

HDC

ADMINISTRATIVE APPROVALS

August 05, 2026

- | | | |
|----|----------------------------|-----------------------|
| 1. | 394 Pleasant Street | -Recommended Approval |
| 2. | 28 South Street | -Recommended Approval |
| 3. | 172 South Street | -Recommended Approval |
| 4. | 154 High Street, Unit #6-2 | -Recommended Approval |
| 5. | 306 South Street | -Recommended Approval |
| 6. | 765 Middle Street | -Recommended Approval |
| 7. | 99 Marcy Street | -Recommended Approval |
| 8. | 420 Pleasant Street | -Recommended Approval |
| 9. | 202 Court Street | -Recommended Approval |

1. 394 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for chimney maintenance and a new chimney cap.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Gilmartin **CHIMNEY** and VENT (603) 948-1045

(207)324-3473

603-948-1045

1-877-793-3763

Certified by the Chimney Safety Institute of America - member of the National Chimney Sweep Guild, The Northeast Association of Chimney and Hearth Professionals- A+ rated by the BBB- Highest rated chimney sweep and repair company in southern Maine and New Hampshire

Proposal

02/18/2026

Anderson, Catherine & David
394 Pleasant St. Portsmouth, NH 03801
603-431-0634 canderson03801@outlook.com

Mr. & Mrs. Anderson,

Below is our proposal for repairs to the top of your chimney. Repairs include removing the stone chimney cover and its decaying pillars, demo of the broken mortar wash/cap and then building forms to pour a reinforced concrete crown with an overhang. We would then install a custom sized stainless steel chimney cover. Everything needed to perform this work is included in this proposal.

EXTERIOR CHIMNEY REPAIRS

- Removal and disposal of stone cap and decayed brick supports: \$ 700.00
- Demo of broken mortar cap/wash, then building custom forms and pouring a reinforced concrete crown with an overhang. This would require a return trip to remove forms after concrete has set up. We would then "finish" the crown before installing a cap: \$ 2900.00
- Custom size, stainless steel chimney cover-shipped and installed: \$ 900.00
- Spraying the chimney with a vapor-permeable water repellent: \$ 400.00

TOTAL

\$ 4900.00

If you have any questions concerning this proposal, please feel free to reach out to us. If you would like to schedule an appointment to have this work done, we would need a signed copy of this proposal returned to us before any materials can be ordered. No deposit due at this time. Balance would be due upon completion of work.

Thank you for allowing us the opportunity to help you with your chimney needs.

Authorized signature Brian K. K. K.

02/18/2026

Proposal acceptance C. Anderson

DATE

Seacoast Maine and New Hampshire and Greater Manchester







2. 28 South Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design:

1. At the 2, 1-Story Rear Additions the band mold was not installed at the windows & door, since the Frieze became the top casing.
2. The band mold will be added to the replaced rear kitchen window.
3. Replace the flat sill with a sill to match the existing windows at the casement window in the Left Side Rear Addition.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Views of finished Rear Addition

No Band Mold at Additions where
Frieze is the top window-door trim.



Add Band Mold at replaced
existing window



Views of finished Left Side Rear Addition



Replace with Sill to match exist

HDC Administrative Approval

28 South Street 7 / 20 / 26

3. 172 South Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design:

1. The crown detail at the Porch Columns was eliminated.
2. The tops of the handrail posts have a beveled detail in lieu of post caps
3. The vertical skirting at the stairs along the driveway will be installed after paving.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



View of finished Porch Addition



No Crown
at Porch
Columns



Beveled Top at rail posts in
lieu of post caps

Vertical Skirting at Stair to be installed after
paving is completed

HDC Administrative Approval

172 South street 7 / 21 /26

4. 154 High Street Unit #6-2

-Recommended Approval

Background: The applicant is seeking approval for first floor renovations to improve accessibility, including new side door, new accessible ramp, new flooring, and reconfiguration of restroom. The existing ramp and deck are to be rebuilt 3-4" higher than the current elevation, using existing pier locations. The fence around the ramp and deck is to be recreated. A new wood door will replace the existing, in kind, and existing exterior trim will remain. New, painted steel handrails at side ramp and deck. New painted steel handrail at front steps.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

154 HIGH STREET

CITY OF PORTSMOUTH
Historic District Commission
Public Hearing

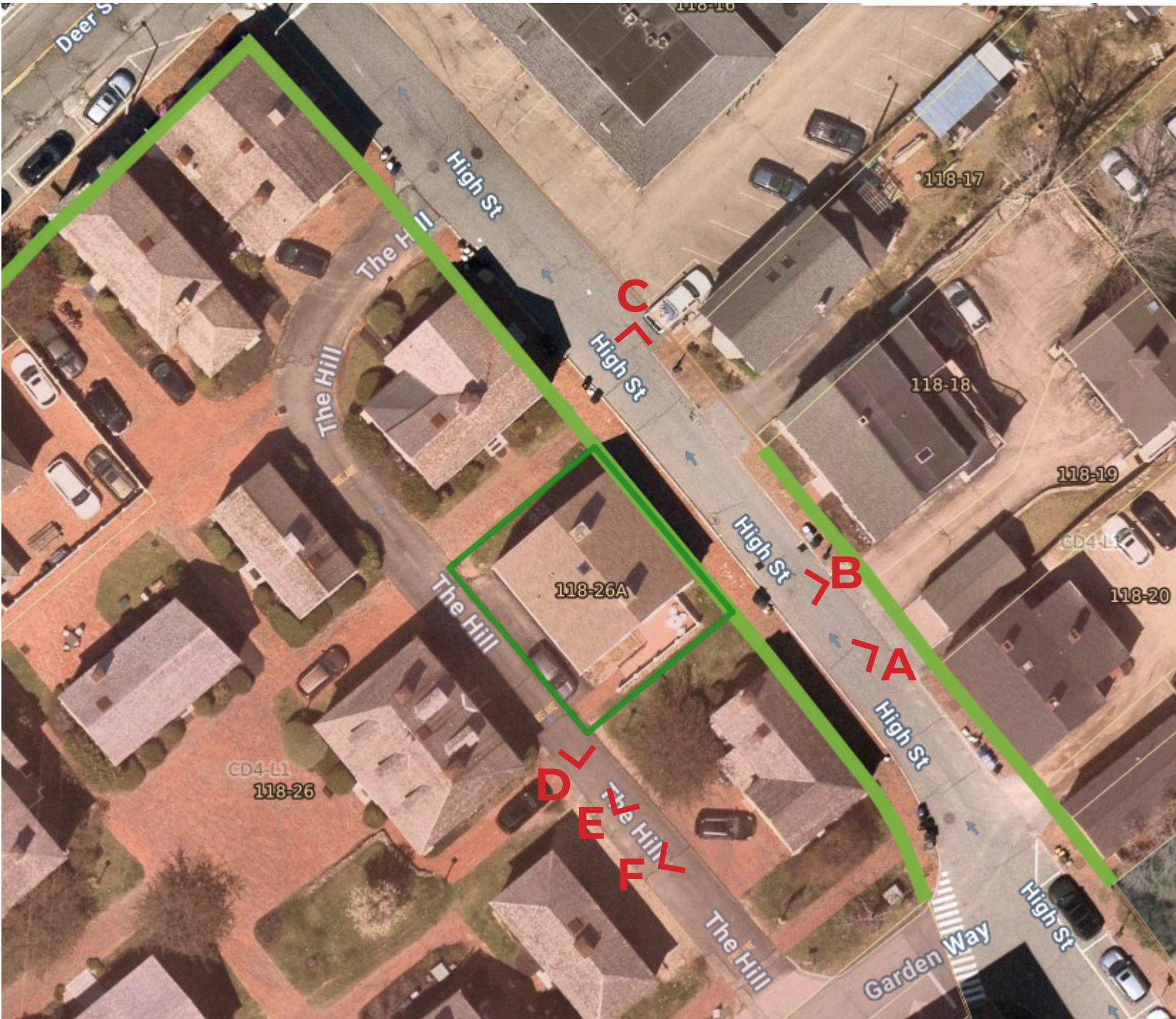
August 5th, 2026

PROJECT DESCRIPTION:

First floor renovations to improve accessibility, including new accessible ramp, new flooring, and reconfiguration of restroom. Existing wood side entry door to be replaced in kind.

