



DEADWICK'S
ethereal emporium

Deadwick's
ethereal emporium
IS
OPE The Reader
is in...
HERBS - OILS - BOOKS
ARCANE JEWELRY
TAROT CARDS
ANTIQUES
LOCAL ART
"Portsmouth's best-kept
magical secret..."

DEADWICK'S
ethereal emporium

SOL





Donald Betz
Hammond Lumber Company
298 North Main Street
Rochester, NH, 03867
603-994-2854
DBetz@HammondLumber.com

Date: March 25, 2026

To:

City of Portsmouth
Planning & Inspections Department
1 Junkins Avenue
Portsmouth, NH 03801

Re: *Estimate for Window Replacement – Historic Building*

Property Address: 19 Sheaf St.

Dear Members of the City of Portsmouth Review Committee,

Please accept this letter as a formal **estimate and scope of work proposal** for the replacement of existing windows at the historic property located at **19 Sheaf St.**

Reason for Proposed Work

The existing windows at this property are **outdated and have reached the end of their service life**. Many of the current units contain **lead-based paint**, exhibit **broken glass**, and have **damaged or non-functioning hardware**, creating safety concerns, reduced functionality, and diminished energy performance. Due to these conditions, repair is no longer a practical or reliable option.

The proposed replacement is intended to **address safety issues, improve energy efficiency, and restore full operability**, while maintaining the historic character of the building.

Project Description

The scope of work consists of the **removal and replacement of existing windows** with **new, up-to-date, energy-efficient window units** designed to improve performance, durability, and functionality while respecting the building's historic appearance.

Scope of Work

- Careful removal of existing window units, with attention given to minimizing disturbance to surrounding historic materials.
- Installation of **new energy-efficient replacement windows** that:
 - Match the existing window size, configuration, and exterior appearance, as required.
 - Provide improved thermal performance and weather resistance.
 - Offer increased functionality, including improved operability, safety, and hardware performance.
- Repair or replacement of interior and exterior trim as necessary to match existing profiles and finishes.
- Proper disposal of removed materials, including lead-painted components and broken glass, in accordance with local and state regulations.

All materials and installation methods will be selected to **preserve the visual and architectural integrity** of the historic structure and comply with City of Portsmouth Historic District standards where applicable.

Compliance Statement

All work will be completed in accordance with:

- City of Portsmouth Building Codes
- Historic District Commission requirements, if applicable
- State of New Hampshire regulations
- Manufacturer installation guidelines

We understand the importance of preserving Portsmouth's historic buildings and are committed to performing this work safely, professionally, and with respect for the structure's historic significance.

Please feel free to contact me if additional information, window specifications, or supporting documentation is required.

Thank you for your time and consideration.

Sincerely,

Donald Betz
Millwork Specialist
Hammond Lumber Company
603-994-2854
DBetz@HammondLumber.com

SOLD BY:
 Hammond Lumber Company Rochester
 PO Box 2005
 Rochester, NH 03866-2005
 Fax: 603-335-4720

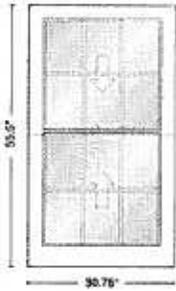
SOLD TO:

CREATED DATE
2/24/2026
LATEST UPDATE
3/3/2026
OWNER
donald betz

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
JOHN HOULE	DEADWICKS PORTSMOUTH NH	8836028	JOHN HOULE	

ORDER NOTES:	DELIVERY NOTES:



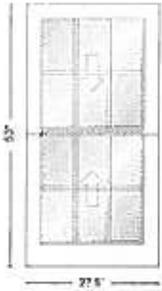
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	2	Active/Active	<u>1ST FLR FRONT</u>	\$1,646.23	\$3,292.46

RO Size = 30 3/4" x 55 1/2"

Unit Size = 30 3/4" x 55 1/2"

TRET 2' 6 3/4"X4' 7 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Active/Active	<u>1ST FLR READING AREA</u>	\$1,578.62	\$1,578.62

RO Size = 27 1/2" x 53"

Unit Size = 27 1/2" x 53"

TRET 2' 3 1/2"X4' 5", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



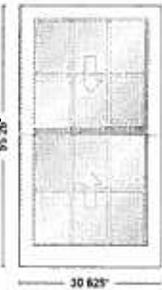
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Active/Active	<u>1ST FLR BACK ROOM</u>	\$1,572.75	\$1,572.75

RO Size = 27 1/2" x 52 1/2"

Unit Size = 27 1/2" x 52 1/2"

