HDC

ADMINISTRATIVE APPROVALS

October 14, 2026

1. **6 Dearborn Street- REQUEST TO POSTPONE**
2. **357 Maplewood Avenue**
3. **394 Pleasant Street**
4. **303 Pleasant Street**
5. **11 Sheafe Street**
6. **56 Dennett Street**
7. **25 South Mill Pond**

1. 6 Dearborn Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of brick veneer to the exposed foundation and front stairs.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____


AI generated content

AI-generated content

2. 357 Maplewood Avenue -Recommended Approval

Background: The applicant is seeking approval for replacement siding as needed and the replacement of the front and side entry door(s).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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:




GRACE
TRI-FLEX









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

AI-Generated 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



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 (HEX #6F7F87)
Trim, Soffit, Eaves, Rakes, Window & Door Trim: Exterior Grade Semi-Gloss White
Exterior Stair Treads: TBD upon clarification from HDC
Exterior Stair Risers: TBD upon clarification from HDC
Exterior Stair Railings: TBD upon clarification from HDC

d. Exterior Lighting

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

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

Link: Exterior Light

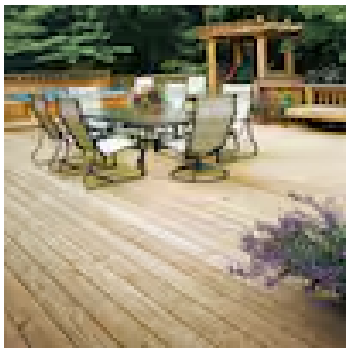


e. Decking

Product: 5/4 in. x 6 in. x 16 ft. Ground Contact Pressure-Treated Premium Southern Yellow Pine Decking Board

Link: Decking





f. Stair Railings

Product:

3. 394 Pleasant Street -Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Subject: Proposal attachment
Date: Apr 9, 2026 at 3:07:15 PM

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 Ben Gilmartin 02/18/2026

Proposal acceptance C M Anderson DATE

Seacoast Maine and New Hampshire and Greater Manchester







4. 303 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the installation of an aluminum fence and (2) entry gates. The applicant has asked the fencing company to confirm the ability for the aluminum fencing to be installed to match the curving of the yard.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

ESTIMATE

Brentwood Fence
300 Route 125
Brentwood, NH 03833
(603) 867-7856

Sales Representative
Matt Souther
(603) 773-8944
matt@brentwoodfence.com

Karen Beals
Job #1489 - Karen Beals Portsmouth House
303 pleasant st
Portsmouth, NH

Estimate #	7857
Date	8/19/2026

Item	Description	Unit of Measure	Qty	Amount
Miscellaneous Install	3131 36" tall black aluminum to close in the garden area on the corner of pleasant st and Washington st Including 1-3' wide single walk gate 1-4' wide single walk gate	Items	132.00	$9,985.80



PLEASE SEE SECOND PAGE FOR WARRANTY AND INSTALLATION DATES

NOTE: If Ledge Drilling or Jack Hammering is needed for holes, an up-charge of $75 per hole will be added to the final invoice.
There is 3% surcharge for all credit card processing,
You can avoid the surcharge by using E-Check or Debit card.
****Final payment due on day of install, please pay foreman or call the office with payment.**
Thank You

Sub Total	$9,985.80
Total	$9,985.80

SPECIAL INSTRUCTIONS

Sent 8/19/24

Brick House on Corner

Name: Karen Beals Street: 303 Pleasant St. Town/State: Portsmouth, NH

Phone: 603-370-0862 Cell: _____ Email: _____

Style 1: BLK Alum to Match

Style 2: * NO TRAILERS *

Sections: ☐ Gate posts: ☐ Hinges: ☐ Date: _____

Lines: ☐ Corners: ☐ Locking device: ☐ Gate 1: _____

Ends: ☐ Caps: ☐ Drop Rod: ☐ Gate 2: _____

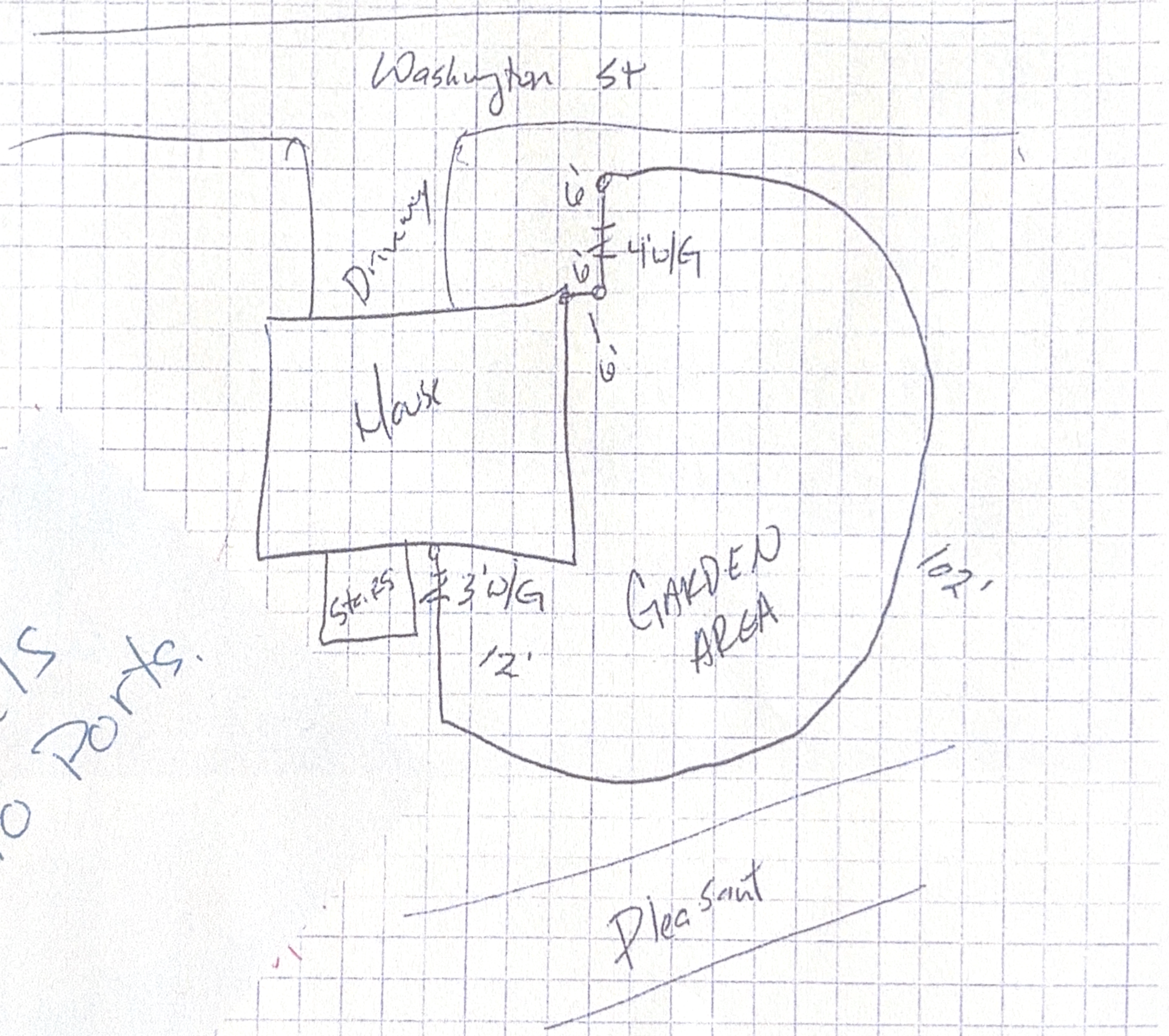
Ledge: ☐

Notes: 3' Tall Spear Top Straight ALUM

BLK Alum

Price Quote 1:

Price Quote 2:





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Washington St




103-79
103-80
109-29
109-28
Washington St
Howard St
leasant St
Pleasant St
Pleasant St

5. 11 Sheafe Street -Recommended Approval

Background: The applicant is seeking approval to move the location of the approved garage addition off the property line (9 Sheafe Street) 24 inches and for the installation of a roof mounted water heater vent.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

EXISTING CONDITIONS





THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

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Donald Anderson CERTIFICATION NO: 22-222 TM

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STATE OF NEW HAMPSHIRE TODD T. HOLLY No. 11674 LICENSED PROFESSIONAL ENGINEER
9-30-26