Ramp and deck to be rebuilt 3-4” higher than current elevation, using existing pier locations. Painted wood fence around ramp and deck to be recreated.

New painted steel handrails at side ramp and deck. New wrought iron handrails at front step.

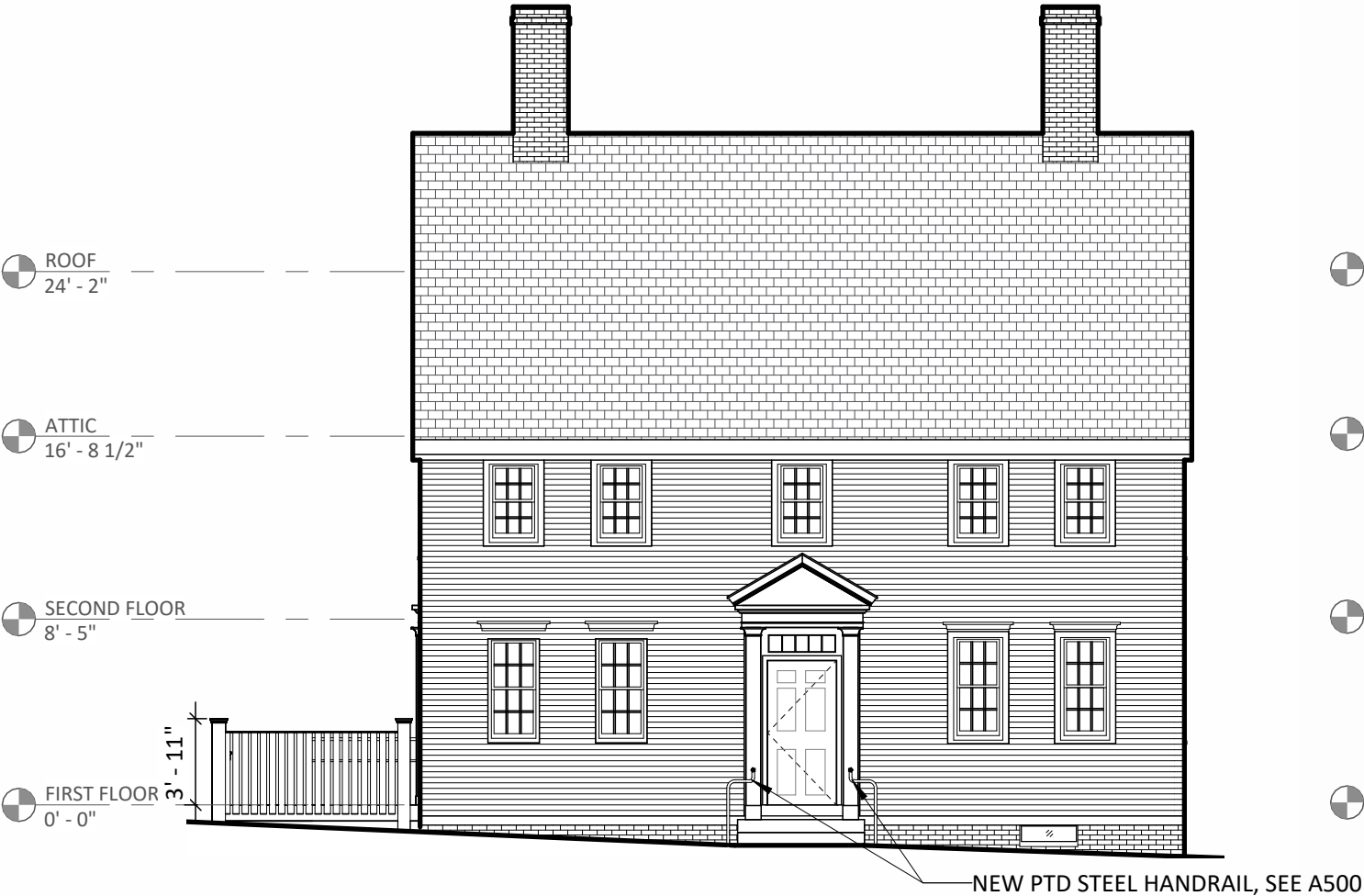


LOT 118-26A
Character District 4-L1
Step, stoop or recessed facade type

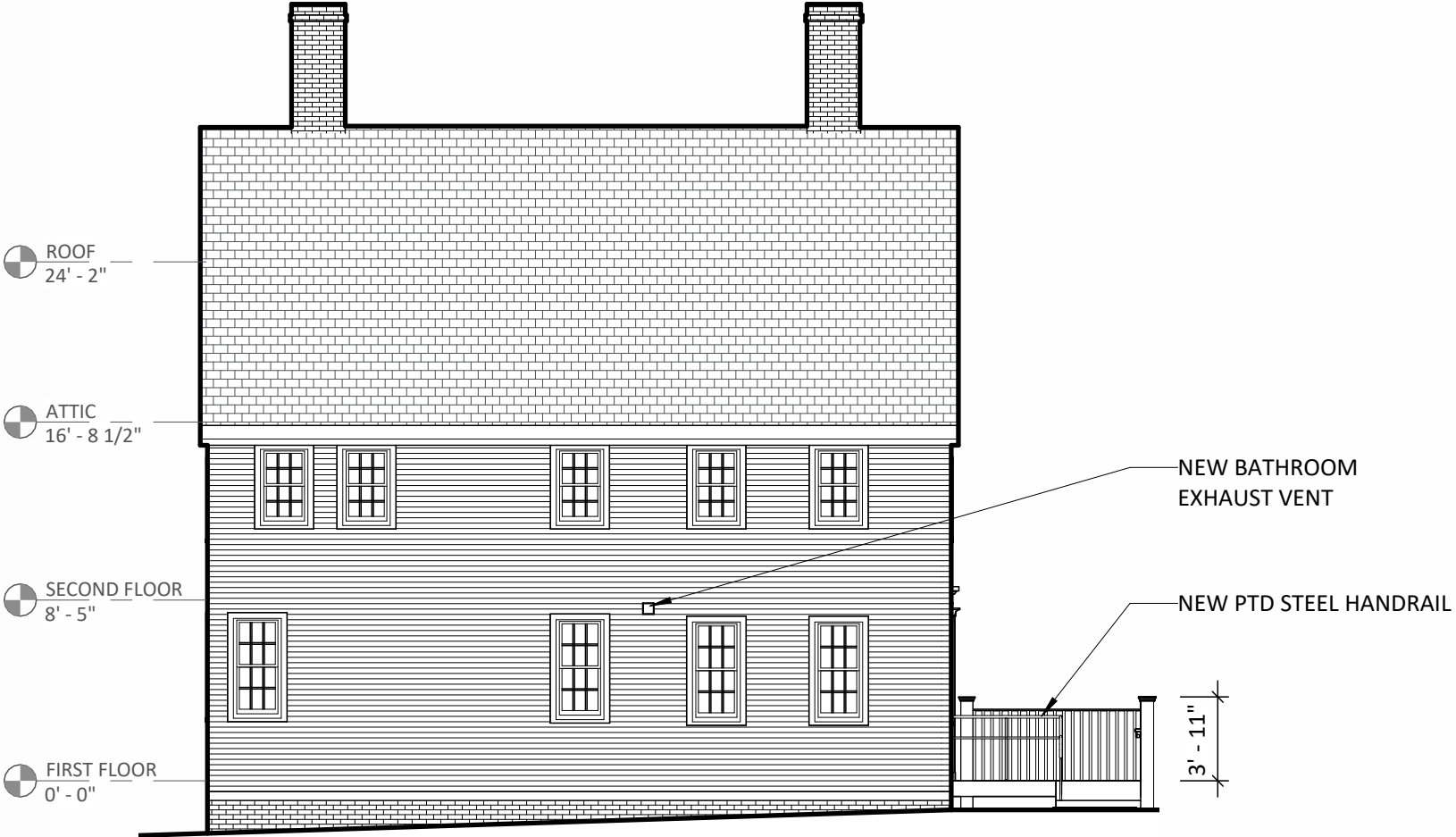


PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0"