TRET 2' 3 1/2"X4' 4 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	3	Active/Active	<u>2ND FLR FRONT</u>	\$1,641.80	\$4,925.40

RO Size = 30 5/8" x 55 1/4"

Unit Size = 30 5/8" x 55 1/4"

TRET 2' 6 5/8"X4' 7 1/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	2	Active/Active	<u>2ND FLR BACK WALL</u>	\$1,454.67	\$2,909.34

RO Size = 27 1/2" x 43 1/2"

Unit Size = 27 1/2" x 43 1/2"

TRET 2' 3 1/2"X3' 7 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



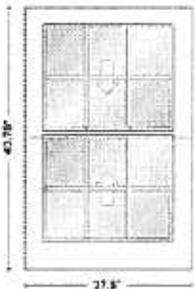
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Active/Active	<u>2ND FLR BACK SIDE</u>	\$1,470.02	\$1,470.02

RO Size = 27 1/2" x 43 3/4"

Unit Size = 27 1/2" x 43 3/4"

TRET 2' 3 1/2"X3' 7 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	Active/Active	<u>2ND FLR BATHROOM SIDE</u>	\$1,600.41	\$1,600.41

RO Size = 27 1/2" x 43 3/4"

Unit Size = 27 1/2" x 43 3/4"

TRET 2' 3 1/2"X3' 7 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Oil Rubbed Bronze, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



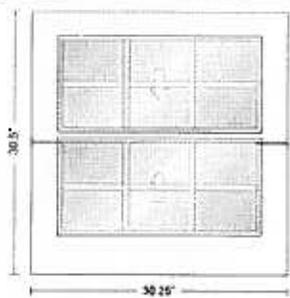
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	1	Active/Active	<u>2ND FLR BATHROOM BACK WALL</u>	\$1,374.52	\$1,374.52

RO Size = 24" x 39 1/8"

Unit Size = 24" x 39 1/8"

TRET 2'X3' 3 1/8", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



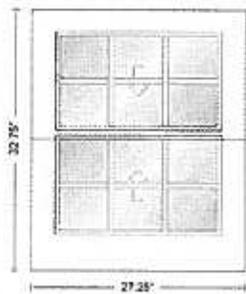
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
900	3	Active/Active	<u>3RD FLR FRONT</u>	\$1,346.62	\$4,039.86

RO Size = 30 1/4" x 30 1/2"

Unit Size = 30 1/4" x 30 1/2"

TRET 2' 6 1/4"X2' 6 1/2", Unit, 8 Degrees and greater, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Colonial Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



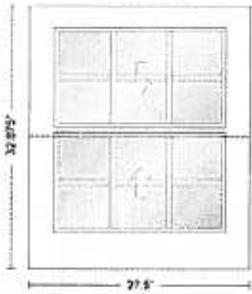
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1000	2	Active/Active	<u>3RD FLR BACK WALL</u>	\$1,325.40	\$2,650.80

RO Size = 27 1/4" x 32 3/4"

Unit Size = 27 1/4" x 32 3/4"

TRET 2' 3 1/4"X2' 8 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1100	1	Active/Active	<u>3RD FLR BACK RM</u>	\$1,342.19	\$1,342.19

RO Size = 27 1/2" x 32 7/8"

Unit Size = 27 1/2" x 32 7/8"

TRET 2' 3 1/2"X2' 8 7/8", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO

SUB-TOTAL:	\$26,756.37
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
TOTAL:	\$26,756.37

CUSTOMER SIGNATURE _____

DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



Hammond Lumber - Rochester

298 North Main St.

Rochester, New Hampshire 03867

603 332-4065 Fax: 603 335-4720

bhenderson@hammondlumber.com

34 LOCATIONS ACROSS MAINE & NEW HAMPSHIRE

AUBURN · BANGOR · BAR HARBOR · BELFAST · BELGRADE · BLUE HILL
 BOOTHBAY HARBOR · BRUNSWICK · BUCKSPORT · CALAIS · CAMDEN · CHERRYFIELD
 CORINTH · DAMARISCOTTA · DOVER-FOXCROFT · ELLSWORTH · FAIRFIELD · FARMINGTON
 GORHAM · GREENVILLE · KINGFIELD · LIVERMORE FALLS · MACHIAS · MADISON · MEXICO
 OLD TOWN · PALMYRA · PORTLAND · ROCKLAND · ROCHESTER, NH
 SKOWHEGAN · WATERVILLE · WEST ENFIELD

TAKEN BY: DON BETZ ROCH x2854
 CONTACT: BOB HENDERSON ROCH x2836
 QUOTE NUMBER: 2170079
 QUOTE NAME:
 SETUP DATE: 02/25/2026
 START DATE: 05/15/2026

