

Date:

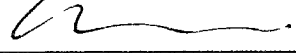
*Request for a Work Session*

# Historic District Commission

Owner: STEPHEN G. BUCKLIN Applicant: SAME  
(If different)

Address: 322 ISLINGTON ST Address: \_\_\_\_\_  
(Street) (Street)  
PORTSMOUTH, NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)

Phone: 603 496 8274 Phone: \_\_\_\_\_

Signature:  Signature: \_\_\_\_\_

### LOCATION OF STRUCTURE

Address: 322 ISLINGTON ST.

Map: 145 Lot: 3 Zoning District: (GRC) CDA-12

Brief Description of Work: Remodel existing "Carnage House" in new location with (1) story connection to existing house.

Name of Presenter for HDC Work Session: BRENDAN McNAMARA  
RESIDENTIAL DESIGNER  
(207) 439 3521

	Meeting (01)	Meeting (02)	Meeting (03)	Meeting (04)	Meeting (05)
Date					
Fee Paid					
Payment Type					

**CONTENTS, HDC WORK SESSION APPLICATION FOR PROPOSED REMODEL,  
ADDITION AND CHANGES TO CARRIAGE HOUSE AT #322 ISLINGTON ST.,  
PORTSMOUTH, NH.**

**\*2-Narrative**

**\*3-Tax Map, locating property.**

**\*4-Photographs, Existing Conditions, from Cabot St..**

**\*5-Site Plan, Existing Conditions (reduced to fit 11x17).**

**\*6-Proposed Site Plan, (reduced to fit 11x17).**

**\*7-Proposed South (Cabot St.), West and North Elevations, ¼"=1'0", reduced to fit 11x17.**

**\*8-Proposed East Elevation, ¼"=1'0", reduced to fit 11x17.**

**\*9-Proposed Carriage House, 1<sup>st</sup> Floor Plan.**

**\*10-Proposed Carriage House, 2<sup>st</sup> Floor Plan.**

**\*11-Proposed Carriage House, Basement Plan.**

**PROPOSED REMODEL, ADDITION AND CHANGES TO CARRIAGE HOUSE  
AT #322 ISLINGTON ST., PORTSMOUTH, NH.**

**NARRATIVE**

Tax card information suggests the original structure was built in 1890. However the actual date of construction of the Mansard Carriage House at the rear and with access to Cabot St. is unclear. It may well have been constructed at the same time

The existing structure consists of a 2 ½ story “front” portion, with a rear (2) and single story, “utility” section. The Carriage House is at the rear of this with an accumulation of sheds at the rear of it.

The main house is divided into (2) Units, with (2) Bedrooms each. (1) Unit at First Floor and (1) Unit at Second floor. However, (1) of the bedrooms on the First Floor is actually the original front “Parlor”. There is joint access through an Entry on the Cabot St. side.

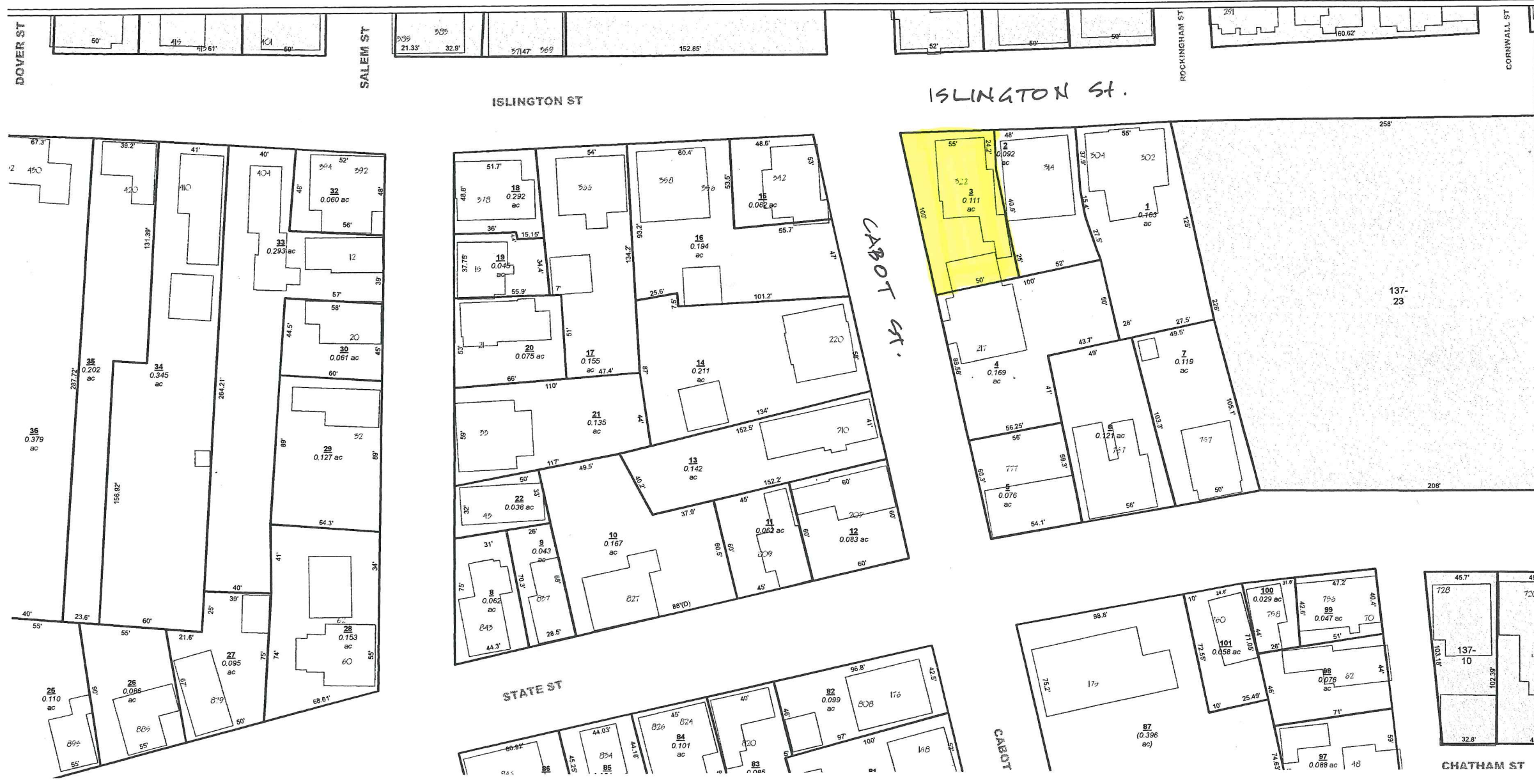
The Carriage House, built on brick piers, is in a very poor state of repair and is collapsing in its center section. However, upon closer inspection, the damage is very localized and caused by floor structure rot and central mansard roof failure. The perimeter wall and roof framing is actually in quite good shape and of superior materials and craftsmanship.