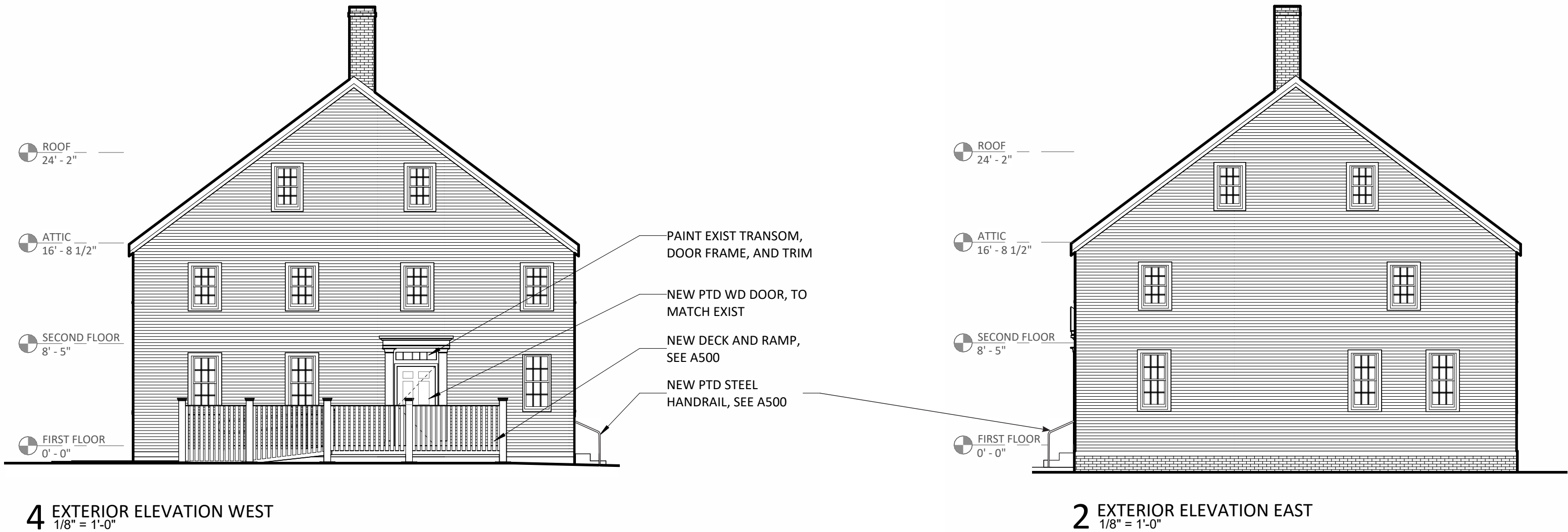
3 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"

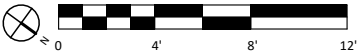
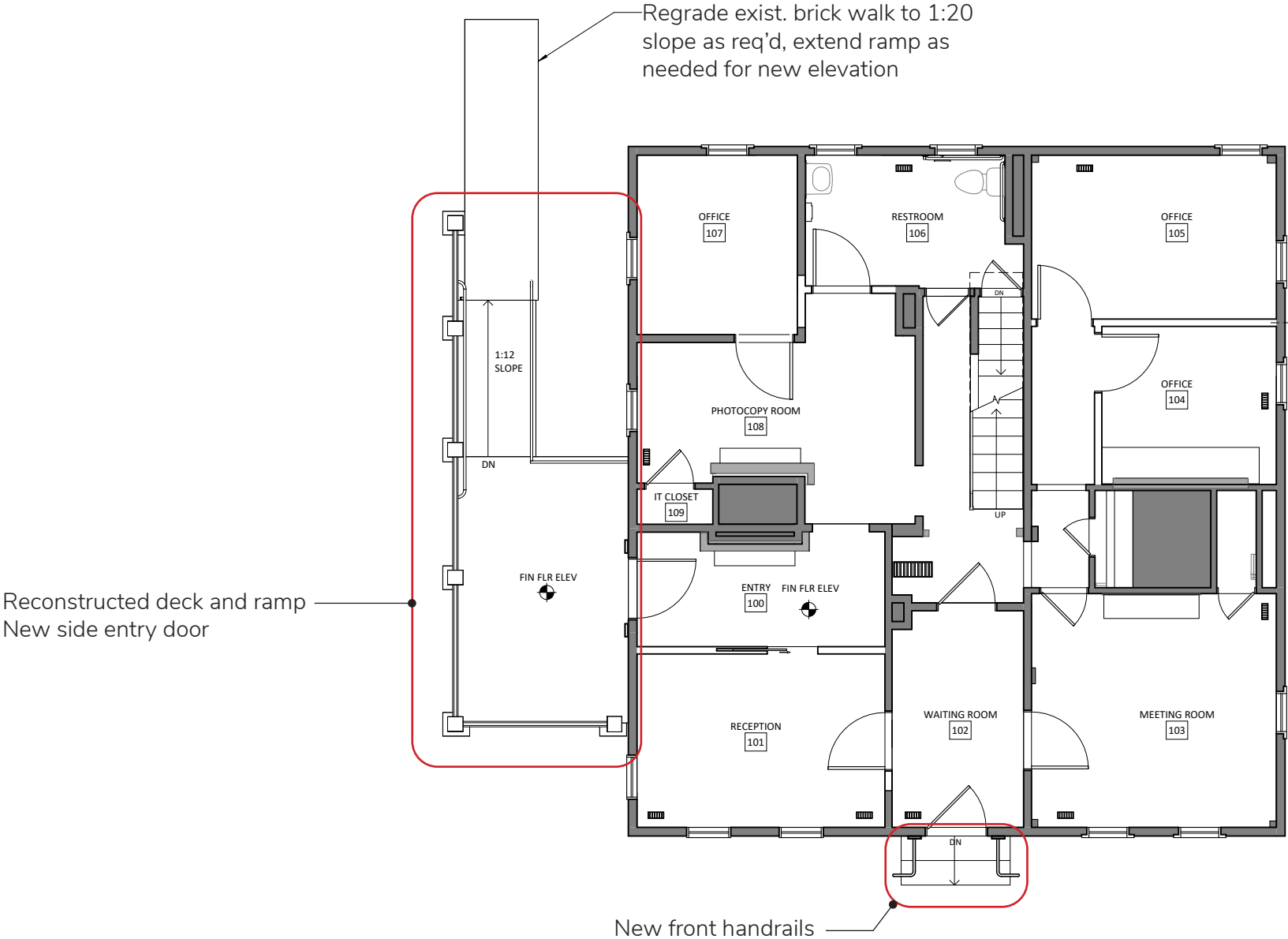
PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0"



PROPOSED PLAN, FIRST FLOOR

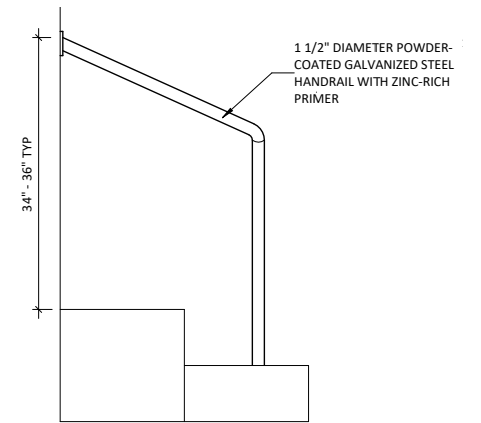
SCALE: 1/8"=1'-0"



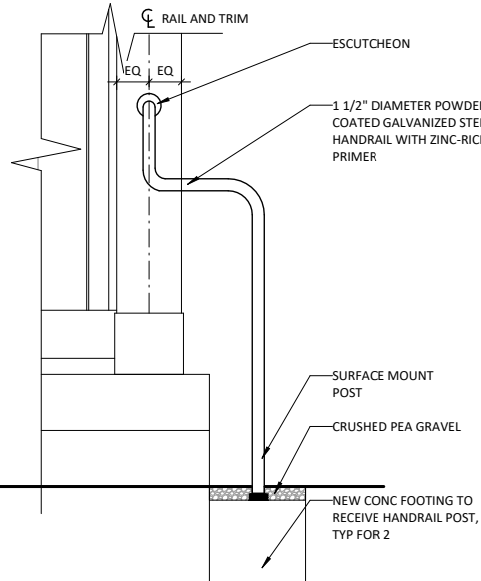
NEW SIDE DOOR,
EXIST. EXTERIOR
TRIM TO REMAIN

