roof deck, reconstruct the privacy wall, replace windows, add shutters, repoint masonry as needed and repair and replace wood sills and trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 53 and lies within the Character District 4 (CD4) and Historic Districts.
2. Petition of 19 Sheafe Street LLC, owner, for property located at 19 Sheafe Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 16 and lies within the Character District 4 (CD4) and Historic Districts.
3. Petition of 44-46 Market Street LLC, owner, for property located at 44-46 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (4) windows) as per plans on file in the Planning Department. Said property is shown on Assessor

Map 117 as Lot 31 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

4. Petition of Kenneth and Rebecca Nicholson, owner, for property located at 53 Pray Street, wherein permission is requested to allow exterior renovations to an existing structure (rebuild screen porch into a 3-season room, replace fencing, replace light fixtures, replace garage door, and adjust the final chimney height) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 40 and lies within the Waterfront Business (WB) and Historic Districts.

5. Petition of TD Corner Cottage LLC, owner, for property located at 112 Mechanic Street, wherein permission is requested to allow exterior renovations to an existing structure (replace faux door with a real door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 25 and lies within the General Residence B (GRB) and Historic Districts.

6. Petition of Portsmouth Savings Bank/Bank of New Hampshire, owner, and TD Bank, co-owner, for property located at 333 State Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (4) doors with windows and replace remaining exterior doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

#### **IV. WORK SESSIONS (OLD BUSINESS)**

A. REQUEST TO POSTPONE- Work Session requested by Christopher W. Avery Revocable Trust, owner, for property located at 30 Walden Street, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

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

1. Work Session requested by Brian Johnson, owner, for property located at 126 State Street, Unit #8, wherein permission is requested to allow exterior renovations to an existing structure (construct new roof structure to include dormers for additional interior space, construct a multi-story box window bay and entry portico) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 57-8 and lies within the Character District 4 (CD4) and Historic Districts.

2. Work Session requested by Maximilian Hochschwender, owner, for property located at 44 Rogers Street, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct rear ell, replace vinyl siding, shutters and trim with wood) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

3. 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 multi-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.

**VI. NEW HAMPSHIRE PRESERVATION ALLIANCE- COMMISSION ASSISTANCE MENTORING PROGRAM (CAMP)**

1. Training courses

**VII. 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\\_YGhPLFTMS6GBYQ8JXCEWNA](https://us06web.zoom.us/webinar/register/WN_YGhPLFTMS6GBYQ8JXCEWNA)