It is proposed to restore the Carriage House and re-purpose its use, connecting it to the main the main house structure as a Master Bedroom “wing”, in a new location. The intention is to move the existing structure temporarily (to the courtyard), pour a new foundation, and place the old structure on this. It is further proposed to

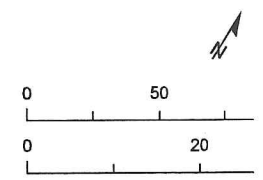
change the center mansard pitch to a 4:12 for long term durability. Single story connector structures would then be built.

The new location of the Carriage House is designed to move it further from the side/rear lot line, and to move it further away from Cabot St., to allow more appropriate parking.

New Green Mountain windows and doors would be used throughout. Due to the proximity to the lot lines and fire code requirements, fire resistant substrate and noncombustible trim and siding will need to be used to the East and North sides.



- Partial Legend**  
 See the cover sheet for the
- 7-5A** Lot or lot-unit number
  - 2.56 ac Parcel area in acres
  - 25 Address number
  - 233-137 Parcel number from
  - 68' Parcel line dimension
- SIMS AVE** Street name
- Parcel/Parcel boundary
  - Parcel/ROW boundary
  - Water boundary
  - Structure (1994 or earlier)
  - Parcel covered by
  - Parcel from a neighbor (see other map file)

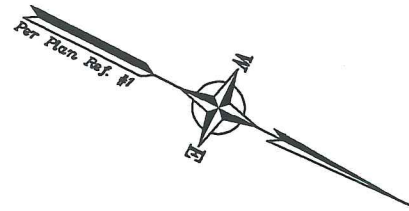


*This map is for assessment purposes only and is not intended for legal description. Parcels are mapped as of August 1, 2006. Building footprints are 2006 representations of current structures. Streets appearing on this map are those shown on the 2006 map (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers may not represent posted or*

**Nearby Tax Maps**  
 157



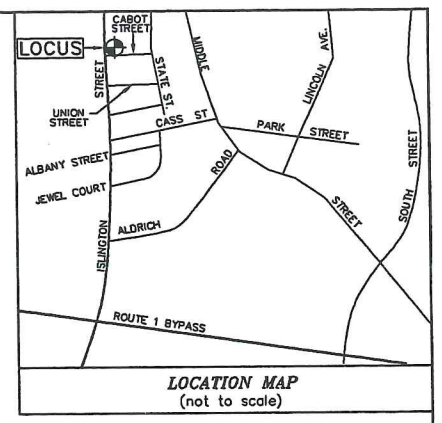
VIEWS FROM CABOT ST.  
(LOOKING NORTH'ISH)



**BUILDING COVERAGE CALCULATION:**  
 EXISTING BUILDING: 2,207± Sq Ft  
 TOTAL LOT AREA: 4,748± Sq Ft  
 EXISTING BUILDING COVERAGE: 46.5%