NEW ADA
THRESHOLD

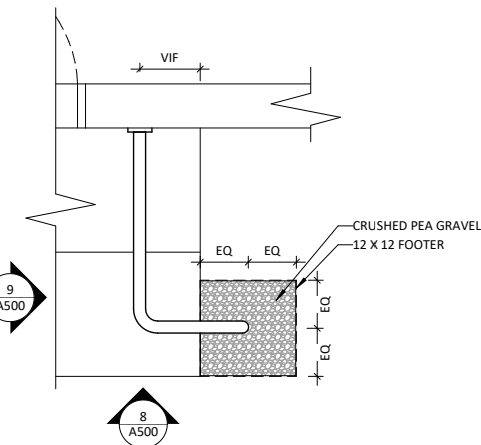




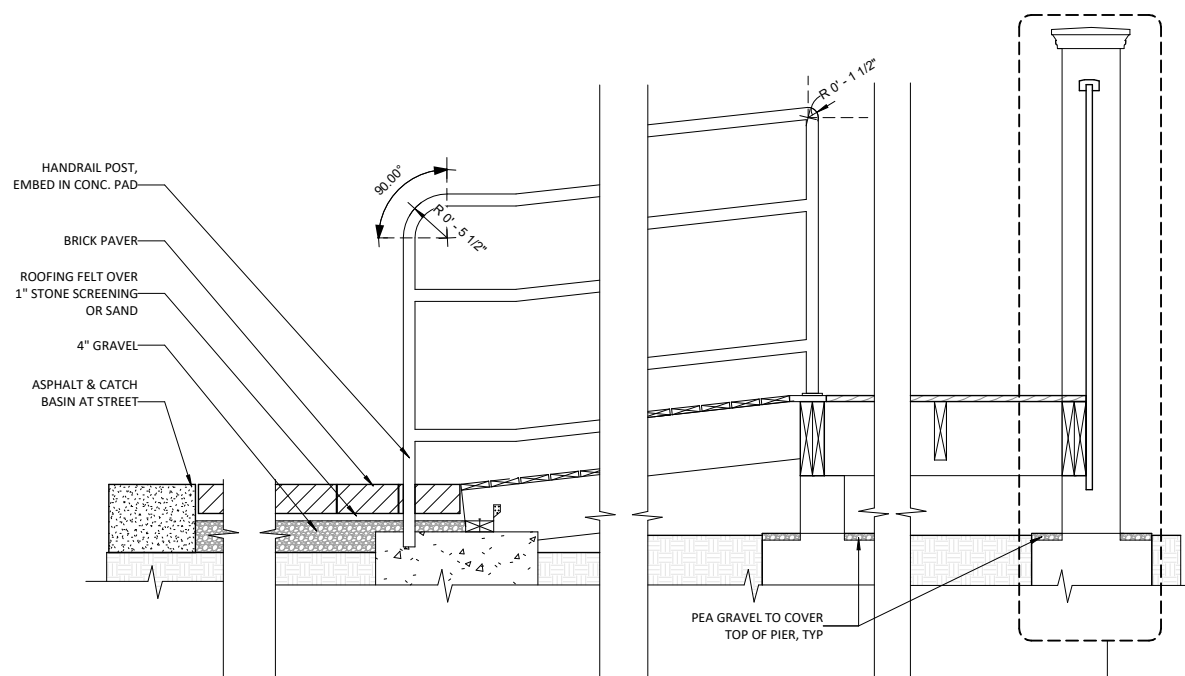
9 ELEVATION DETAIL CUSTOM HANDRAIL
1/2" = 1'-0"



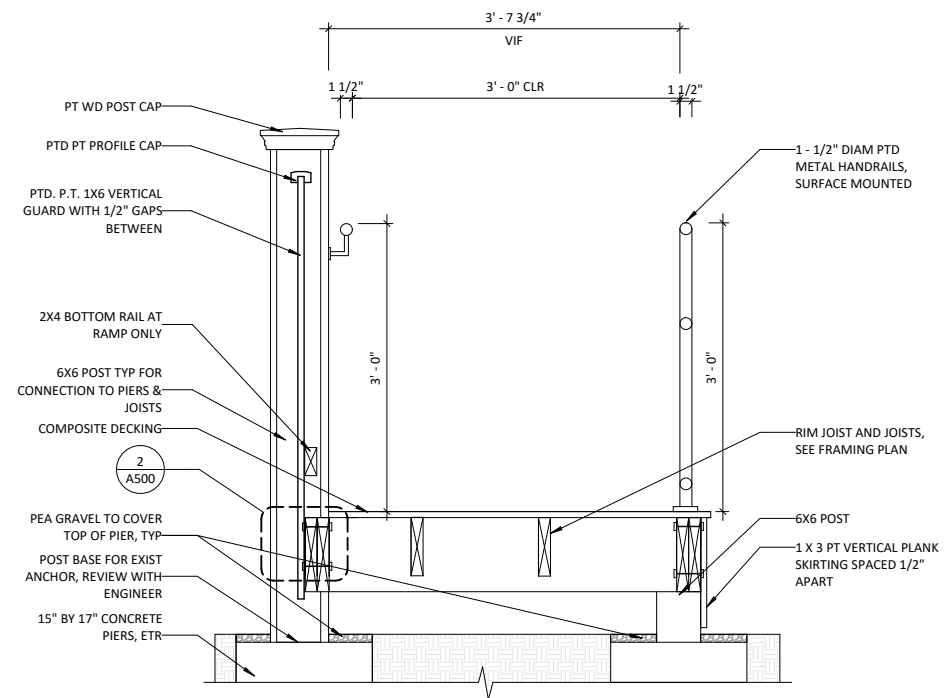
8 ELEVATION DETAIL, AT FRONT STAIR (OPPOSITE REV SIM)
1/2" = 1'-0"



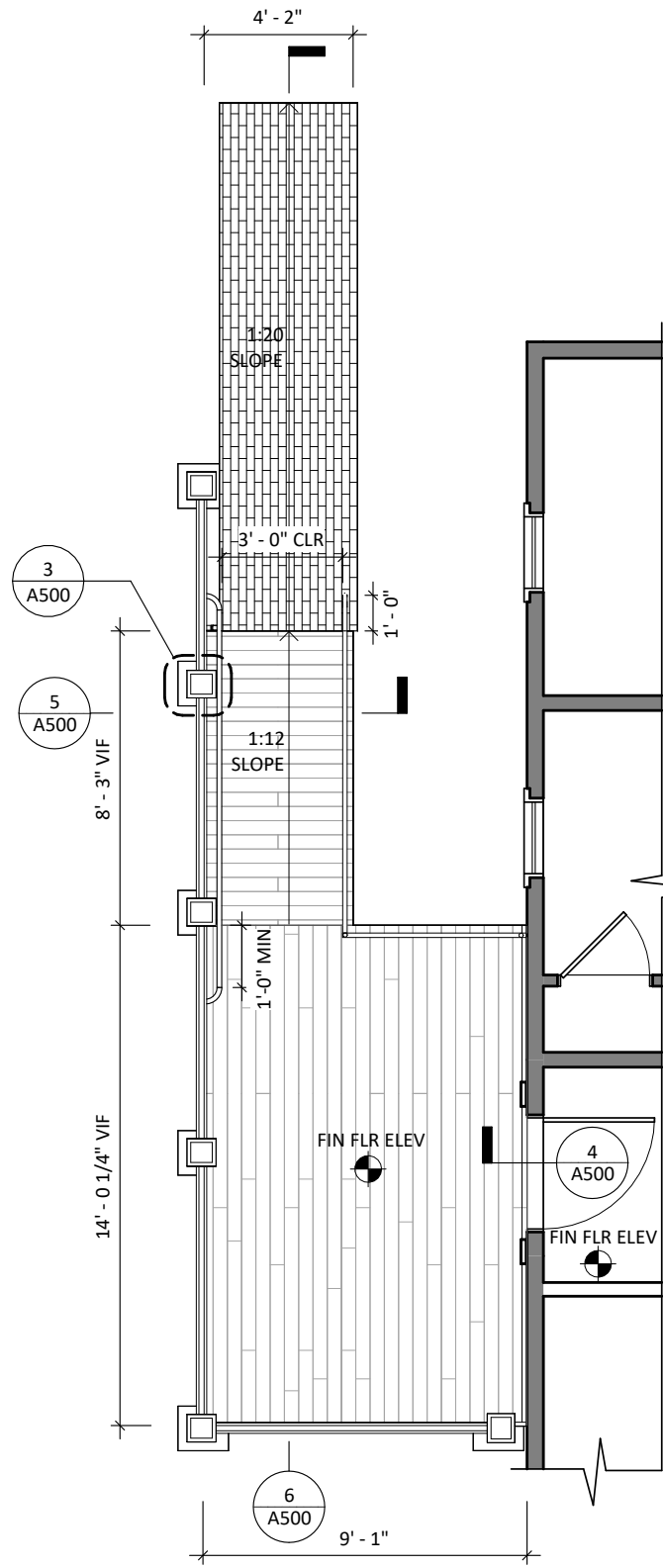
7 PLAN DETAIL AT FRONT STAIR (OPPOSITE REV SIM)
1/2" = 1'-0"