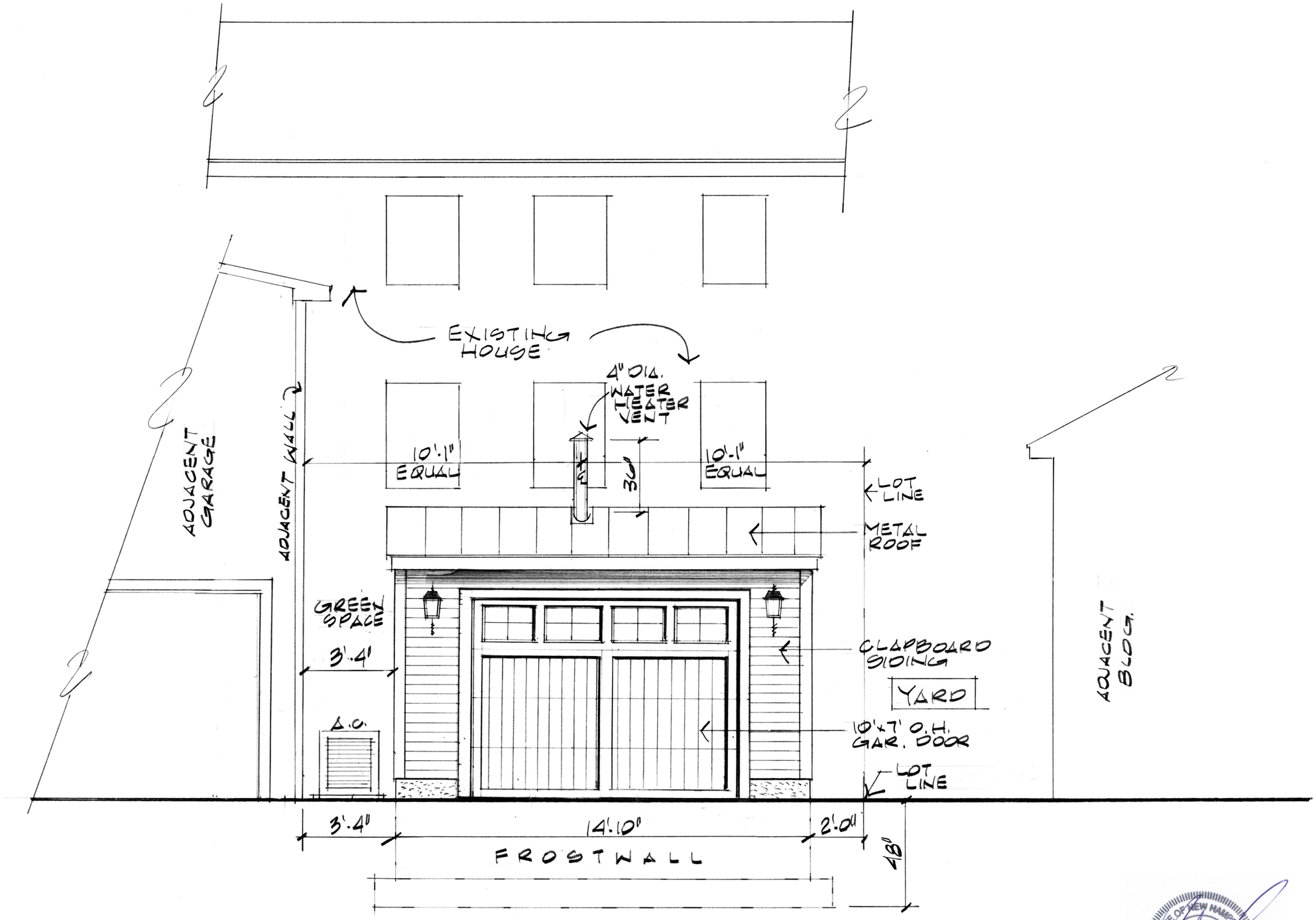
REVISED 09-30-2026

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

DRAWN BY:
DATE: 09-30-2026
REVISIONS:

Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.



REAR ELEVATION

3/8" = 1'-0"

** NOTE: FIELD VERIFY **
ALL EXISTING
HOUSE DIMENSIONS

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

STATE OF NEW HAMPSHIRE
TODD L.T. HEDLY
No. 11673
LICENSED PROFESSIONAL ENGINEER
9-30-26

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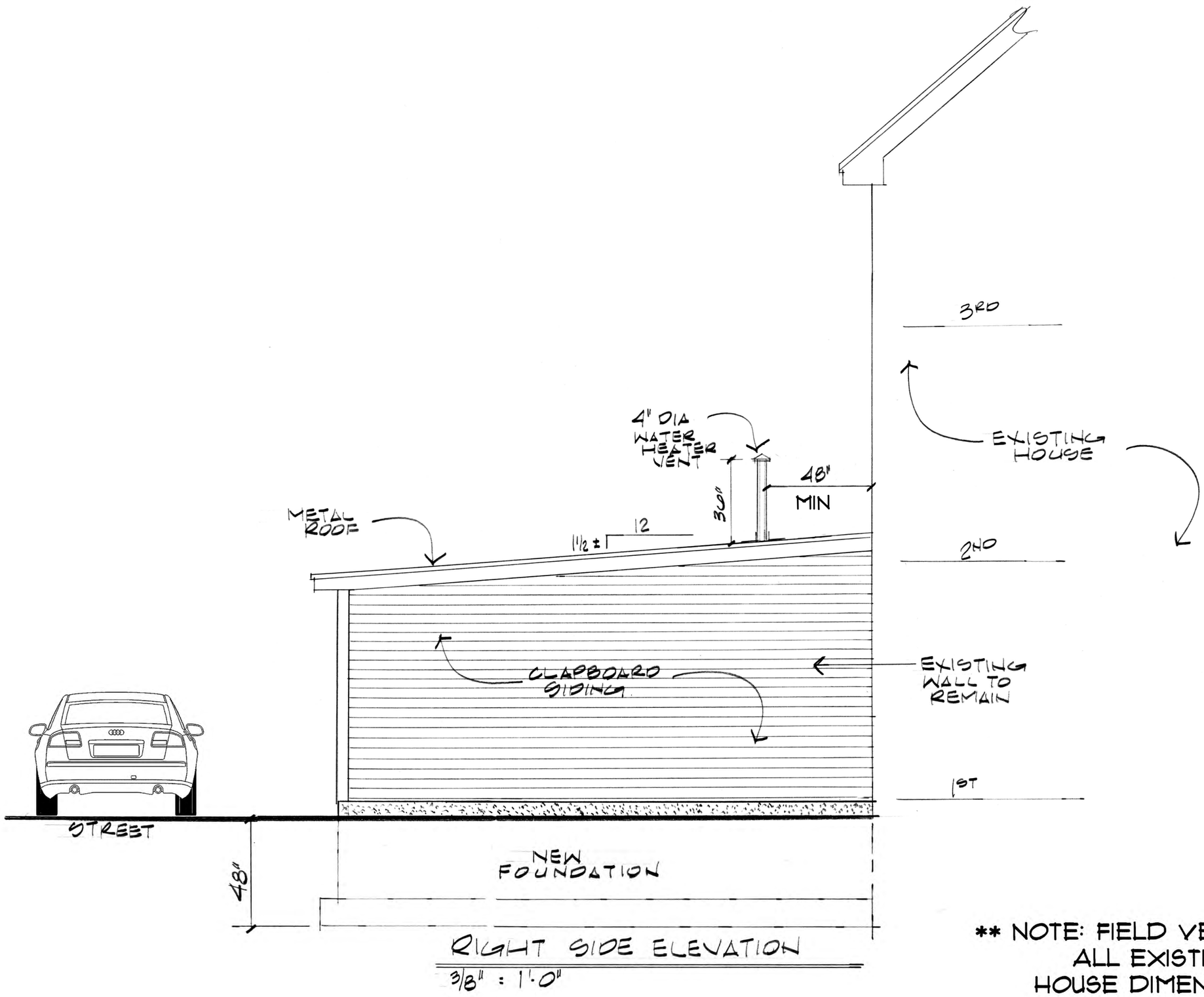
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SHEET 2 OF 11



RIGHT SIDE ELEVATION

3/8" : 1'-0"

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9-30-26

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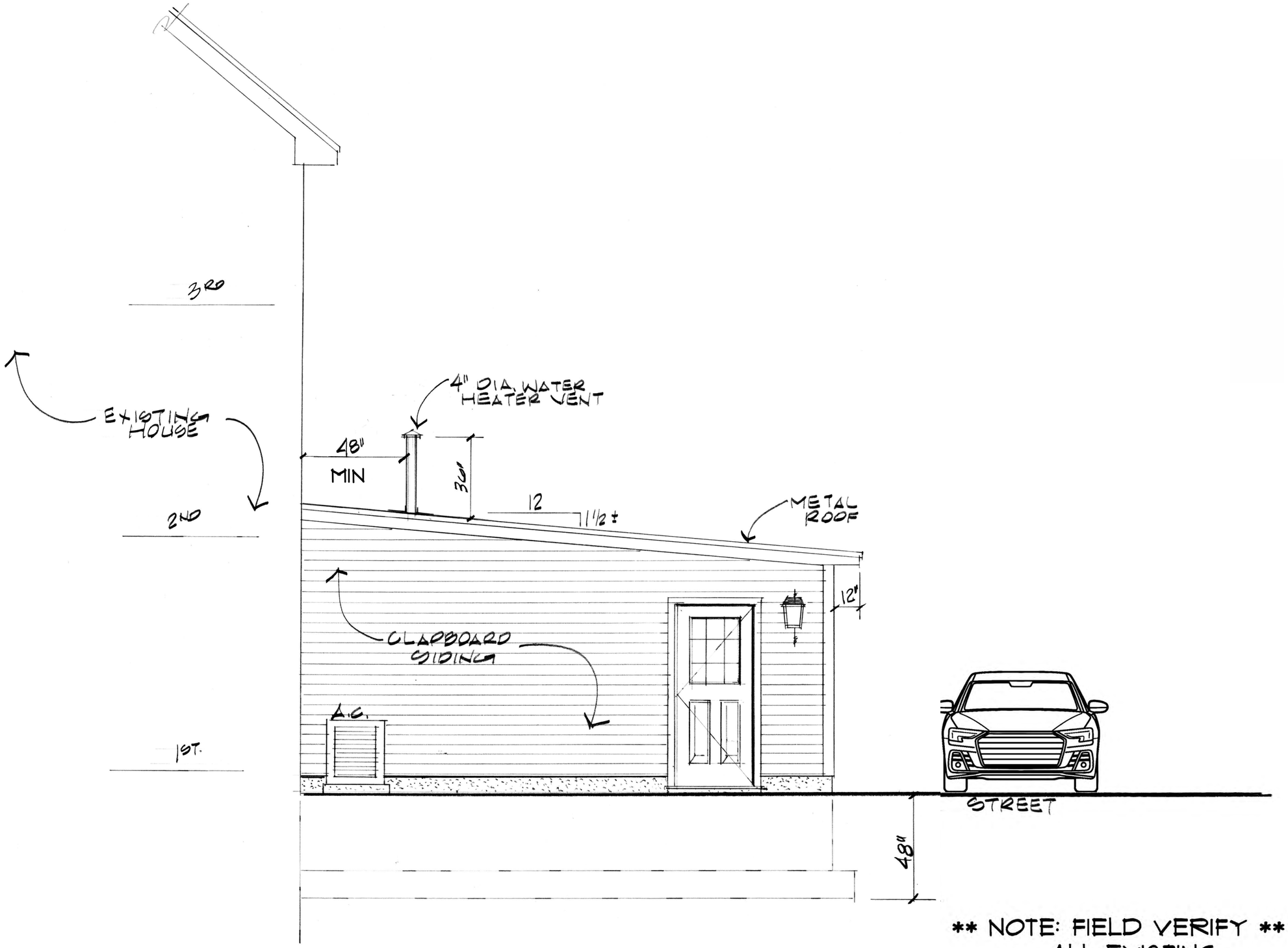
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SHEET 3 OF 11



