

**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.

January 07, 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. December 03, 2025

II. ADMINISTRATIVE APPROVALS

1. 232 Court Street, Unit #2
2. 6 Dearborn Street
3. 139 South Street, Unit A
4. 39 Holmes Court
5. 163 Islington Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. 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.

B. REQUEST TO POSTPONE- 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.

C. 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) and the new construction of (2) food kiosks on-site 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.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) 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 other exterior modifications) and the new construction of a multi-use building on the site 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. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Work Session requested by Zucchini Crayon Trust, owner, for property located at 77 State Street, Unit 202, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

B. 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.

VII. ELECTION OF OFFICERS

VIII. 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_Atcn7MWwQ-i6bH_ZR8wWQw