Prepared For: (2086539)
 JOHN HOULE SR
 DBA HOULE CONSTRUCTION
 332 LONGSHORE DRIVE
 BARRINGTON, NH, 03825

Estimate

Expiration Date: 04/17/2026

Phone (603) 332-5377
 Cell: (603) 630-2501 Fax:

Email: houleap@googlegroups.com; houlecor

ITEM	DESCRIPTION	QTY / UOM	PRICE / UOM	EXTENDED	TOTALS
1416PFJ	1X4-16' PRIMELOCK PLUS PRINCETON FINE WOOD 15/16	15 EA	31.40 EA	471.00D	
1616BORAL	1X6-16' TRUEXTERNAL TRIM PRIMED SMOOTH SIDE BOARD 3/4"X5 1/2" ACTUAL	12 EA	79.50 EA	954.00D	
DAP18388	SEALANT, ALL PURPOSE ULTRA CLEAR RUBBER 10 1OZ	20 EA	17.77 EA	355.33D	
DA21EPBN	DA21EPBN 6D FINISH NAIL ANGLED SENCOR BRIGHT 4000/BOX	1 BOX	66.66 BOX	66.66D	
ALLOW25	MISC MATERIALS	1 EA	277.78 EA	277.78D	
Sales Tax and Options* Not Included				Quote Total	\$2,124.77

******* TERMS OF ESTIMATE *******

Upon request, your Hammond Lumber Company salesperson will provide an updated quotation after the estimate date has expired.

Due to various methods of construction and building practices, we recommend that you supply your own material list to be priced. Material lists created by Hammond Lumber represent only our best estimate of the required quantities needed to complete your project. Hammond Lumber Company assumes no responsibility for the accuracy of the quantities. Hammond Lumber is not responsible for errors or omissions.

Some materials contained in this estimate may be used to meet the standard MUBEC code requirements. It is the responsibility of the owner/builder to check with the local code official to ensure proper compliance to the established codes.

If allowance figures have been used in this estimate, they represent approximate costs based only on past experience with similar projects. Hammond Lumber Company assumes no responsibility for the accuracy of allowance estimates.

Spruce items priced out by the LF in the quote include 10', 12', 14' & 16' lengths only.

Pine items priced out by the LF in the quote include 6', 8', 10', 12', 14' & 16' lengths only.

Line items that are marked "options" are not included in the subtotals of the estimate.

Pricing of each item is based on the purchase of the entire list of quoted materials, not a portion of the list. If only a portion of the listed materials are purchased the prices may change.

******* KITCHEN & BATH *******

Since 1969, Hammond Lumber Company has designed kitchen and baths for homeowners. We offer the largest kitchen/bath showroom in the state - featuring over 70 display kitchens. We recommend that you meet with one of our designers and turn your ideas into a three-dimensional drawing using our state of the art 20/20 computer design system.

Hammond Lumber Company can special order over eighteen cabinetry lines including (but not limited to) the following high quality lines such as OMEGA, KRAFTMAID, CANDLELIGHT, HOMECREST, SCHROCK, MERILLAT, MEDALLION WOLF, AND MANTRA as well as a selection of fine line bath cabinetry.

We offer Wolf Cabinetry, kitchen cabinets, vanities and vanity tops in quick ship programs, usually one week or less. Hammond Lumber Company has available Moen and Danze kitchen, bath and shower faucets. Twenty-four hour delivery is guaranteed on all IN-STOCK cabinetry, vanities, countertops and hardwood flooring.

In Rochester see Stephanie Wilkins, Patricia Schaffer, or call them at 1-800-660-4065.

******* FLOORING *******

Hammond Lumber Company offers a complete line of flooring to meet all of your needs.

We stock unfinished red oak and pre-finished white oak.

We are an exclusive Home Foundations distributor of Shaw Carpet. We offer hundreds of colors in Saxony, Textures, Multi-Colors, Berbers and Commercial.

We offer Congoleum, Armstrong, Tarkett and Mannington vinyl floors in all the latest colors and styles. In wood, we carry Hartco, Mannington, unfinished strip, engineered and prefinished. We offer Uniclic-Quickstep, Pergo, Formica, Wilsonart and Mannington laminated floor systems.

Ceramic tile from Marazzi, Dal-tile, American Olean, Arte, Florida, Florim, Granite and Marble tile.

Hammond Lumber Company offers free room measurements, estimates and guarantees our professional installation.

In Rochester see Bob Stapleton or Anne Kirtis or call them at 1-800-660-4065.