

***SITE WALK FOR PROPERTY LOCATED AT 58 HUMPHREY'S COURT AT
5:30P.M.***

**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.

June 03, 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. May 06, 2026

II. ADMINISTRATIVE APPROVALS

1. 96 State Street
2. 31 Richards Avenue
3. 209 Marcy Street
4. 70 Maplewood Avenue
5. 238 Deer Street
6. 765 Middle Street
7. 235 Marcy Street
8. 100 Chapel Street
9. 33 Johnson Court
10. 222 Court Street

III. PUBLIC HEARINGS (OLD BUSINESS)

- A. REQUEST TO WITHDRAW- 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.

B. 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 entry 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.

C. Petition of Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (remove rear sliding door and replace with (2) windows, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Maximilian Hochschwender, owner and Todd Hudson, applicant, 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) 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.

2. Petition of One Market Square LLC, owner, for property located at 1 Congress Street, wherein permission is requested to allow revisions to a previously approved design (lowered site grade, new rear dormer, new courtyard windows, and roof adjustments) and the demolition and replacement of the structure at (18 High Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 17 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts.

3. (Work Session/Public Hearing) requested by Deirdre Murphy, owner, for property located at 51 Gardner Street, wherein permission is requested to allow exterior construction to an existing structure (construct new rear radiused dormer and new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 22 and lies within the General Residence B (GRB) and the Historic Districts.

4. Petition of Partners Bank of New England, owner, for property located at 501 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replace all windows, add new siding and trim details, new lighting and the removal of a chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 157 as Lot 6 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

5. Petition of 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), Character District 4-L1 (CD4-L1) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. 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.

B. Work Session requested by Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace the front door and replace attic window) and new construction to an existing structure (construct a new 1-2 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

1. 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.

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_LEfRpgWNRJOTOOJ40UKWig