LEFT SIDE ELEVATION

3/8" = 1'-0"

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TODD R.T. HEALY No. 11678 LICENSED PROFESSIONAL ENGINEER
9-30-26

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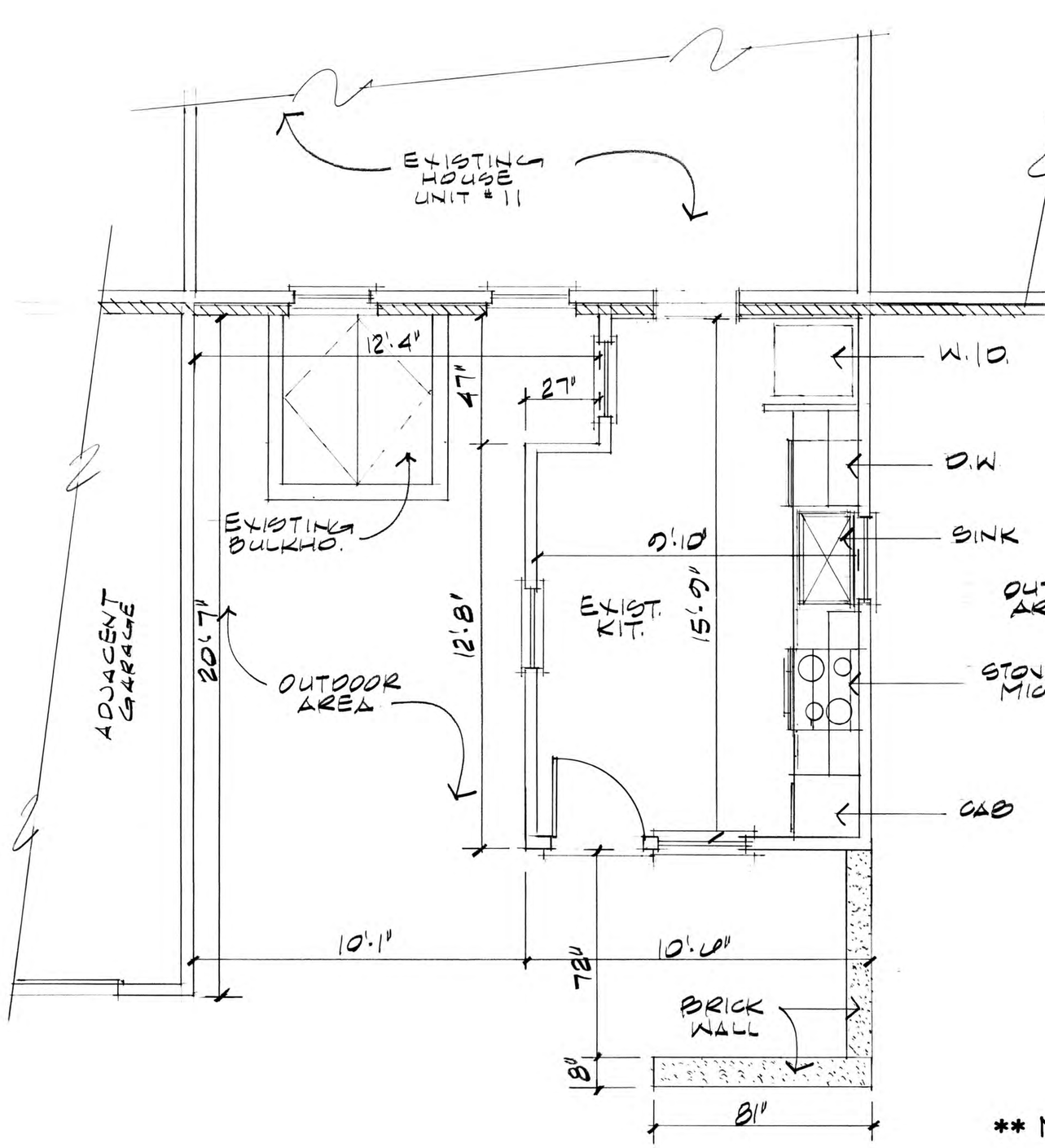
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SHEET 4
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CUSTOM HOUSE LANE

EXISTING FLOOR PLAN

3/8" = 1'.0"

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9-30-26

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11 SHEAFE STREET
PORTSMOUTH, NH

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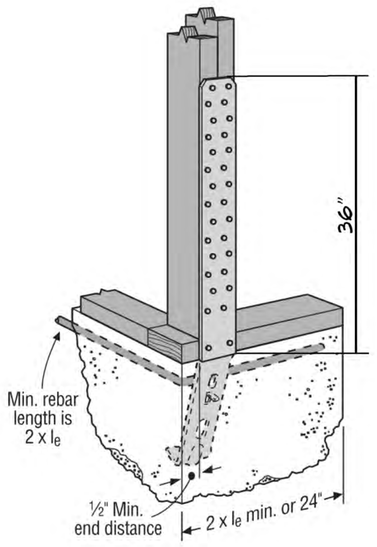
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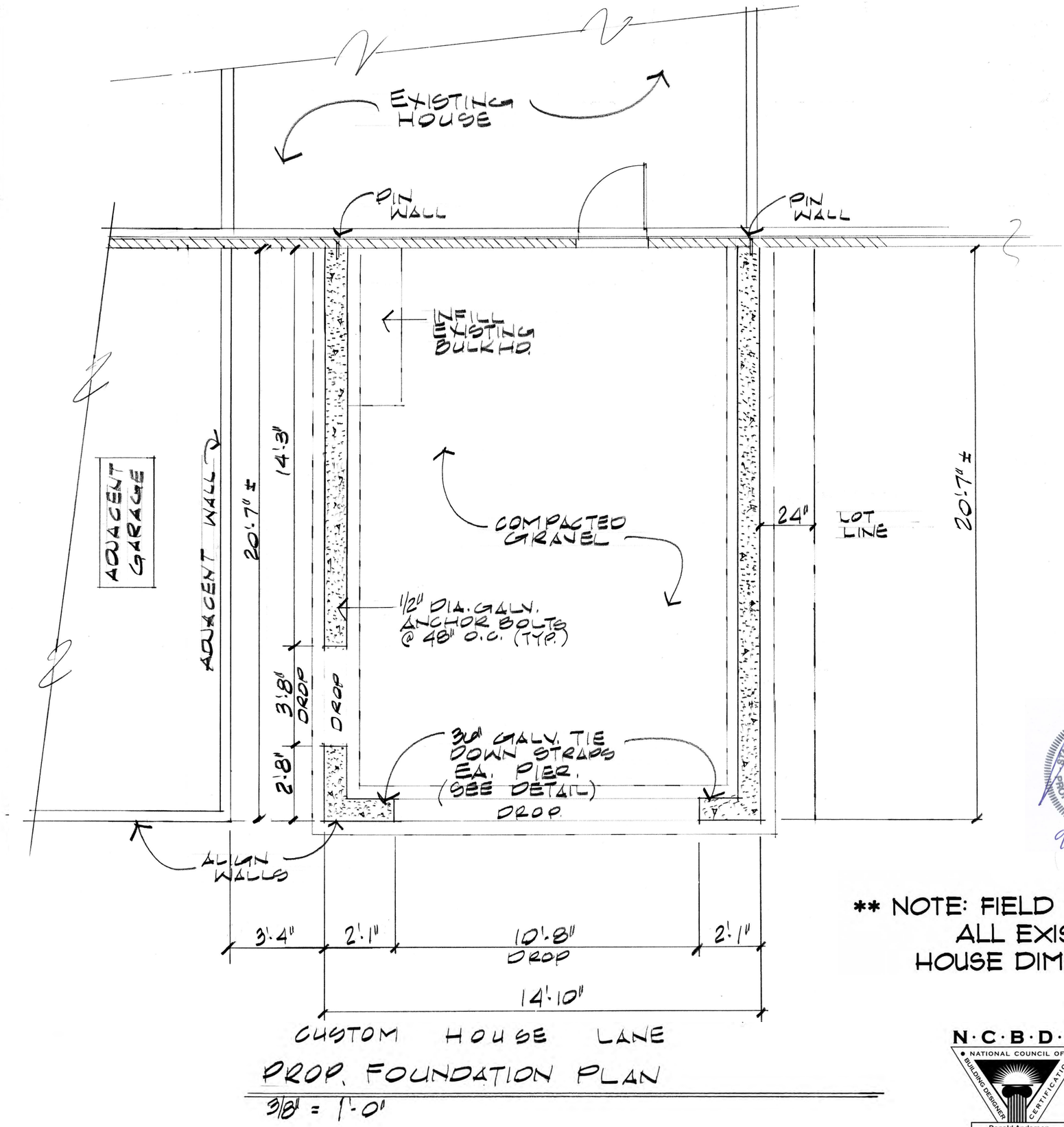
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SHEET 5 OF 11





PROP. FOUNDATION PLAN

3/8" = 1'-0"

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11 SHEAFE STREET
PORTSMOUTH, NH

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REVISIONS:

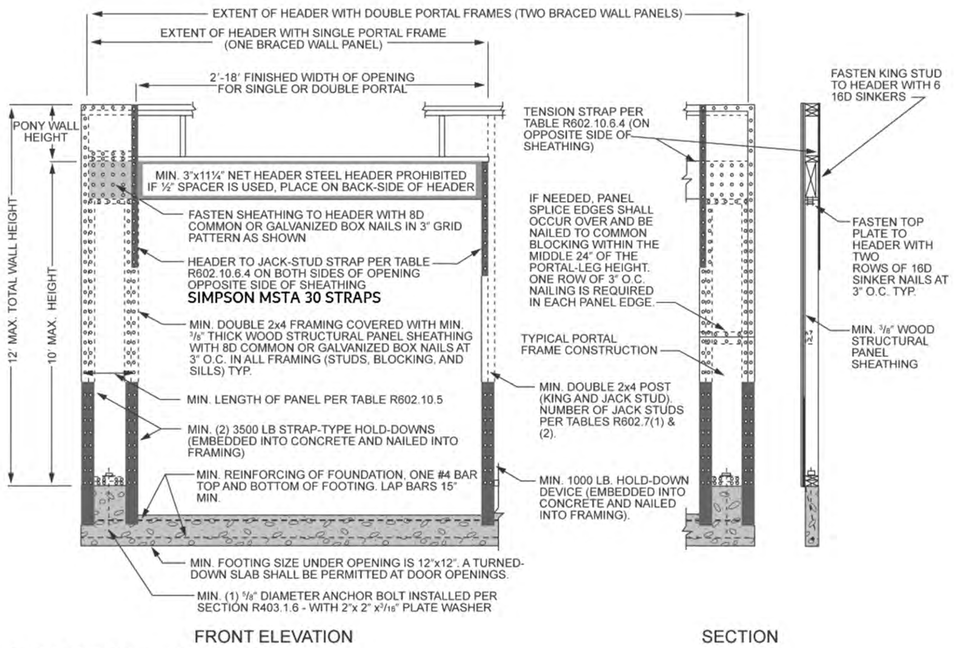
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SHEET 6 OF 11

R602.10.6.2Method PFH: Portal frame with hold-downs.

Method PFH *braced wall panels* shall be constructed in accordance with Figure R602.10.6.2.

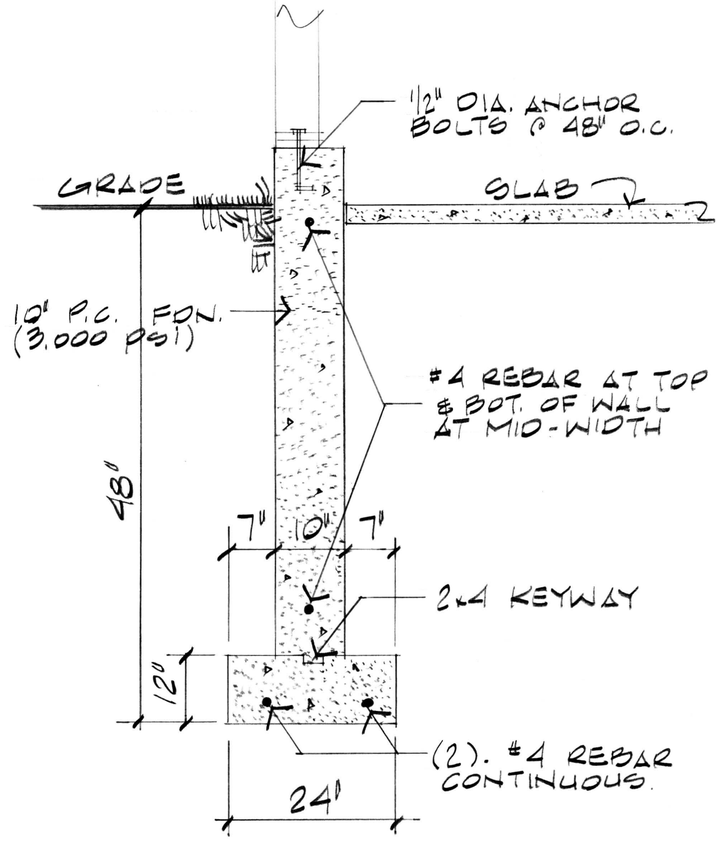


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

GARAGE DOOR
PORTAL FRAME DET.

N.T.S.



TYP. FOUNDATION
WALL DETAIL

N.T.S.

** NOTE: FIELD VERIFY **
ALL EXISTING
HOUSE DIMENSIONS

STATE OF NEW HAMPSHIRE
TODD
LT.
HEDLY
No. 11673
LICENSED
PROFESSIONAL ENGINEER
9-30-26

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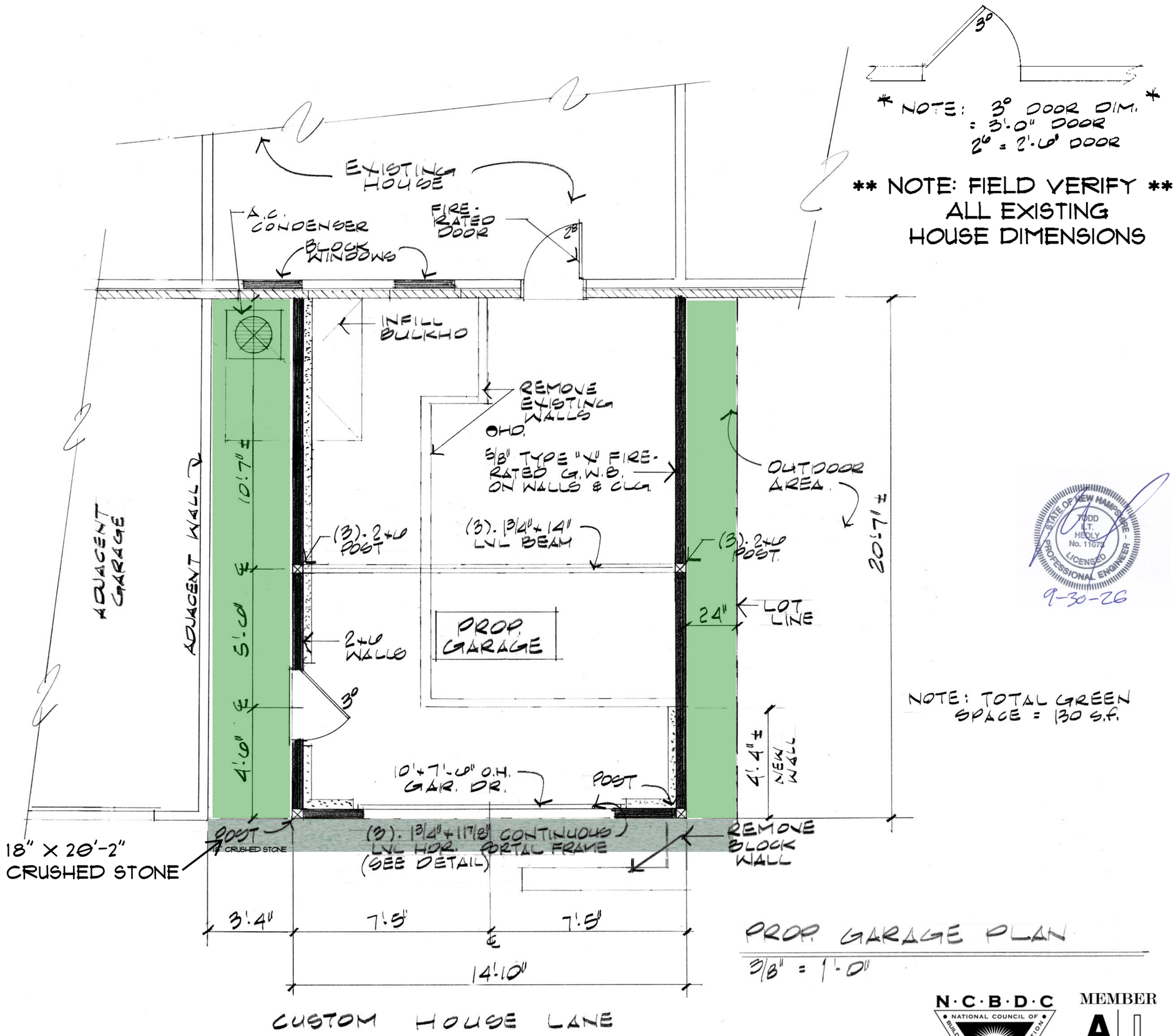
RESIDENCE FOR:

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11 SHEAFE STREET
PORTSMOUTH, NH

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PROP. GARAGE PLAN

3/8" = 1'-0"