**OPEN SPACE CALCULATION:**  
 EXISTING BUILDING: 2,207± Sq Ft  
 EXISTING PATIO/STEPS: 436± Sq Ft  
 EXISTING DRIVEWAY: 209± Sq Ft  
 TOTAL COVERAGE: 2,852± Sq Ft  
 TOTAL OPEN SPACE: 1,896± Sq Ft  
 TOTAL LOT AREA: 4,748± Sq Ft  
 EXISTING OPEN SPACE: 39.9%

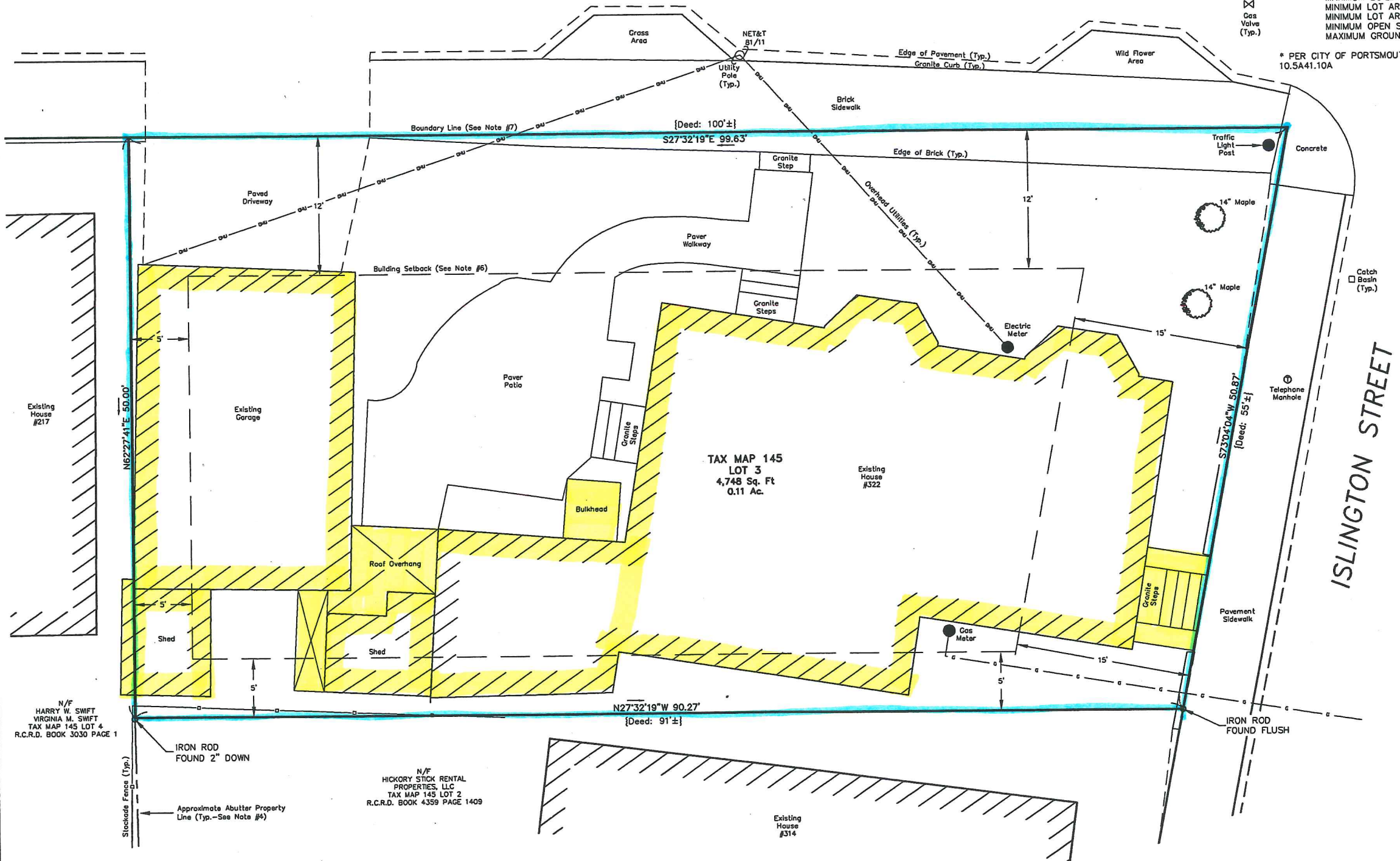
**ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED: AUGUST 20, 2018):**  
 ZONE: CHARACTER DISTRICT 4 - LIMITED 2 (CD4-L2)  
 REQUIREMENTS: \*  
 BUILDING PLACEMENT - PRINCIPAL BUILDING  
 MAXIMUM PRINCIPAL FRONT YARD: 15 FT  
 MAXIMUM SECONDARY FRONT YARD: 12 FT  
 SIDE YARD: 5 FT TO 20 FT MAX.  
 MINIMUM REAR YARD: GREATER OF 5 FT FROM REAR LOT LINE OR 10 FT FROM CENTER LINE OF ALLEY.  
 FRONT LOT LINE BUILDOUT: 60% MIN. TO 80% MAX.  
 BUILDING AND LOT OCCUPATION:  
 MAXIMUM BUILDING BLOCK LENGTH: 80 FT  
 MAXIMUM FACADE MODULATION LENGTH: 50 FT  
 MAXIMUM ENTRANCE SPACING: NR  
 MAXIMUM BUILDING COVERAGE: 60%  
 MAXIMUM BUILDING FOOTPRINT: 2,500 SQ. FT  
 MINIMUM LOT AREA: 3,000 SQ. FT  
 MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQ. FT  
 MINIMUM OPEN SPACE: 25%  
 MAXIMUM GROUND FLOOR GFA PER USE: NR