6 DETAIL SECTION - ADA RAMP UPPER LANDING
1/2" = 1'-0"



5 DETAIL SECTION - ADA SLOPE
1/2" = 1'-0"



1 ENLARGED PLAN @ RAMP
3/16" = 1'-0"

5. 306 South Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a new 6 ft. tall cedar fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

July 24, 2026

City of Portsmouth, NH
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for approval for a 6' fence at a property in the HDC

To Whom It May Concern:

We recently removed a large, dead forsythia bush in our backyard. The result was that it exposed one whole side of our backyard to our neighbor's property.

They have an unsightly (and un-historic) chain link fence running down the length of their yard, where our properties abut. (With the absence of the bush, we now lack from privacy in our backyard and can fully see their chain link fence. Additionally, our neighbor's dogs now bark aggressively at our dog when they are outside (whereas the dogs' views had been mostly blocked from each other prior to the removal of the dead bush).

To rectify these issues, we'd like to build a 6' cedar fence on our side of the property in that location to provide privacy for our family (and dog), cover the unsightly chain link fence, enhance the look of our yard, and restore a more historic look to the property.

Here's the chain link fence:



Here is an aerial view showing where our proposed fence would go:



Here's is an image of the fence style that we would like to build:



And here are the proposed fence specifications, provided by the contractor:

6' High 1 x 4 Cedar Vertical Specifications

- Northern White Cedar
- * Boards rails $\frac{3}{4}$ " x 3 $\frac{1}{2}$ " boards #1
- 1 $\frac{1}{2}$ " x 3 $\frac{1}{2}$ " carrying rails
- Dadoed Fence Cap
- Stainless steel fasteners to attached fence to posts
- This fence will be stepped on grade changes

Wood Posts:	4 $\frac{3}{4}$ " square with beveled top Rectangular mortises on one side. Blank on the other for stepping. That side will have the rails toe-screwed to the posts
Top Cap Board:	1" x 2" x 8' long dadoed to fit over the top boards
Finish:	Natural

The contractor (New England Cedar Fence) has an opening in a few weeks and we are hoping for administrative approval so that we may move forward with the installation. Thank you!

Sincerely,

Matt & Lara Prescott
Prescott Family Revocable Trust
306 South Street, Portsmouth NH
(240) 620-4432; matthewaprescott@gmail.com

6. 765 Middle Street

-Recommended Approval

Background: The applicant is seeking approval for the removal and replacement of a rear raised deck and stair with smaller dimensions.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

7/27/2026

RE: 765 Middle St, Portsmouth
Carriage House addressed 665 Lincoln Ave

Dear Mr. Gilbo and the Portsmouth HDC Commission,

Due to an aging and rotting deck, we request administrative approval to replace a 2nd story deck with staircase using like kind wood materials.

The deck is located behind the current carriage house structure on Lincoln Ave.

The deck will be 12ft x 4ft and include a staircase for means of egress. The balusters will be vertical for the perimeter and the staircase.

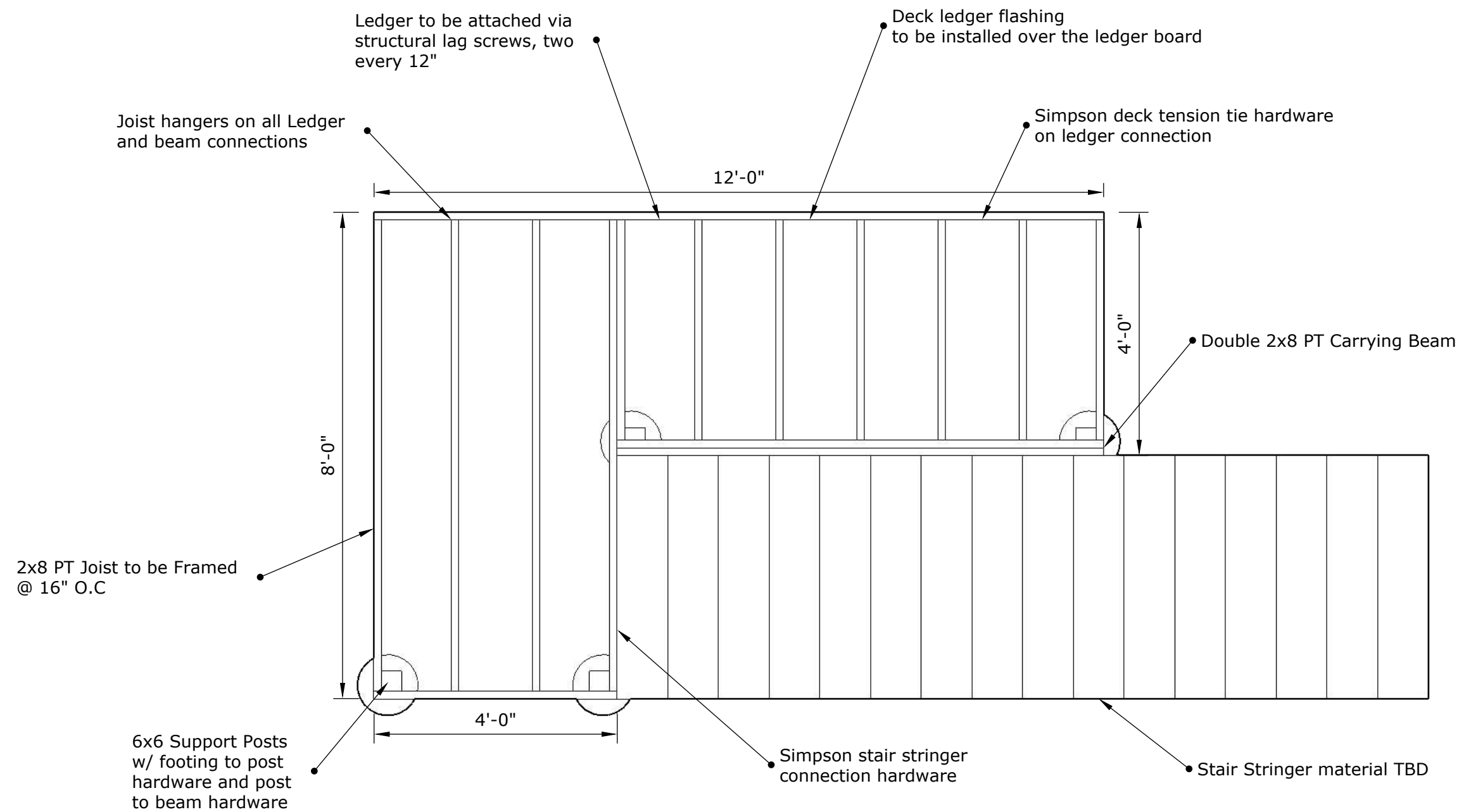
Thank you for this consideration,

David Sinclair & Nicole Giusto, owners
765 Middle St.
Portsmouth, NH 03801



Sinclair Deck Project
765 Middle St, Portsmouth, NH, 03801
July 20, 2026

Pafford Construction
Zach Pafford
(603) 770-6194
Zach@paffordconstructionllc.com
31 Bunker Hill Ave, Stratham, NH, 03885



7. 99 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of storm windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Why should you be considering insulating storm windows?