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9-30-26

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DRAWN BY: AJP

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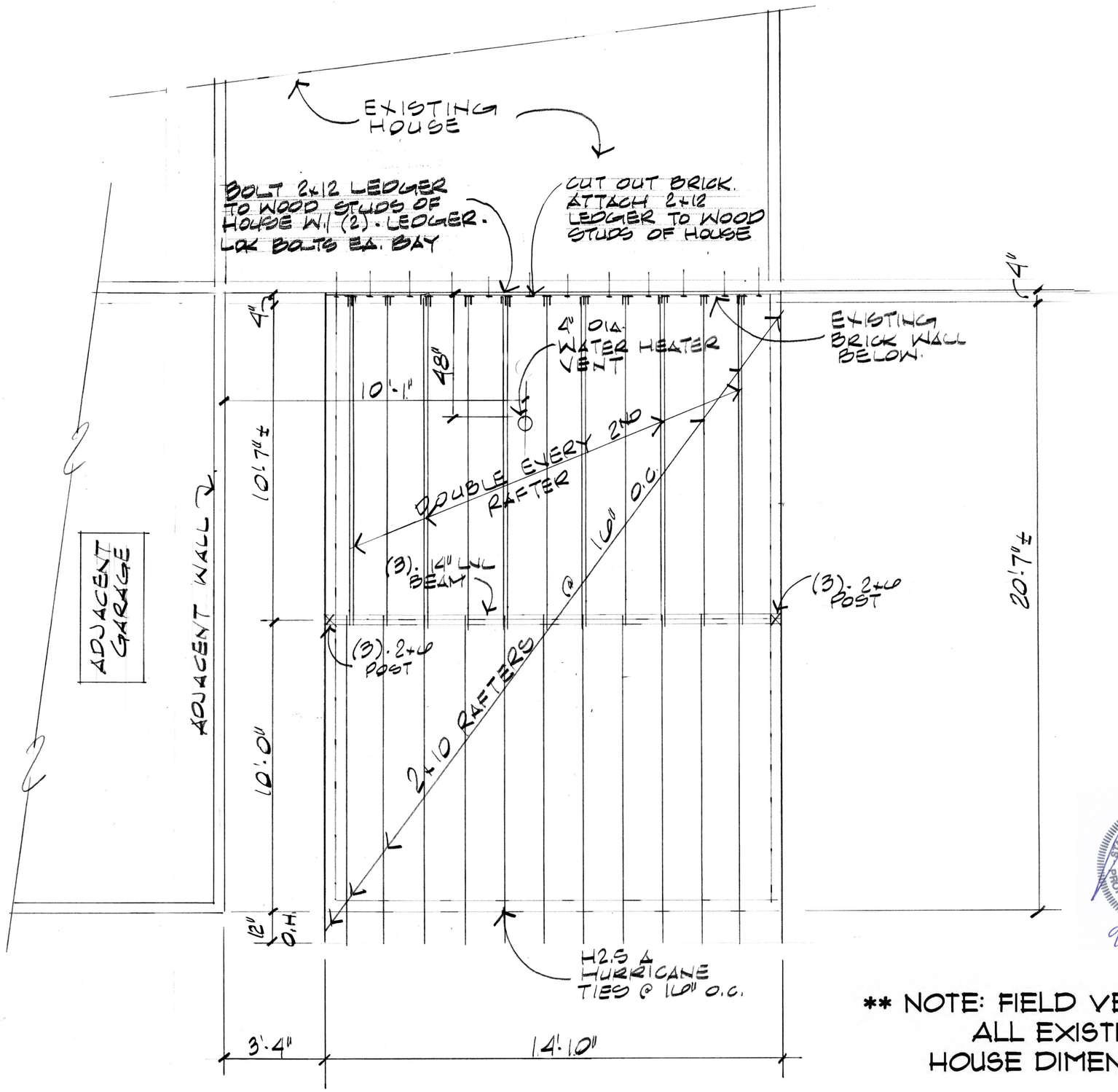
REVISIONS:

RESIDENCE FOR:

FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

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SHEET 8 OF 11



ROOF FRAMING PLAN

3/8" = 1'-0"

** NOTE: FIELD VERIFY **
ALL EXISTING
HOUSE DIMENSIONS

STATE OF NEW HAMPSHIRE
TODD T. HEDLY
No. 11674
LICENSED PROFESSIONAL ENGINEER
9-30-26

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DATE: 09-30-2026

REVISIONS:

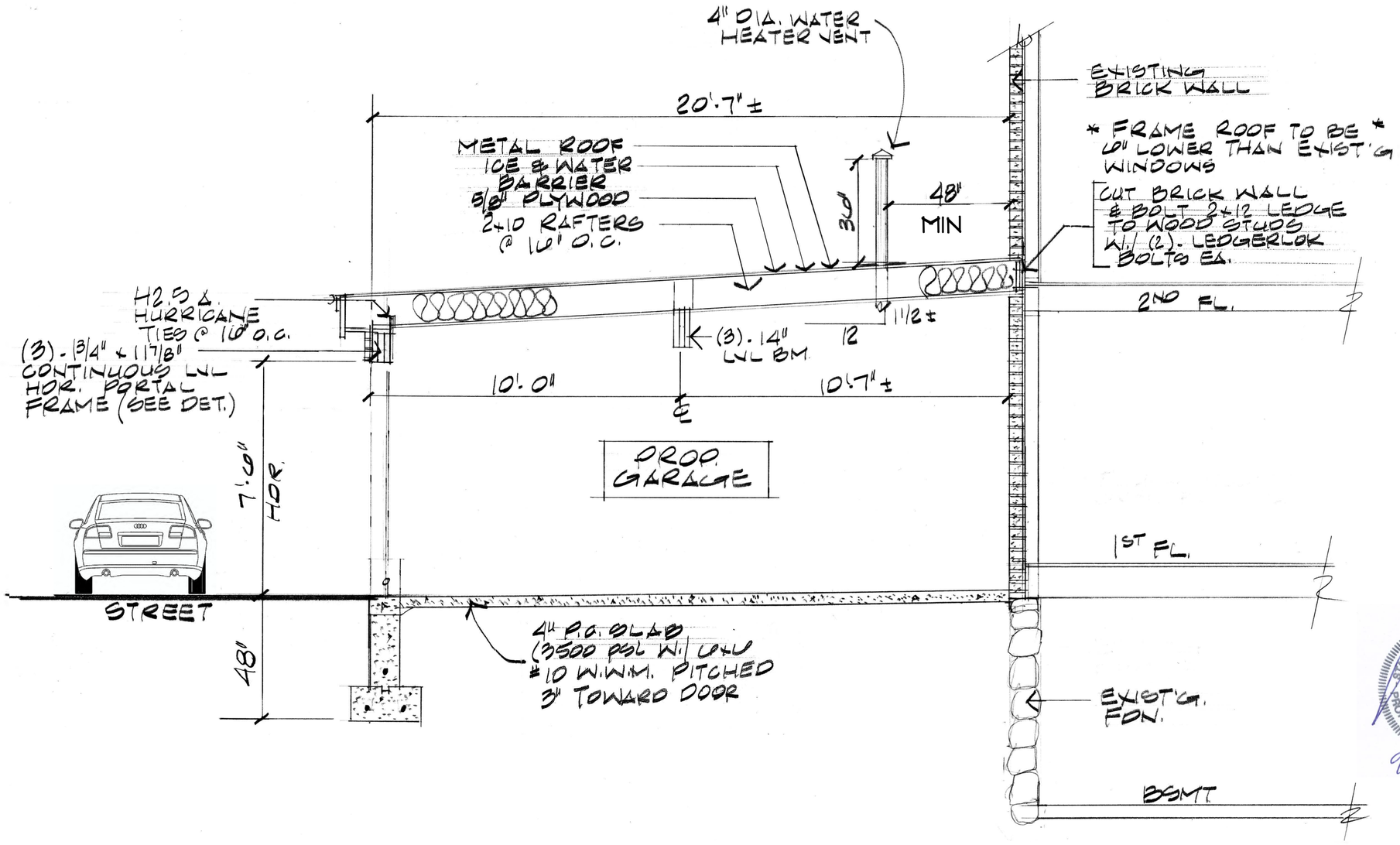
RESIDENCE FOR:

FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET 9 OF 11

** NOTE: FIELD VERIFY **
ALL EXISTING
HOUSE DIMENSIONS



GARAGE SECTION
3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

STATE OF NEW HAMPSHIRE
TODD L.T. HEDLY
No. 11673
LICENSED
PROFESSIONAL ENGINEER
9-30-26

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Donald Anderson
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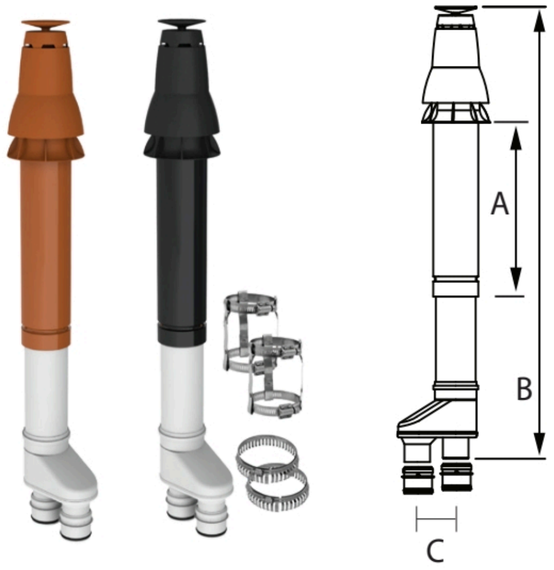
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REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
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SHEET 10 OF 11

Vertical Termination Cap Kit - Concentric



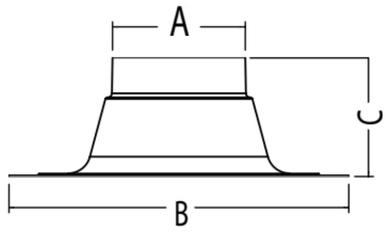
Use for concentric vertical terminations. Includes 2 appliance adapters and co-linear adapter. Black or terra-cotta cap. UV resistant. No storm collar required when installed with factory PolyPro flashing. Includes 2 Locking Clamps and 2 Adapter Connector clamps.

SIZE	BLACK		A	B	C
	ORDER #	STOCK #			
2″ x 4″ | 60mm x 100mm	2PPS-VKC	810014497	18″ | 460mm	50 ¼″ | 1280mm	4 ¾" | 121mm
3″ x 5″ | 80mm x 125mm	3PPS-VKC	810014553	23″ | 580mm	53 ¼″ | 1354mm	4 ¾" | 121mm
4″ x 6″ | 100mm x 150mm	4PPS-VKC	810014611	23″ | 580mm	68 ¼″ | 1735mm	5 ½" | 140mm
SIZE	TERRA-COTTA		A	B	C
	ORDER #	STOCK #			
2″ x 4″ | 60mm x 100mm	2PPS-VK-TCC	810014498	18″ | 460mm	50 ¼″ | 1280mm	4 ¾" | 121mm
3″ x 5″ | 80mm x 125mm	3PPS-VK-TCC	810014554	23″ | 580mm	53 ¼″ | 1354mm	4 ¾" | 121mm
4″ x 6″ | 100mm x 150mm	4PPS-VK-TCC	810014612	23″ | 580mm	68 ¼″ | 1735mm	5 ½" | 140mm



Flat Roof Flashing





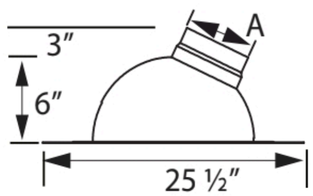
Use to weather-proof the penetration of vent pipe through the roof.
For use with concentric terminations only.