\* PER CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.5A41.10A

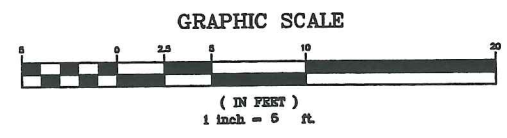
**PLAN REFERENCES:**  
 1. "AMENDED CONDOMINIUM SITE PLAN, TAX MAP 145 LOT 2, PROPERTY OF COBBLESTONE CONDOMINIUMS, 314 ISLINGTON STREET, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM" PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC., DATED MARCH 7, 2014 AND RECORDED AT THE R.C.R.D. AS PLAN D-38184

- NOTES:**
- OWNERS OF RECORD:  
TAX MAP 145 LOT 3  
STEPHEN G. BUCKLIN  
R.C.R.D. BOOK 5692 PAGE 1929  
DATED FEBRUARY 12, 2016
  - TOTAL EXISTING PARCEL AREA:  
TAX MAP 145 LOT 3  
0.11± Ac.
  - BASIS OF BEARING IS PER PLAN REFERENCE #1.
  - APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
  - EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
  - ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
  - THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.



N/F HARRY W. SWIFT VIRGINIA M. SWIFT TAX MAP 145 LOT 4 R.C.R.D. BOOK 3030 PAGE 1

N/F HICKORY STICK RENTAL PROPERTIES, LLC TAX MAP 145 LOT 2 R.C.R.D. BOOK 4359 PAGE 1409



**EXISTING CONDITIONS SITE PLAN**  
 FOR PROPERTY AT  
**322 Islington Street**  
 Portsmouth, Rockingham County, New Hampshire  
 OWNED BY  
**Stephen G. Bucklin**  
 322 Islington Street, Portsmouth, NH 03801

North  
**EASTERLY**  
**SURVEYING, Inc.**

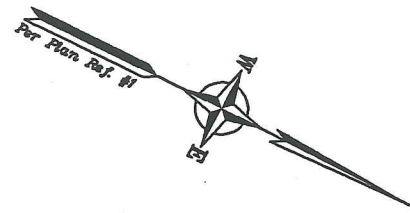
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 5'	PROJECT NO. 18735	DATE: 11/15/18	SHEET: 1 OF 1	DRAWN BY: P.J.T.	CHECKED BY: P.L.A.
DRAWING No: 18735_EXISTING_CONDITIONS			Tax Map 145 Lot 3		
FIELD BOOK No: "Portsmouth #16"					

REV.	DATE	STATUS	BY	CHKD	APPD.

5

BUILDING & LOT DIMENSIONAL ANALYSIS			
STANDARD	EXISTING	PROPOSED	CHANGE
LOT AREA	4,748 sf	4,748 sf	-
BUILDING AREA COVERAGE	2,643 sf (55.7%)	2,620 sf (55.2%)	-23 sf
DRIVEWAY AREA	209 sf	272 sf	+63 sf
TOTAL COVERAGE AREA	2,852 sf (60.1%)	2,892 sf (61.0%)	+40 sf
SEASONAL PARKING	425 sf	425 sf	-
OPEN SPACE	1,296 sf (27.3%)	1,218 sf (25.7%)	-78 sf
OPEN SPACE LESS SEASONAL PARKING	1,721 sf (36.3%)	1,643 sf (34.6%)	-78 sf



ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED: AUGUST 20, 2018):