“Tension Sealed®” Storm Windows & Doors



manufactured by
J&R Aluminum Products, LLC

Insulating For Comfort

Insulating Storm Windows Aluminum Window Advantages: Storm Windows Comfort

Energy Efficiency

Storm windows allow you to save on heating and air conditioning costs.

Noise Reduction

Reduces outside noise of air & ground traffic.

Dust

Reduces dust infiltration.

Condensation

Reduces condensation on the prime windows

Intrinsic Value

Your home has an added level of homed security & protection from extreme weather.

Aesthetic Value

Your home’s curb appeal is enhanced as well as it’s property value.



Windows take a terrible beating!

Our storm windows are designed, engineered and built to:

- ✓ Be impervious to all weather
- ✓ Retain their beauty for years & years
- ✓ Keep the value of your property high
- ✓ Keep out the winter cold and summer heat
- ✓ Keep out dust and dirt
- ✓ Help keep out street noise

Other Quality Products

- ✓ “Tension Sealed” Storm Doors
- ✓ Gazebo & Porch Enclosures
- ✓ French Doors
- ✓ Concession Windows

Made in the USA

Locally Manufactured, Installed & Serviced By:



manufactured by
J&R Aluminum Products, LLC

Dundee, Ohio 330-359-0090 | sales@jraluminumproducts.com

Over half a century ago the Humphrey Storm Window was born, and today it continues to be manufactured as strong as it ever was.



Humphrey Products “Tension Sealed” storm windows were selected for the City of Topsfield MA when the Town Hall was remodeled in 2017.

The energy it takes to keep your home warm in the winter or cool in the summer, and the cost for that comfort, is directly proportional to how well the windows and doors in your home are insulating.

What do you really need to know when selecting windows for your home? It’s as easy as one, two and three

1. The Insulating Factor
2. Built to Last and Last and Last...
3. Cost and Return on Investment

- ✓ Any Size
- ✓ Any Color
- ✓ Any Configuration



Beauty & Comfort All Year Round



Why should you be considering Humphrey “Tension Sealed®” Storm Windows by J & R Aluminum Products?

- The “Tension Sealed” glass channel was designed, pioneered and patented by Humphrey Products Inc. in 1952.
- The Triple Tension Sealed construction has provided hundreds of thousands of homeowners with efficient and trouble free service for over 70 years.
- Flexible options; Interior or Exterior mount, plus multiple frame options allow the Humphrey Products storm windows to be installed in almost any situation.
- You have the satisfaction of owning the very best. That’s the beauty of it all!

Custom is Standard!

What other manufacturers consider custom size windows, doors and enclosures is standard for J & R Aluminum Products. Each window, door and enclosure is measured to fit each opening and then fabricated specially for that opening.

Smooth Operating Top Channel

A wool weather-strip is locked into an aluminum channel that maintains a weather-tight seal at the header

“Tension Sealed®” Glass Channel

Permits direct metal to glass glazing. Glass is under constant tension – no glazing compound, plastic or rubber to deteriorate, creating a positive seal.

Exterior Grade Vinyl Slide Tracks

Provide easy raising and lowering operation with resistance to weathering. Promotes long life and eliminates the need of lubricants for smooth operation.

Meeting Rail Weather Strip

100% Dacron wool felt weather stripping on the meeting rail completes the weather-tight sealing design of all J & R Aluminum insulating windows.

Floating Glass Panels

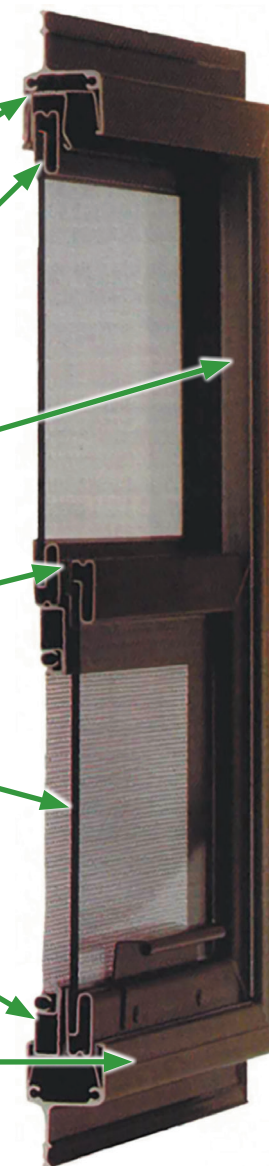
Floating glass panels, supported by stainless steel springs, provides an excellent seal regardless of window frame movement or building settling. Virtually eliminates drafts, condensation and dust infiltration.

Durable Screen Frame

A durable aluminum screen mesh is held securely in place with an aluminum spline. No plastic or rubber to deteriorate.

Super Satin 2-Component Urethane Paint

Choose from 13 standard colors, or any custom color you desire, from a paint that has been formulated to with stand the harsh coastal environments, and is used in the aluminum boat industry, for a virtually maintenance free finish.



Color Options:

