

Historic District Commission (HDC) Exterior Renovation & Repair Proposal

357 Maplewood Ave, Portsmouth, NH



1. Executive Summary & Intent

This proposal details the planned exterior restoration, repair, and site safety improvements for the residential property located at 357 Maplewood Ave, Portsmouth, NH. The objective of this project is to preserve and enhance the historic architectural character of the structure through high-quality, in-kind material replacements, comprehensive exterior refinishing, and necessary site safety enhancements. All work is designed to maintain historical fidelity while ensuring long-term structural integrity and compliance with local Historic District Commission guidelines.

2. Existing Site Conditions

Current Condition Photos:













Backyard



Side Fence



Rear Deck



Studio Entry Door

3. Detailed Scope of Proposed Work

Siding & Exterior Trim

Exterior repairs to the building include replacing rotted or missing siding with in-kind wood lap siding. Rotted exterior trim including window/door trim, soffit, rakes, and eaves will be replaced with matching in-kind wood trim boards. All siding and trim will be fully painted following repair work. 3" reveals the siding will be uniform throughout the siding.

Doors

Replace front door slab with a new wood finish door. Door sizing will remain unchanged; door slab and jambs to be replaced only, while surrounding trim and transom window above will remain intact. Additionally, replacing the Studio unit entry door on the right side which is currently a compromised wood/plexi glass door and the secondary entry door into the main unit at the rear of the building (noting existing side and rear doors are steel/fiberglass).

Windows

Existing windows are vinyl replacement units and will not be changed; new window screens will be installed.

Decking & Stairs

Repair rear wood deck, side stairs, and front stairs using in-kind pressure-treated deck boards and railings where needed. Front Stairs are currently unsafe to use and require railings on each side to meet current building code.

Masonry & Chimneys

Repoint and repair foundation brick walls, retaining walls, and chimneys. Chimneys will strictly be repointed and repaired, not removed. Paint foundation wall and front retaining walls with masonry white paint

Fencing & Site Safety

Remove fence panels on the front of the property and adjacent to the driveway. Replace current fence on the right side near the retaining wall. We are open to suggestions from the HDC regarding material type and style to keep the historic integrity while bringing safety to the property

Landscaping

Final landscaping of the property will be completed upon completion of the project. We are open to suggestions from the HDC on final landscaping to the front portion of the property. Currently the front portion is a large sloping dirt area with weeds and vines overgrowing the area. Below in the proposed rendering of the property we have riverstone and some small shrubs.

4. Proposed Architectural Vision & Renderings

Computer-Enhanced Proposed Completion Rendering:



5. Proposed Materials & Product Specifications

a. Exterior Doors

Product: 36 in. x 80 in. 6-Panel Unfinished Wood Prehung Front Door w/Unfinished Rot Resistant Jamb

Link: [Exterior Door](#)



Hover Image to Zoom

b. Lap Siding

In-kind Wood Lap Siding with 3" Reveal

Product: 1/2 in. x 6 in. x 72 in. New England Pine Bevel Siding

Link: [Siding](#)

c. Paint Palette

Siding: Exterior Grade Slate Grey

Trim, Soffit, Eaves, Rakes, Window & Door Trim: Exterior Grade Semi-Gloss White

Exterior Stair Treads: Exterior Grade Slate Grey

Exterior Stair Risers: Exterior Grade Semi-Gloss White

Exterior Stair Railings: Exterior Grade Semi-Gloss White

d. Exterior Lighting

Light Fixture to be next to all exterior doors where current fixtures are located

Product: 14 in. 1-Light Black Hardwired Outdoor Wall Light Lantern Sconce with No Bulb Included

Link: [Exterior Light](#)



Product:Broward 13 in. 1-Light Black Outdoor Hardwired Wall Lantern Sconce Light Fixture with Clear Glass

Link: [light 1](#)



Product: Hurley 12 in. Matte Black Hardwired Outdoor Wall Light Lantern Sconce with No Bulb Included

Link: [Light 2](#)



e. Decking- All Decking, raisers, and railings will be painted

Product: 5/4 in. x 6 in. x 8 ft. Ground Contact Pressure-Treated Premium Southern Yellow Pine Decking Board

Link: [decking](#)



f. Stair Railings

Product: 2 in. x 2 in. x 36 in. Pressure-Treated Wood Square Classic Spindle

Link: [Spindles](#)



g. Fencing Options

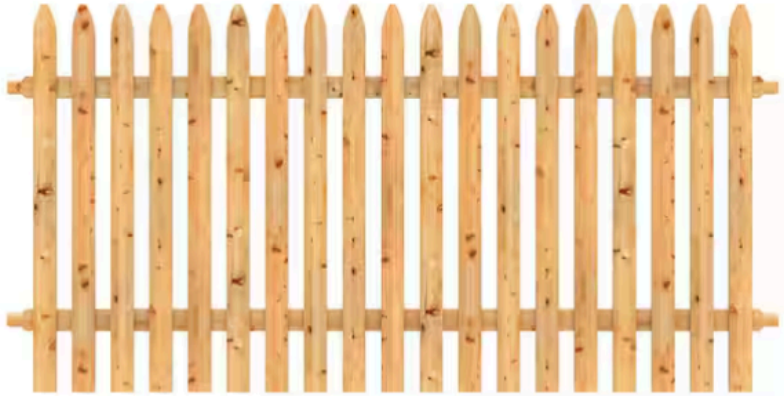
The photo below was provided by the property owner of 347 Maplewood Ave. They would like to see this fence reinstalled on the property. This option would consist of pressure treated lumber and spindles to be installed and painted white.



Alternative Fence Options:

Product: 4 ft. x 8 ft. Cedar Doweled Spaced Picket Gothic Flat Top Wood Fence Panel

Link: [Fence](#)



Product: Heritage 46 in. H x 74 in W Steel Large No Dig Pre-Assembled Spaced Bar Flat Framed Metal Fence Panel

Link: [Fence 1](#)