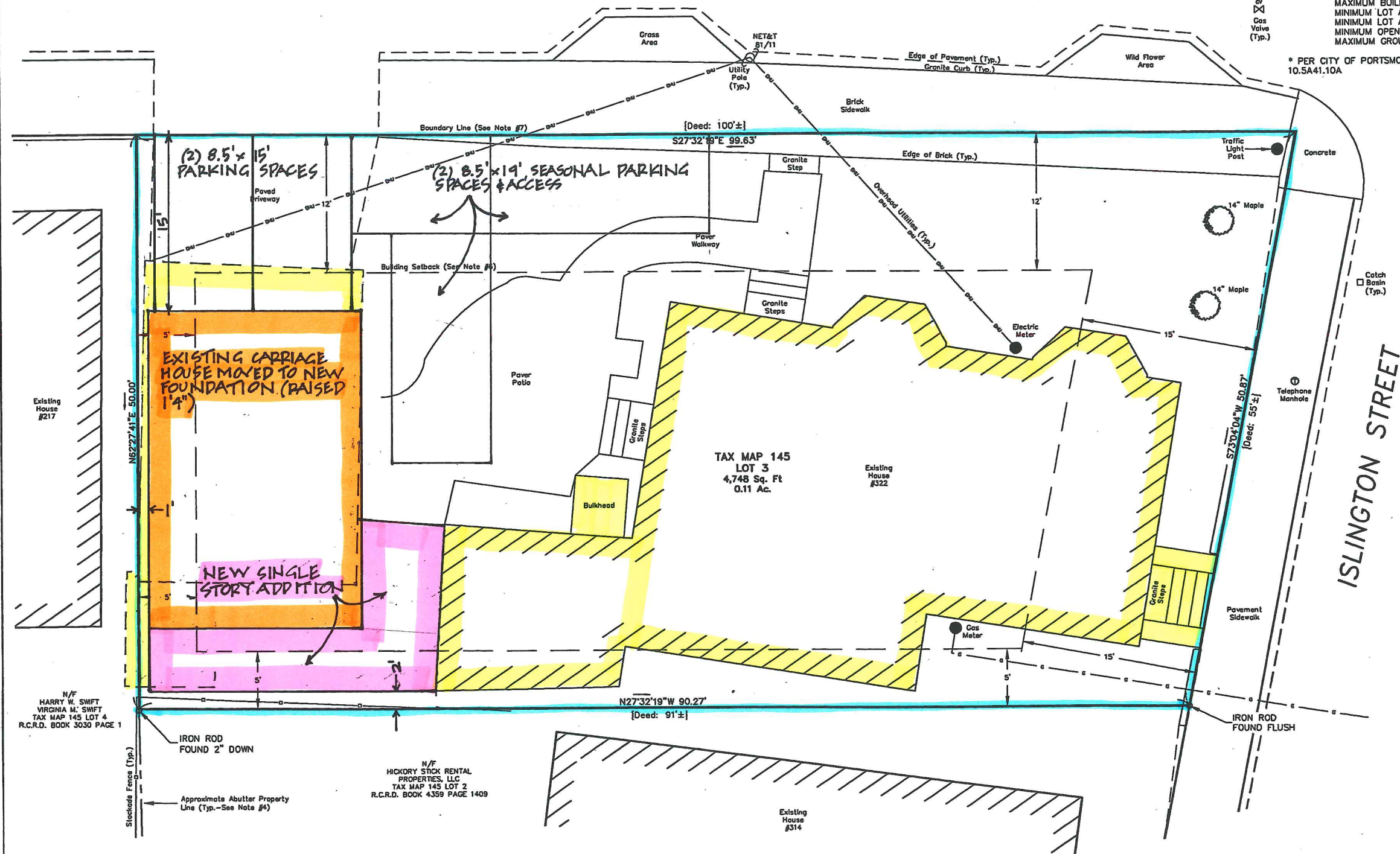
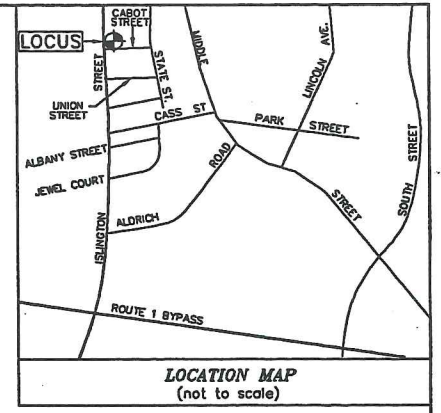
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 VIRGINIA M. SWIFT  
 TAX MAP 145 LOT 4  
 R.C.R.D. BOOK 3030 PAGE 1

N/F HICKORY STICK RENTAL PROPERTIES, LLC  
 TAX MAP 145 LOT 2  
 R.C.R.D. BOOK 4359 PAGE 1409

IRON ROD FOUND 2" DOWN

Approximate Abutter Property Line (Typ.-See Note #4)

Stockade Fence (Typ.)

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 5 ft.