Actual colors will vary slightly from printed samples

White

Black

Tan

Clay

Brown

Bronze

Green

Colonial

Light Grey

Burgandy

Brick Red

Dark Grey

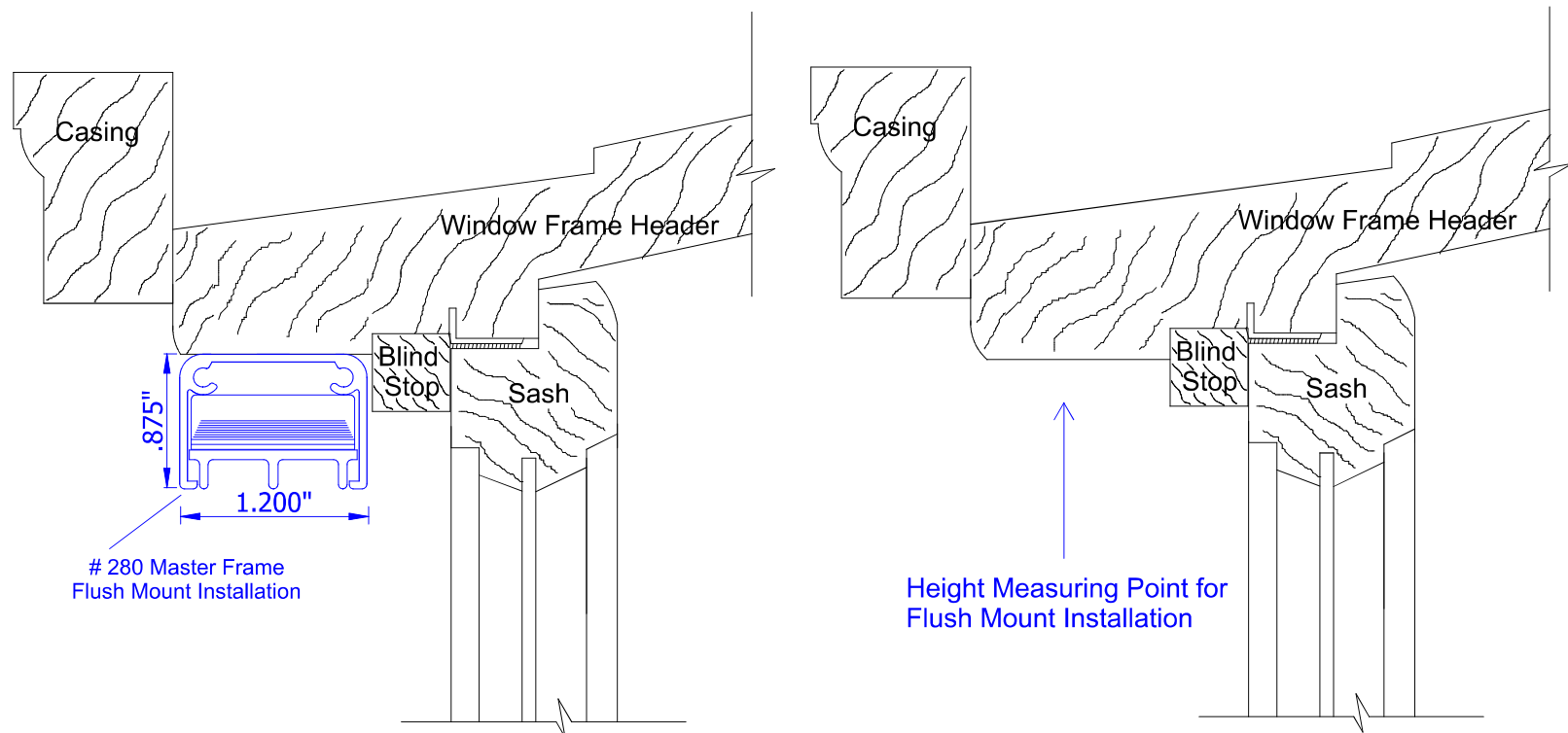
Blue



Header

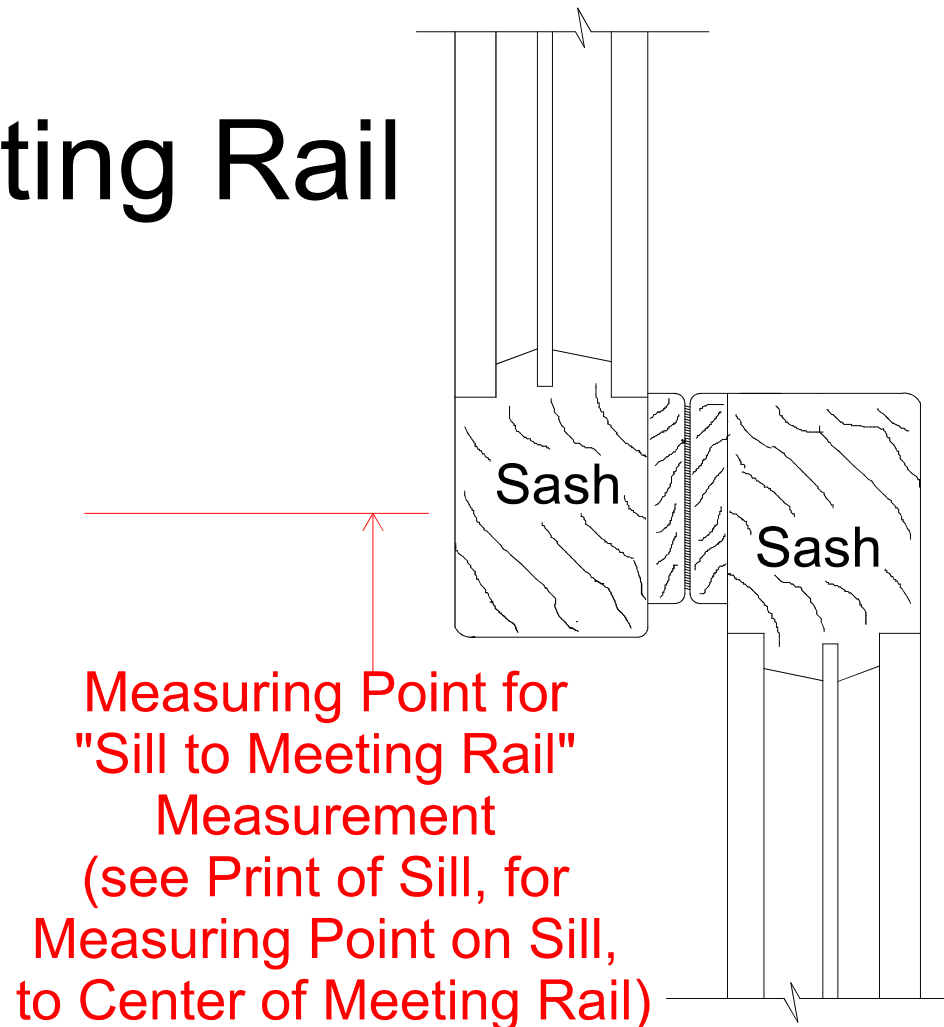
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.

Header of Window



This measurement is needed where the top sash & lower sash of the prime window are unequal heights, or the window is an arch top, to assure that the meeting rail of the storm window and the meeting rail on the prime window are the same height.

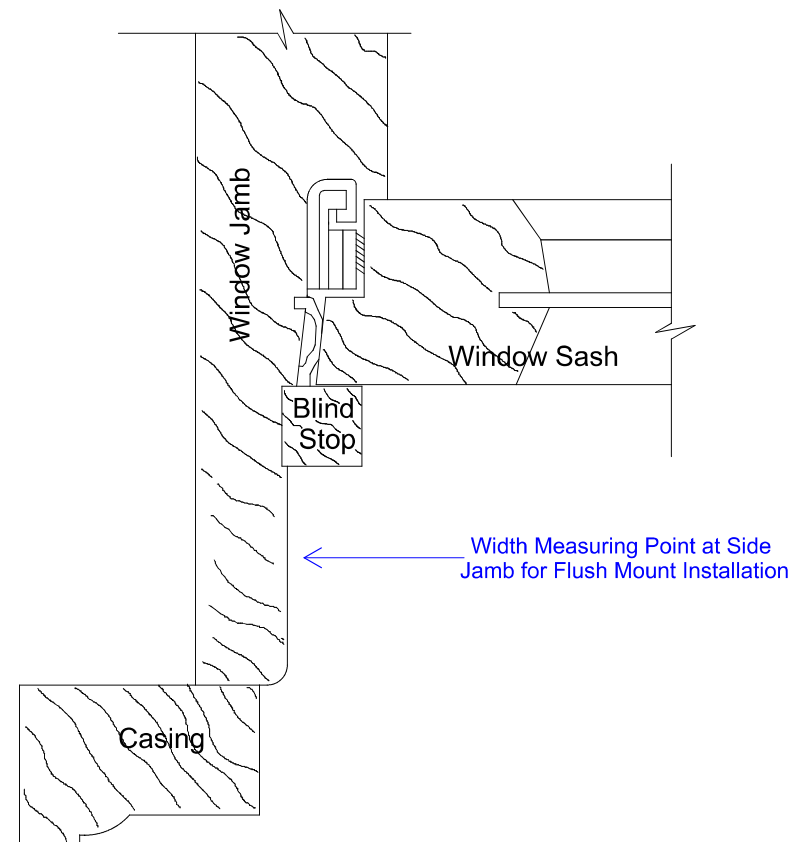
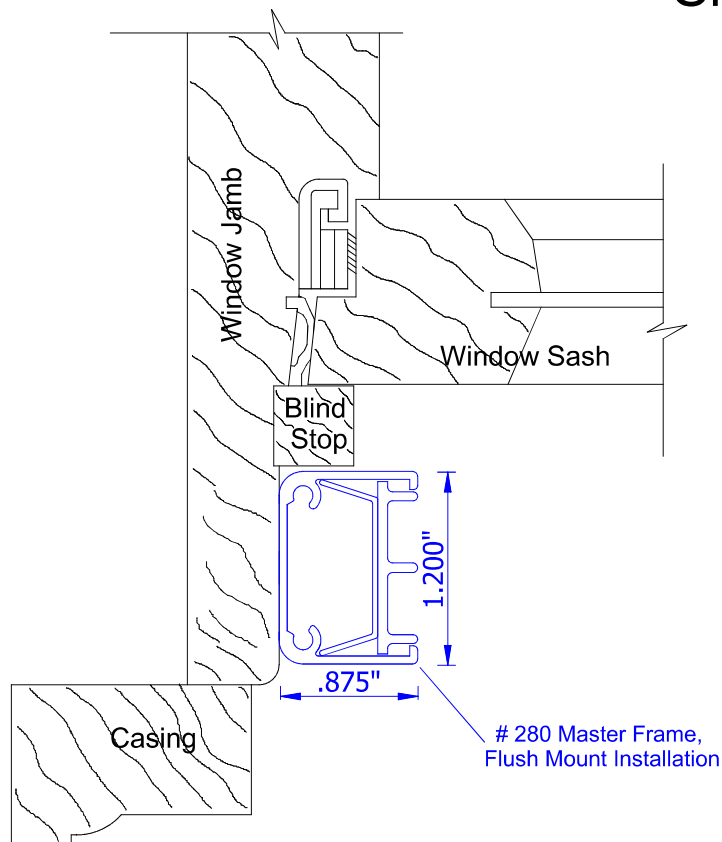
Meeting Rail