SIZE	ORDER #	STOCK #	A	B	C
2″ x 4″ | 60mm x 100mm	2PPS-FF	810004116	4 5⁄8" | 117mm	13 3⁄4" | 349mm	5 7⁄8" | 149mm
3″ x 5″ | 80mm x 130mm	3PPS-FF	810004156	5 3⁄8"| 137mm	15 3⁄8" | 391mm	5 7⁄8" | 149mm
4″ x 6″ | 100mm x 150mm	4PPS-FF	810004199	6 5⁄8" | 168mm	16 7⁄8" | 429mm	5 7⁄8" | 149mm

Adjustable Roof Flashing

Use to weather proof penetration of vent through the roof. For concentric pipe. Made of aluminum. Adjusts from 0/12 to 5/12.





SIZE	ORDER #	STOCK #	A
2″ x 4″ | 60mm x 100mm	2PPS-F5	810004117	4″ | 100mm
3″ x 5″ | 80mm x 130mm	3PPS-F5	810004157	5″ | 130mm
4″ x 6″ | 100mm x 150mm	4PPS-F5	810004200	6″ | 150mm

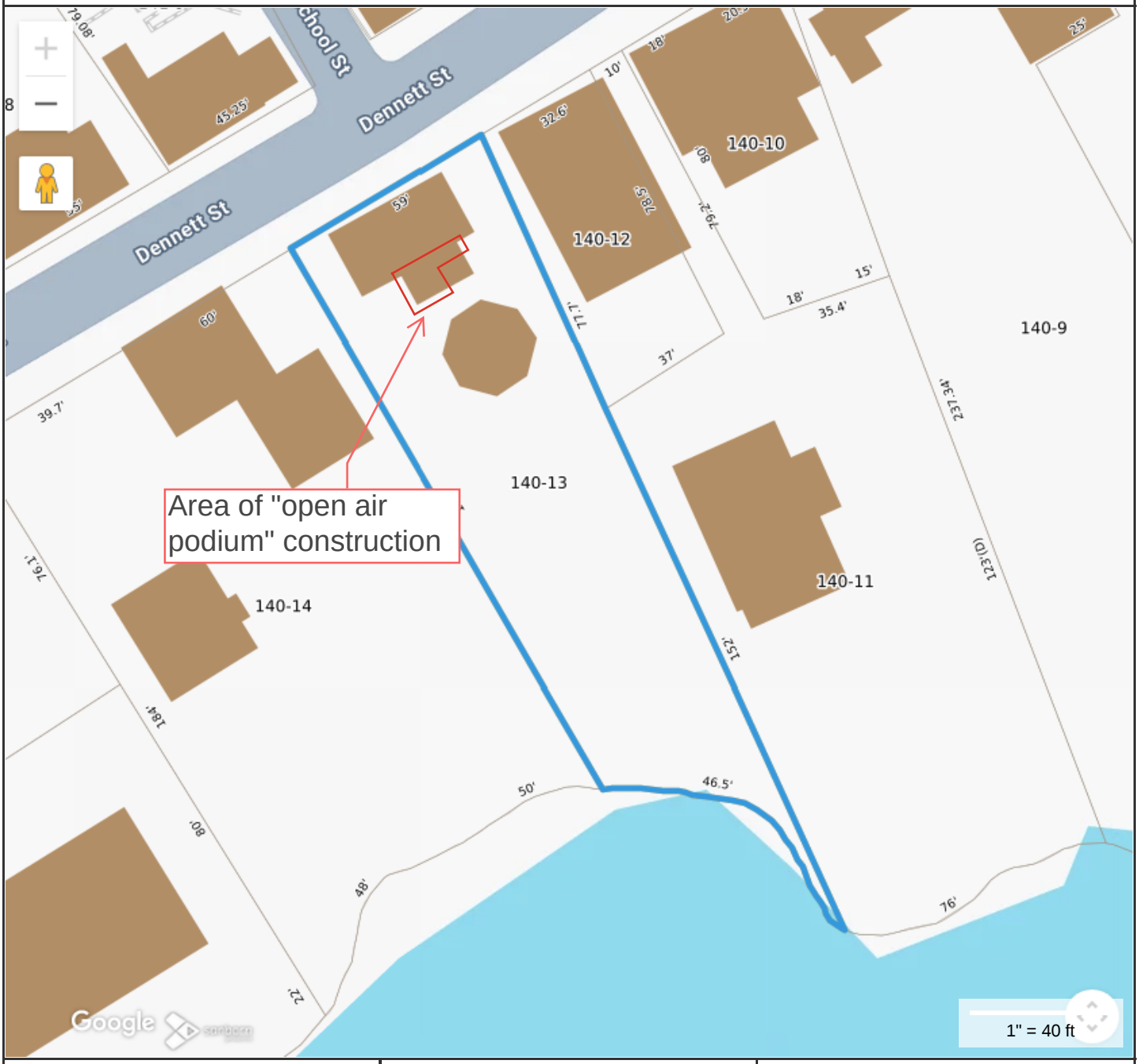
6. 56 Dennett Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval to frame in and enclose the rear open air crawl space.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Property Information

Property ID	0140-0013-0000
Location	56 DENNETT ST
Owner	HOERMAN FAMILY REVOCABLE TRUST OF 2019

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/15/2026

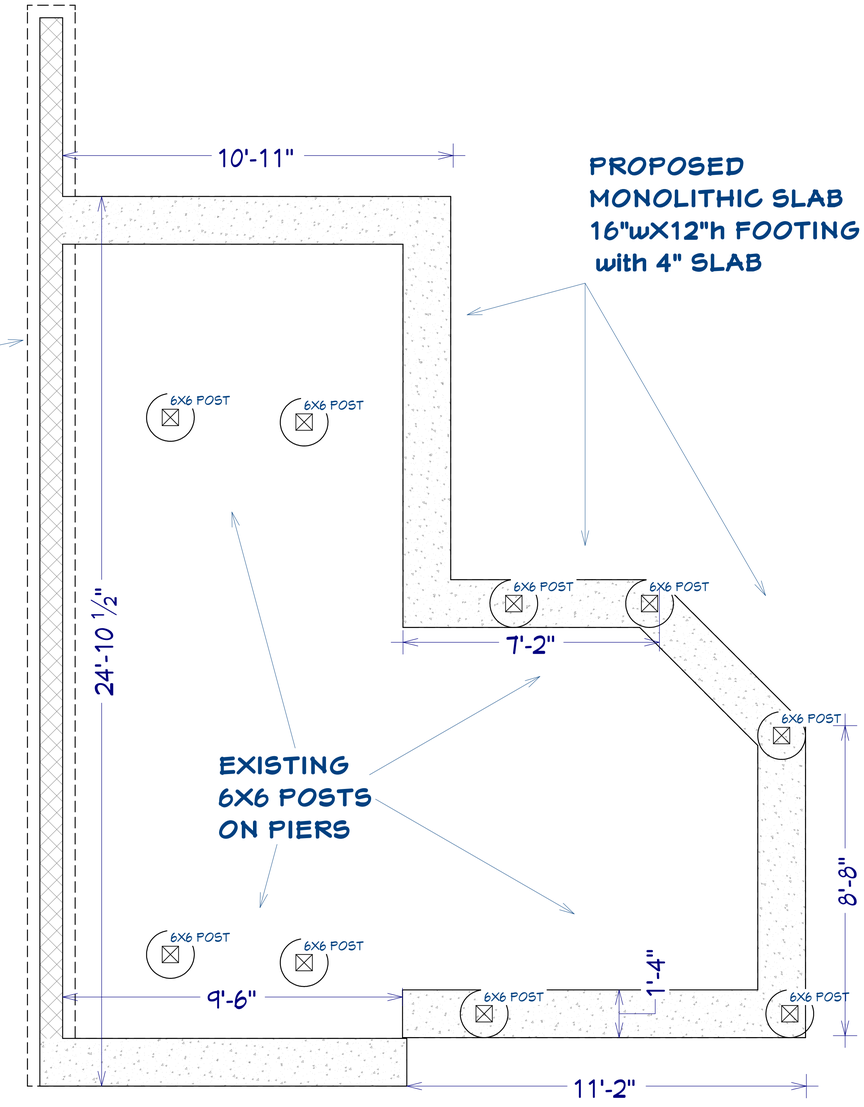
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