AMENDED BY BRENDAN MCNAMARA

**PROPOSED CONDITIONS SITE PLAN**  
 FOR PROPERTY AT  
 322 Islington Street  
 Portsmouth, Rockingham County, New Hampshire  
 OWNED BY  
 Stephen G. Bucklin  
 322 Islington Street, Portsmouth, NH 03801

North  
 W EASTERLY  
 SURVEYING, Inc.  
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-6333 KITTERY, MAINE 03904

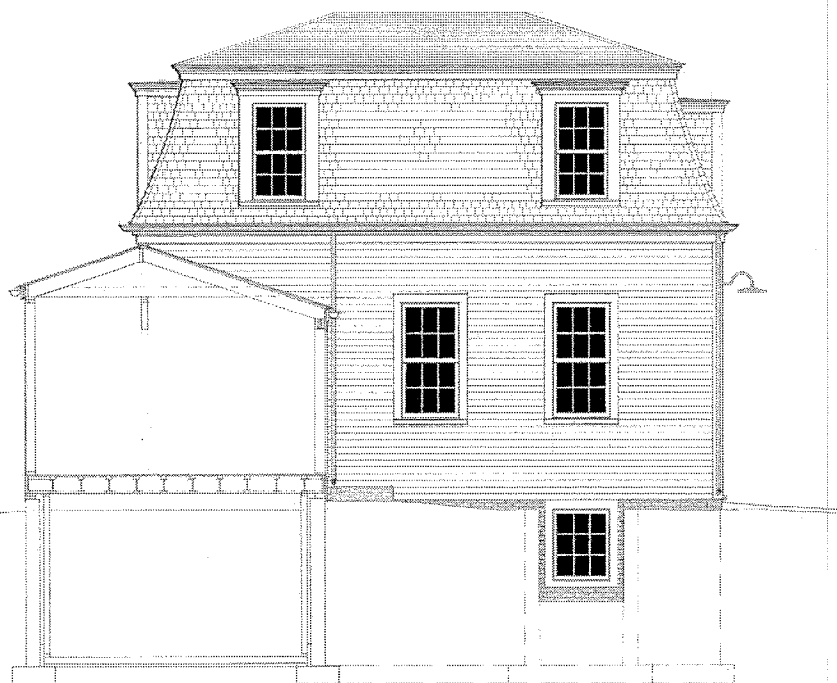
SCALE:	PROJECT NO.:	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 5'	18735	11/15/18	1 OF 1	P.J.T.	P.L.A.

DRAWING No: 18735\_EXISTING\_CONDITIONS  
 FIELD BOOK No: "Portsmouth #16" Tax Map 145 Lot 3

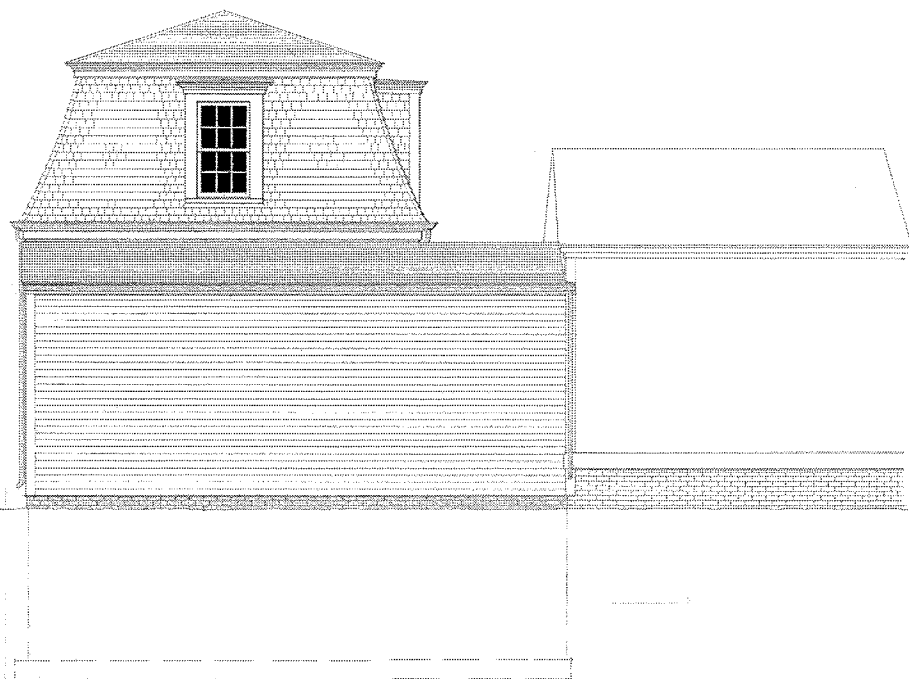
REV.	DATE	STATUS	BY	CHKD	APPD.