Side Jamb

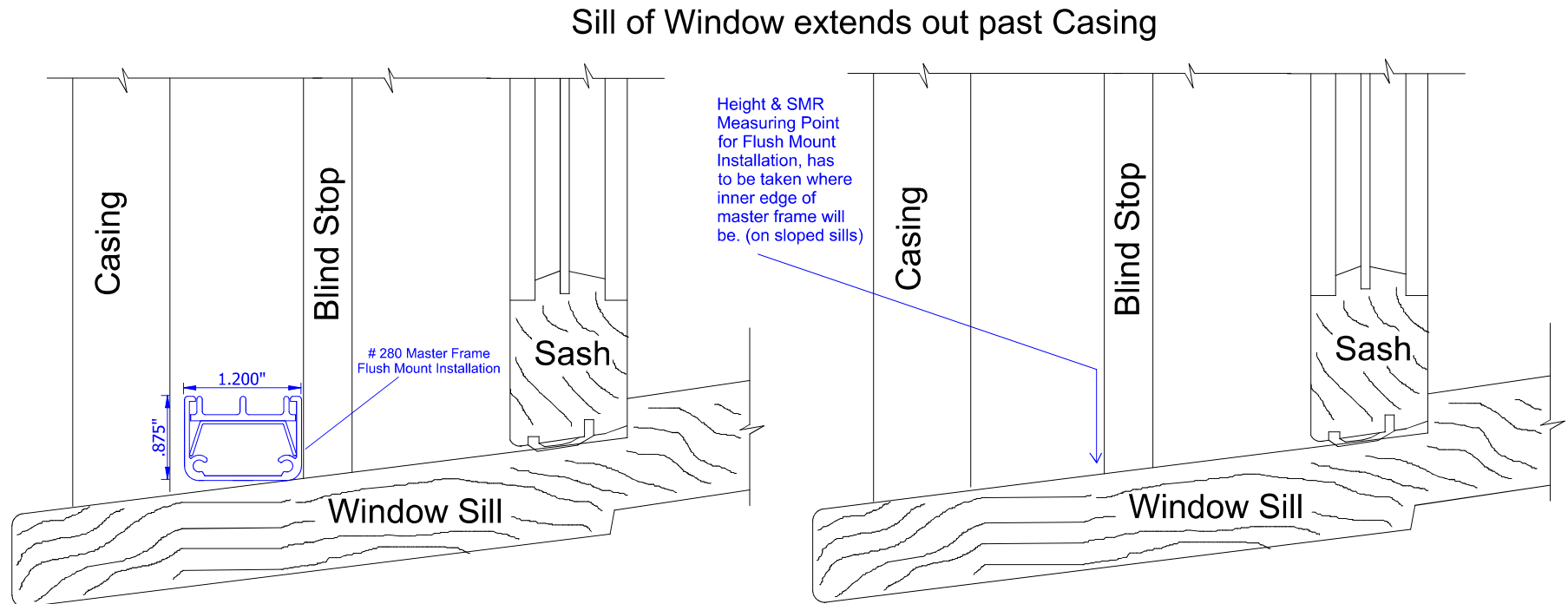
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Side Jamb



Sill

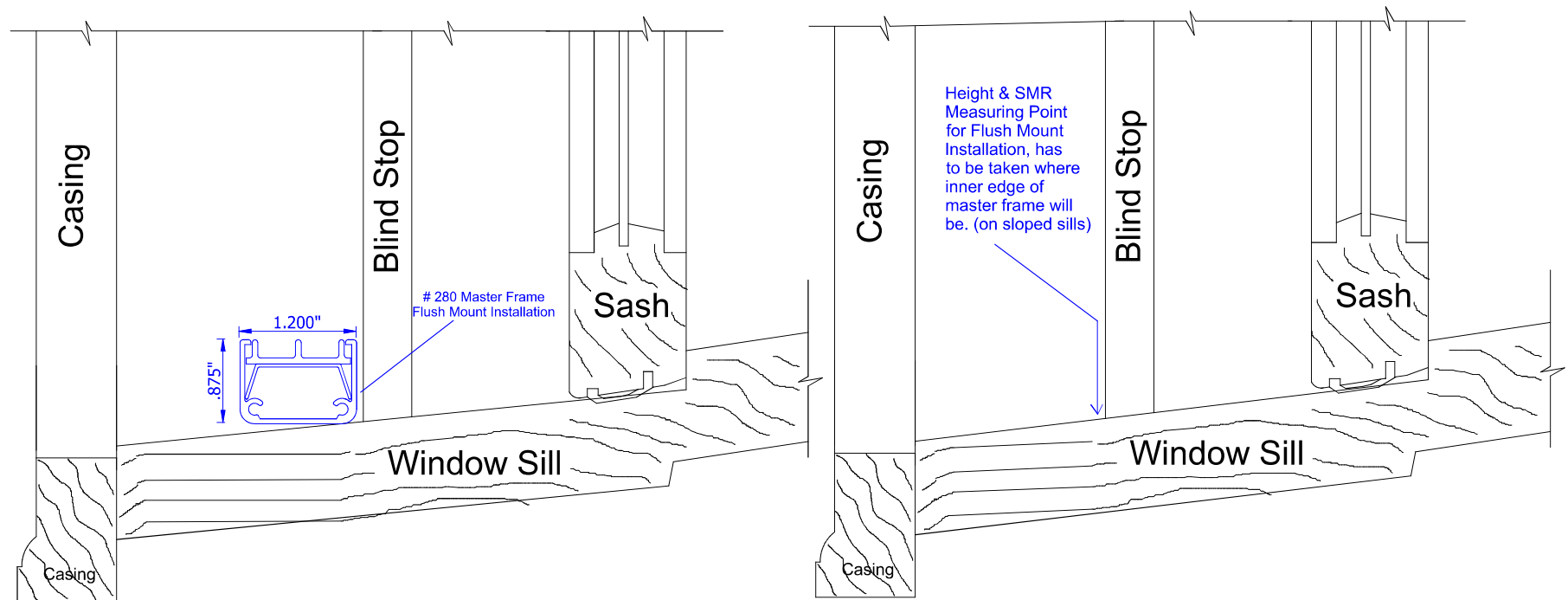
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Sill

Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.

Sill of Window, Casing Overlaps Sill







8. 420 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of venting.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



1 SOUTH ELEVATION (REAR)

1/8" = 1'-0"



1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

9. 202 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the exterior lighting.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

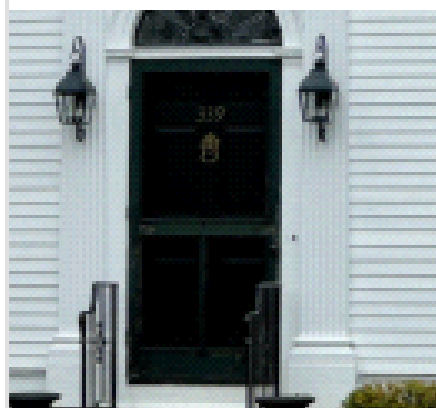
Proposed Lamps from Northeast Lantern (Exeter, NH) Stanfield Design

Material is antique aged brass

Front door lights (2-on both side of door)



Representative image



6 Lamps around remainder of building



Existing Lamps to be Replaced

Front Entrance – Street View



Example of Side Entrance

