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**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

November 04, 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. October 07, 2026
2. October 14, 2026

II. ADMINISTRATIVE APPROVALS

1. 31 Market Street
2. 394 Pleasant Street
3. 303 Pleasant Street
4. 53 Bow Street
5. 139 South Street, Unit E
6. 111 Gates Street
7. 369 Pleasant Street
8. 72 Congress Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. **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.

The applicant has requested to postpone the Public Hearing to the December 02, 2026, Historic District Commission meeting.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Todd Hudson, owner, for property located at 413 Islington Street, wherein permission is requested to allow exterior renovations to the main structure (to include new roof dormers), the demolition of the existing rear additions (including the rear chimney) and the construction of a new rear addition and two single car garages as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 and Lot 33 and lies within the Character District 4-L2 (CD4-L2) and the Historic District.
2. Work Session/Public Hearing requested by Double MC LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow the demolition of the existing structure down to the top of the first-floor slab and the construction of the previously approved new structure with minor adjustments as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 and Lot 30 and lies within the Character District 4 (CD4) and the Historic District.
3. Petition of One Market Square LLC, owner, for property located at 1 and 21 Congress Street, wherein permission is requested for a second one-year extension of the Certificate of Approval originally approved on November 06, 2024, to allow exterior renovations and new construction to both structures as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lots 12 and 14 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts.
4. Petition of Christopher H. Daniell, owner, for property located at 50 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct a rear addition with a roof and side decks) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts.
5. Petition of ADJ Holdings LLC, owner, for property located at 357 Maplewood Avenue, wherein permission is requested to allow exterior renovations to an existing structure (construct new front stairs, repair or replace all decking and the installation of new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 24 and lies within the General Residence A (GRA) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

- A. **REQUEST TO POSTPONE-** Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission and input are requested to consider 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.

The applicant has requested to postpone the Public Hearing to the December 02, 2026, Historic District Commission meeting.

B. Work Session requested by Eightkph LLC, owner, for property located at 163 Deer Street, wherein permission is requested to allow the demolition of the existing structure and the new construction of a multi-story multi-unit building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125-17 and Lot 2 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic District.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Fernald Trust, owner, for property located at 48 Manning Street, wherein permission is requested to allow new construction to an existing structure (construct attached garage and mud room) and renovations to an existing structure (egress window replacements) and the installation of fencing and landscaping as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 60 and lies within the General Residence B (GRB) and Historic Districts.

2. Work Session requested by 129 State Street LLC, owner, for property located at 129 State Street, wherein permission is requested to allow new construction to an existing structure (construct rear garage addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 41 and lies within the Character District 4 (CD4) and Historic Districts.

VII. OTHER BUSINESS

VIII. ADJOURNMENT