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

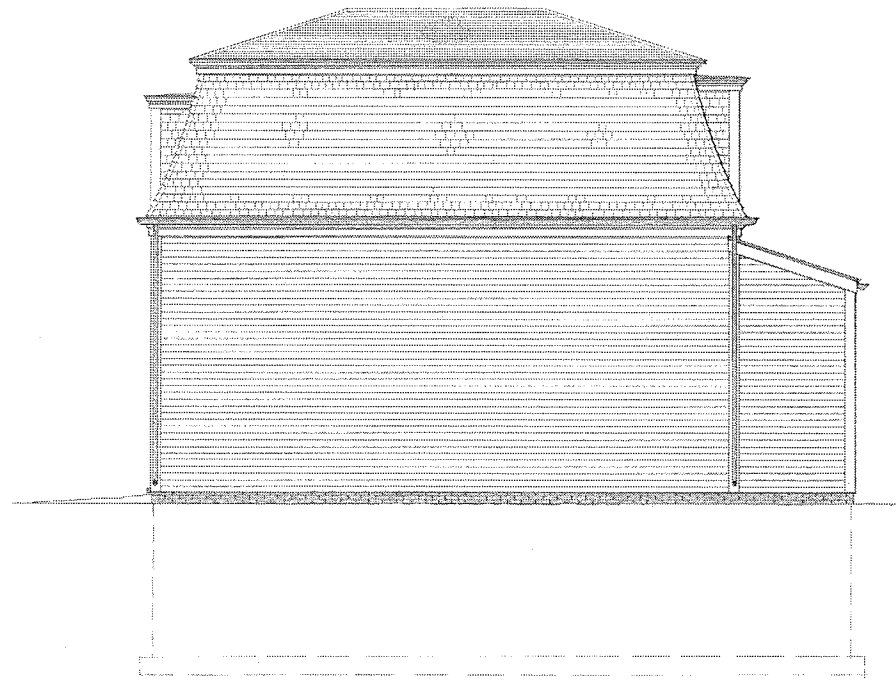


PROPOSED NORTH ELEVATION

PROPOSED REMODEL  
 of 322 ISLINGTON ST,  
 PORTSMOUTH, NH

TITLE: PROPOSED SOUTH, WEST & NORTH ELEVATIONS  
 SCALE: 1/4" = 1'-0"  
 DATE: 1.14.2014  
 PERMISIONS:



