

**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 05, 2026

AGENDA (revised on August 05, 2026)

*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 01, 2026
2. July 08, 2026

II. ADMINISTRATIVE APPROVALS

1. 394 Pleasant Street
2. 28 South Street
3. 172 South Street
4. 154 High Street, Unit #6-2
5. 306 South Street
6. 765 Middle Street
7. 99 Marcy Street- REQUEST TO POSTPONE
8. 420 Pleasant Street- REQUEST TO WITHDRAW
9. 202 Court Street

III. CERTIFICATE OF APPROVAL- REQUEST FOR 1-YEAR EXTENSION

1. Petition of PNF Trust of 2013, owner, for property located at 266-278 State Street and 84 Pleasant Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on August 06, 2025, 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.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Blue Sky Development Group LLC, owner, for property located at 445 Marcy Street, wherein permission is requested to allow the new construction of a single-family structure

and the relocation and renovation of the existing “Candy Cottage” into a detached garage or garden shed 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.

2. Petition of Blue Sky Development Group 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.

3. **REQUEST TO POSTPONE-** Petition of 129 State Street, LLC, owner, for property located at 129 State Street, wherein permission is requested to allow exterior renovations to an existing structure (the removal of the shutters and ornamental trim, the addition of dormers and skylights, and exterior material changes) and the new construction of a rear garage addition as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

Request to postpone the Public Hearing to the September 02, 2026 Historic District Commission meeting.

V. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** 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 two-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.

Request to postpone the work session to the October 07, 2026, Historic District Commission meeting.

B. **REQUEST TO POSTPONE-** Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

Request to postpone the work session to the September 02, 2026, Historic District Commission meeting.

VI. 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_nXWw3Vl9Q4CBFNDu6BgKbg