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June 5, 2025

Izak Gilbo
Staff Liaison & Planner I
Portsmouth Historic District Commission
1 Junkins Avenue, Portsmouth

Mr. Gilbo,

Thank you so much for bringing our request for guidance before the Portsmouth Historic District Commission in May. I manage 40-42 Market Street for my 86-year-old mother.

Issue Summary:

Two professional assessments have informed us that **the antique double doors of 40 Market Street are rotted beyond further repair and must be replaced.** We've had a great deal of trouble finding a contractor willing to take on this job *without* having some guidance from HDC in hand.

As you can see from the images on the next page, both of the antique double doors of 40 Market Street (formerly "Puttin' On the Glitz" and now "Shadow and Beige") sag in towards the middle due to rot on the hinge sides. The doors will no longer even latch and are held imperfectly closed only by a door-closer-arm. This is insufficient to keep sealed against heat/cold, and the door is difficult for customers to open and close.

My family has owned this building since 1982 and we've tried to keep the doors always painted and in good repair. We've repaired and rehung the doors several times in the last 20 years, but two recent professional assessments have informed us that rehanging is no longer an option. We absolutely must replace the door to 40 Market Street before winter.

Hopeful Solution:

I've been unable to find either new or acceptable antique doors similar to the antique double doors currently existing. Therefore, **we would like to replace the double doors with a new, wooden single one.** I have included pictures of several doors currently found on Market Street, any of which we would consider as a replacement style, based upon your recommendations. A single door would be easier for customers to open and close, and *would also be more handicap accessible.*

Thank you so much and looking forward to your feedback.

Sincerely,

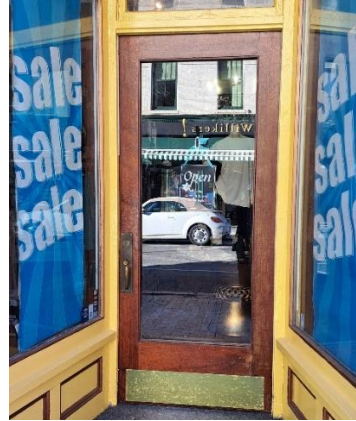


Leslie M. Adams, Property Manager
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The current doors sag towards the middle due to **hinge-side rot**, making them very difficult to open and causing high-quality door handles to break repeatedly. We're told they can't be further repaired & rehung.



Below are some door styles currently found on Market Street, which have guided our consideration.



Our replacement door preferences (in order). ***These images were not in the original 6/5/25 email to Izak.**

Simpson®
Door Company



521 Traditional Sash



512 Traditional Sash

A visualization of **BEFORE**...



... and **AFTER** replacement with new(single) door.



Additional Consideration: #40-42 Market Street is one of the only buildings on the street with an un-recessed, “flat-faced” doorway. Only the awning protects it (imperfectly) from the weather. Rot is eventually inevitable.



Almost every other doorway on Market Street is recessed in some way, protecting it from rain & snow.





Please note that this application is missing
my **carpenter's report** (scope of work).

It was not available at the time of
submission, but I will bring this with me to
the work session.



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Door Company

521 TRADITIONAL SASH

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Red Oak**Profile:** Shaker Sticking**Panel Type:** 3/4" DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Measurements are not accurate. Accurate measurements will be brought to the Work Session.

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PERSONALIZE YOUR DOOR

Make Your Selections on the Left and See Your Door on the Right

521

[FINALIZE MY QUOTE](#)**(DOOR ONLY) MSRP PER DOOR: \$2,726.03**

STANDARD OPTIONS

Quantity

[Change Quantity](#)

Change Door Shape

Planning to Stain or Paint?
[view more](#)☐ Stain ☒ Paint

Wood Species

Original Slab Width
[view more](#)Feet Inches Fraction Original Slab Height
[view more](#)Feet Inches Fraction 

Thickness

view more

1 3/4"

▼

SG Glass Type

▼

Clear

▼

Sticking Profile

▼

Shaker Sticking

▼

Panel Type

▼

3/4" DHRP

▼

Groove Type

▼

None

▼

UltraBlock

view more

Yes

DESIGN AND CONSTRUCTION ALTERATIONS

Dutch

▼

None

▼

Two-Piece Laminated Stiles and Rails

☐ Yes

☒ No

Engineered Stiles and Rails with 1/4" Veneer

view more

☐ Yes

☒ No

Mouldings

view more

None

▼

FINISHING TOUCHES

Priming

view more

☐ Yes

☒ No