EXISTING OPEN AIR
CRAWL SPACE UNDER
KITCHEN/LIVINGROOM

EXISTING
FIELDSTONE
WALL

PROPOSED
MONOLITHIC SLAB
16"wX12"h FOOTING
with 4" SLAB

EXISTING
6X6 POSTS
ON PIERS



1ST FLOOR
1/2 IN = 1 FT

Rear of House

TIM O'NOONAN CONSTRUCTION
603-335-1456 ROCHESTER, NH

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

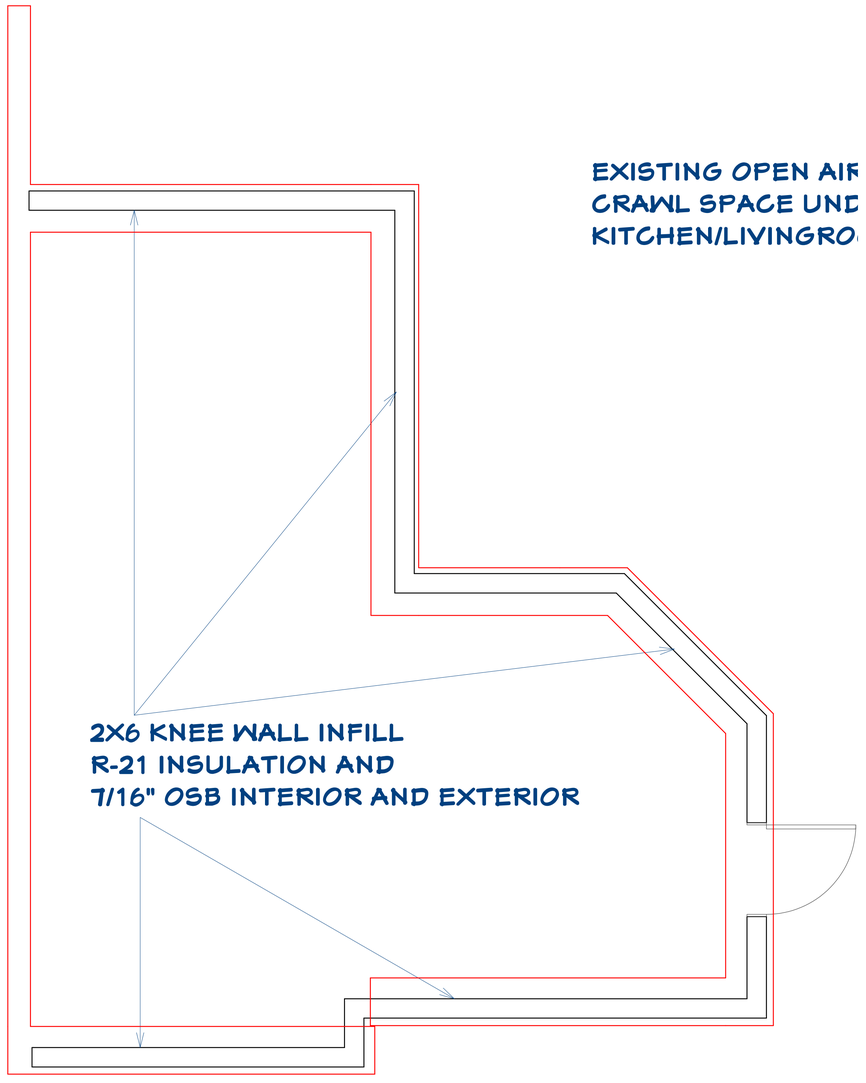
Hoerman
Crawl Space Slab

TJN inc.
64 Sullivan Farm Drive
Rochester, NH 03868
(603) 332-9966

DATE:
9/11/2026

SCALE:

SHEET:
A-1



FLOOR PLAN VIEW SHELL
1/2 IN = 1 FT

Rear of House

TIM NOONAN CONSTRUCTION
603-335-1456 ROCHESTER, NH

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

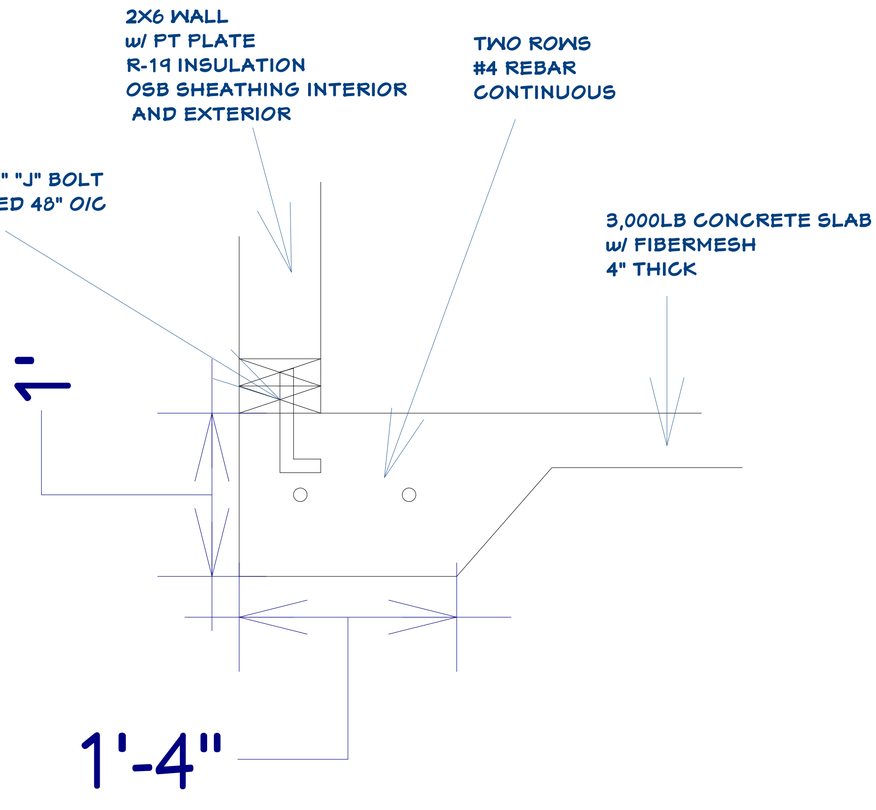
Hoerman
Crawl Space Slab

TJN inc.
64 Sullivan Farm Drive
Rochester, NH 03868
(603) 332-9966

DATE:
9/11/2026

SCALE:

SHEET:
A-2



1ST FLOOR

Rear of House

TIM O'NOONAN CONSTRUCTION
332-9946 ROCHESTER, NH

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Hoerman
Crawl Space Slab

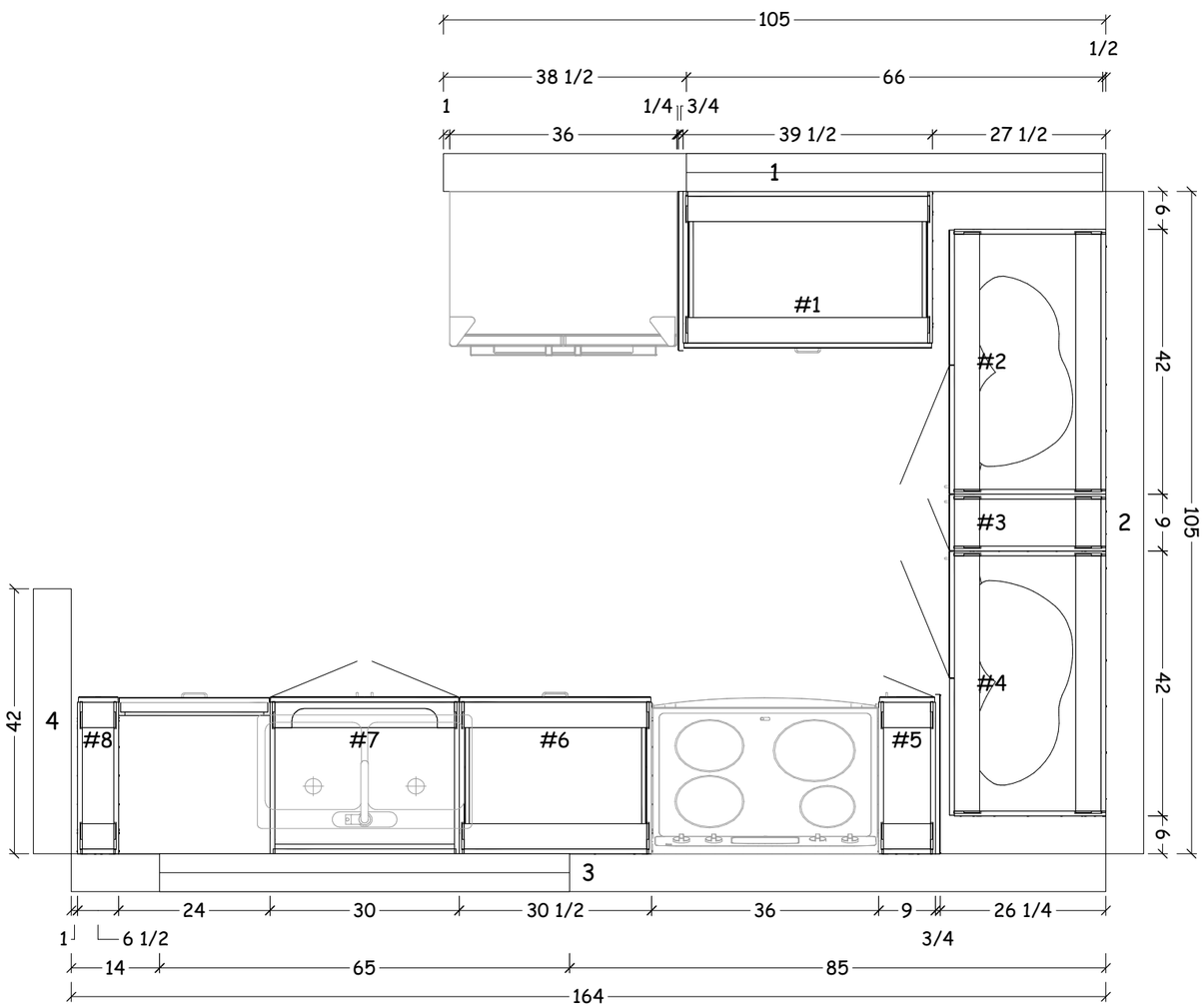
TJN inc.
64 Sullivan Farm Drive
Rochester, NH 03868
(603) 332-9966

DATE:
9/11/2026

SCALE:

SHEET:
A-3

Do not use



INFINITE CABINETRY	Client:	Date: 09/03/2026	
	Site Address: **56 Dennett St**	Scale: 1/2" = 1'	**KITCHEN PLAN**
	Walter and Mary Ellen	Revision Number: 1.0	**Page 1 of 3**
	Job: ***Hoerman***	Drawn by:	

