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

6:30 p.m.

October 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. September 02, 2026
2. September 09, 2026

II. ADMINISTRATIVE APPROVALS

1. 31 Market Street
2. 6 Dearborn Street
3. 78 Fleet Street
4. 34 Highland Street
5. 244 New Castle Avenue
7. 93 Pleasant Street
8. 1 Raynes Avenue
9. 526 State Street
10. 44 Rogers Street
11. 53 Pray Street
12. 170 Gates Street
14. 38 Whidden Street
15. 357 Maplewood Avenue
16. 270 Cass Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of Lorencic Revocable Trust, owner, for property located at 209 Marcy Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on November 05, 2025, to allow new construction to an existing structure (construct a full 2nd story addition and 1-story front and side additions) as per plans on file in the Planning

Department. Said property is shown on Assessor Map 103 as Lot 2 and lies within the General Residence B (GRB) and Historic Districts.

IV. 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 November 04, 2026, Historic District Commission meeting.

B. Petition of Party of Five Hospitality LLC, owner, for property located at 56 Market Street, wherein permission is requested to allow exterior modifications to the existing storefront as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 33 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Walter Bardenwerper Revocable Trust of 2020, owner, for property located at 69 Hunking Street, wherein permission is requested to allow the replacement of the front door, both sidelights and storm door, with a new wood door and sidelights and a metal storm door as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 40 and lies within the General Residence B (GRB) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

A. 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.

B. Work Session requested by Todd Hudson, owner, for property located at 413 Islington Street, wherein permission is requested to allow for exterior renovations to the main structure (to include roof dormers), the demolition of the existing rear additions of the main structure (including the rear chimney), the new construction of a detached one car garage and the new construction of an attached one car garage as per plans on file in the Planning Department. Said property is shown on Assessor Map and Lot and lies within the Character District 4-L2 (CD4-L2) and the Historic District.

C. Work Session 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.

VII. OTHER BUSINESS

VIII. ADJOURNMENT