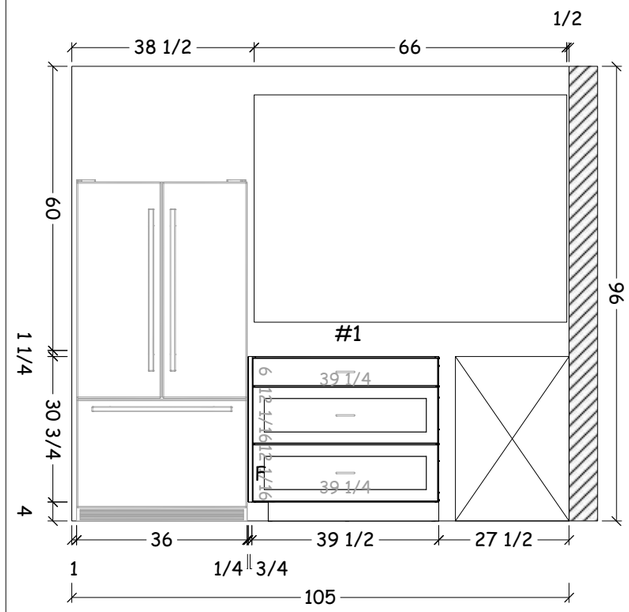
CUSTOMER APPROVAL

Signature: _____

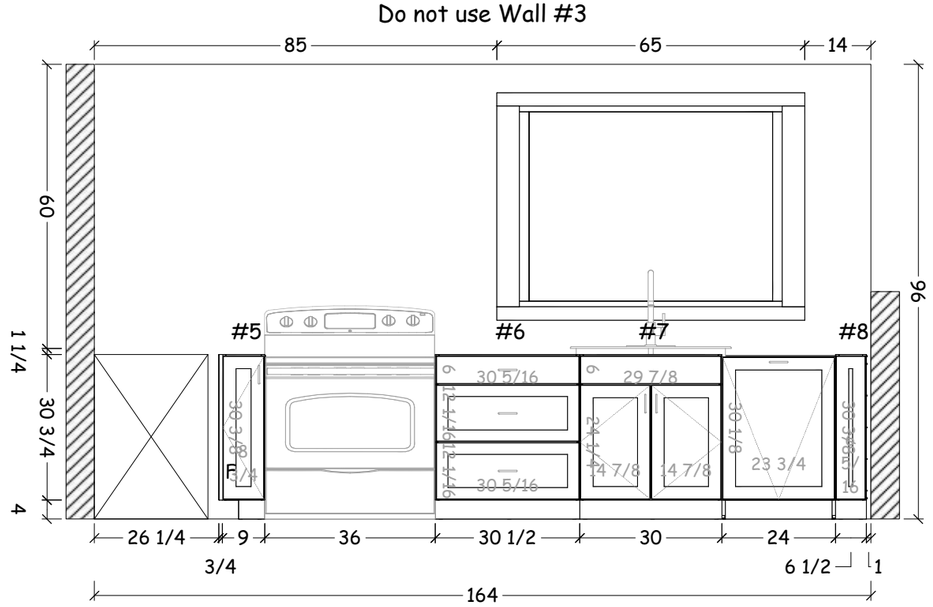
Date: _____

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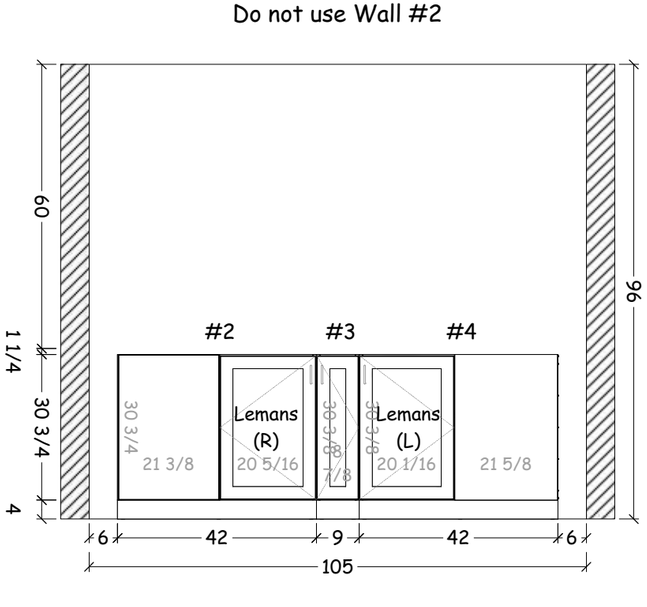
Do not use Wall #1



Do not use Wall #3



Do not use Wall #2







INFINITE CABINETRY	Client:		Date: 09/03/2026	
	Site Address:	**56 Dennett St**	Scale: 3/8" = 1'	KITCHEN ELEVATIONS
		Walter and Mary Ellen	Revision Number: 1.0	Page 2 of 3
	Job:	***Hoerman***	Drawn by:	

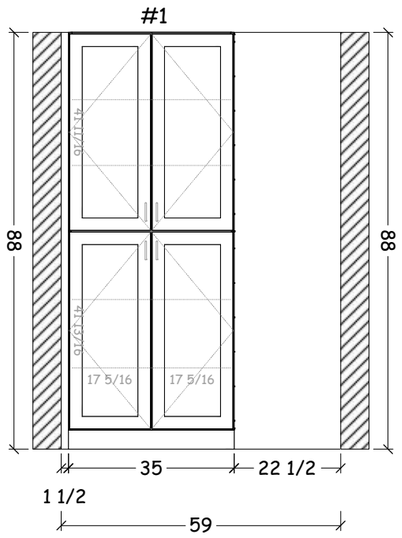
CUSTOMER APPROVAL

Signature: _____

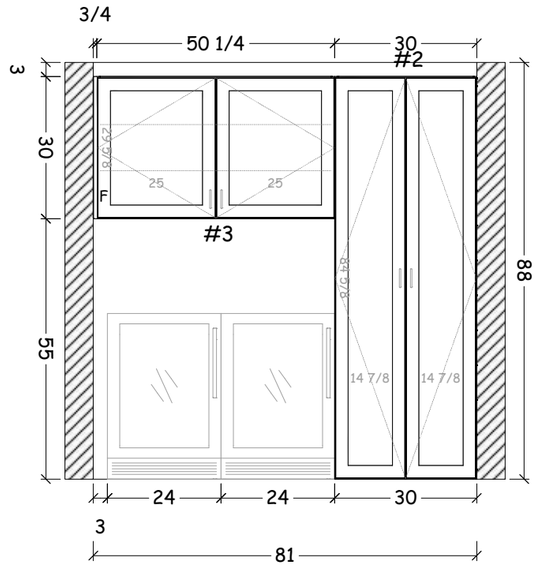
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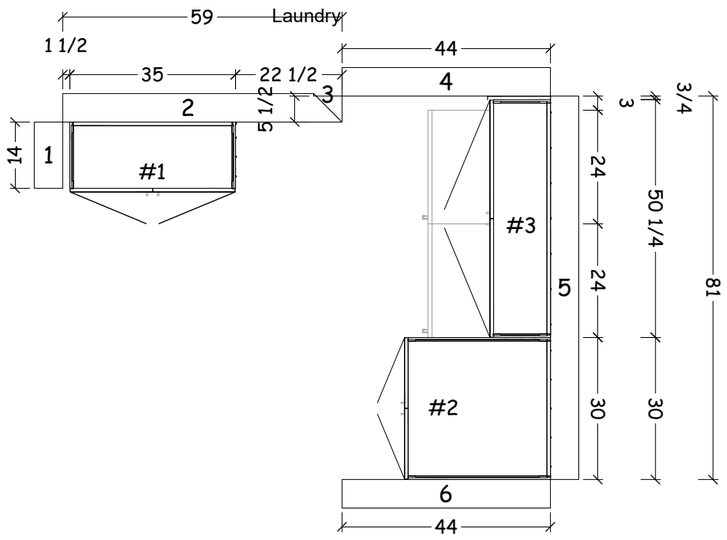
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Laundry Wall #2



Laundry Wall #5







INFINITE CABINETRY	Client:		Date: 09/03/2026	
	Site Address:	**56 Dennett St**	Scale: 3/8" = 1'	**LAUNDRY**
		Walter and Mary Ellen	Revision Number: 1.0	**Page 3 of 3**
	Job:	***Hoerman***	Drawn by:	

CUSTOMER APPROVAL

Signature: _____

Date: _____

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PART NO
42820



7. 25 South Mill Pond -Recommended Approval

Background: The applicant is seeking approval for a replacement front door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Add steps to right-side of entryway & replace plastic trellis under steps/landing with vertical 1x 3" boards:

Existing:



Proposed:





25 S. Mill St., Portsmouth
October 14, 2026

Replace existing plastic front door with a solid fir door, either 6-lite or 9-lite.

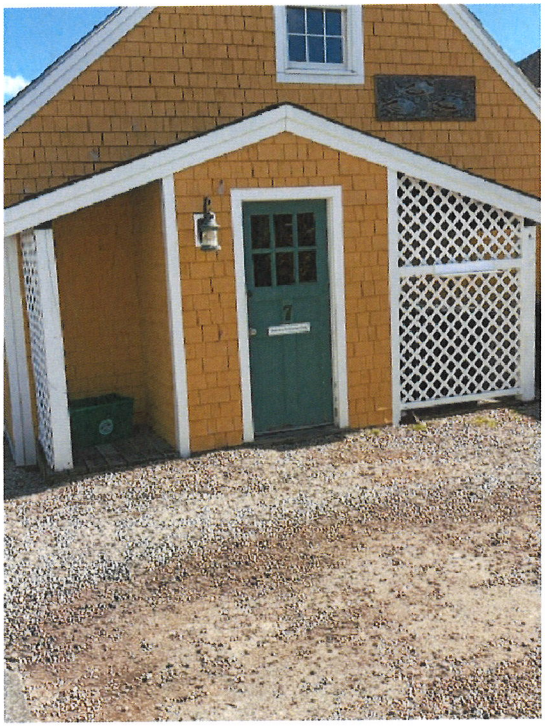


Exterior View



Front Doors in the South End Neighborhood of 25 S. Mill St.

7 Pickering Ave. (6-lite)



170 Mechanic Street (6-lite)



112 Mechanic Street (9-lite)



213 Gates Street (6-lite)



51 Gardner Street (6-lite)



121 Mechanic Street (6-lite)



41 Pickering Ave. (9-lite)