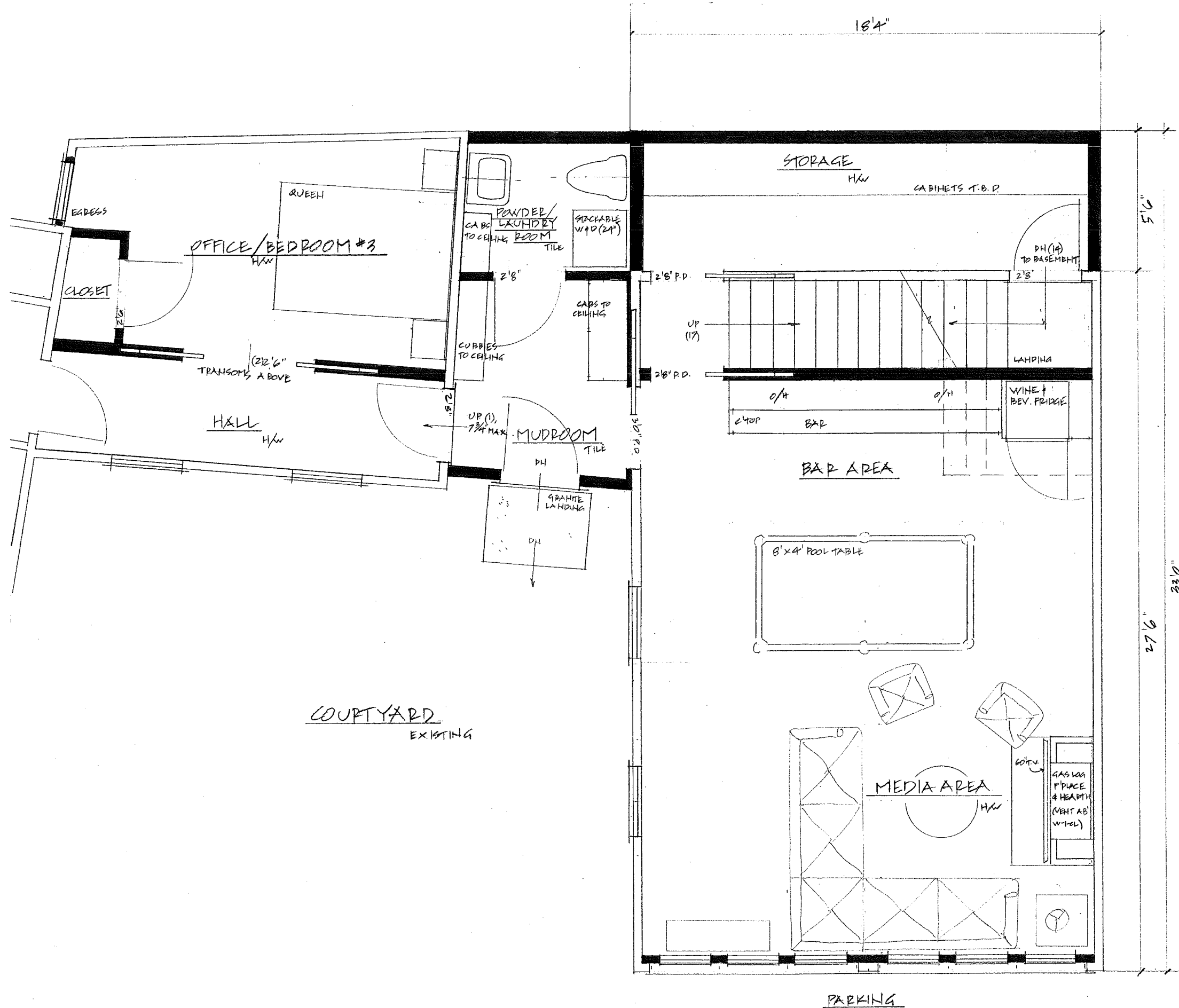


PROPOSED EAST ELEVATION

PROPOSED REMODEL  
at 322 ISLINGTON ST,  
PORTSMOUTH, NH

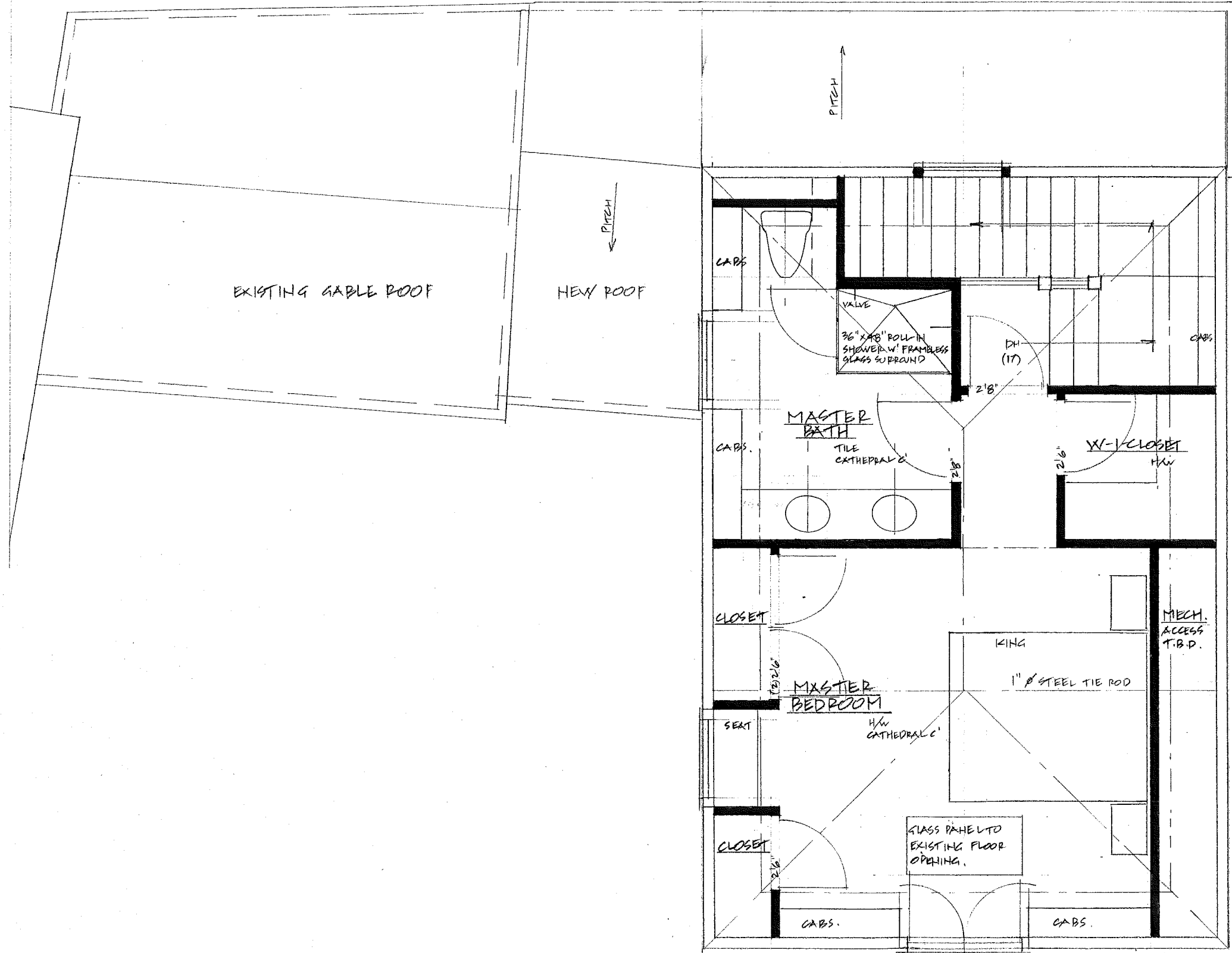
TITLE: SCHEDULES & PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"  
DATE: 1.14.2019  
REVISIONS:

**Brendan McNamara**  
19 Dow Drive  
Ellis, NH 03060  
207.437.2527 Phone & Fax  
brendan@brendanmcnamara.com  
BrendanMcNamara.com



FIRST FLOOR PLAN

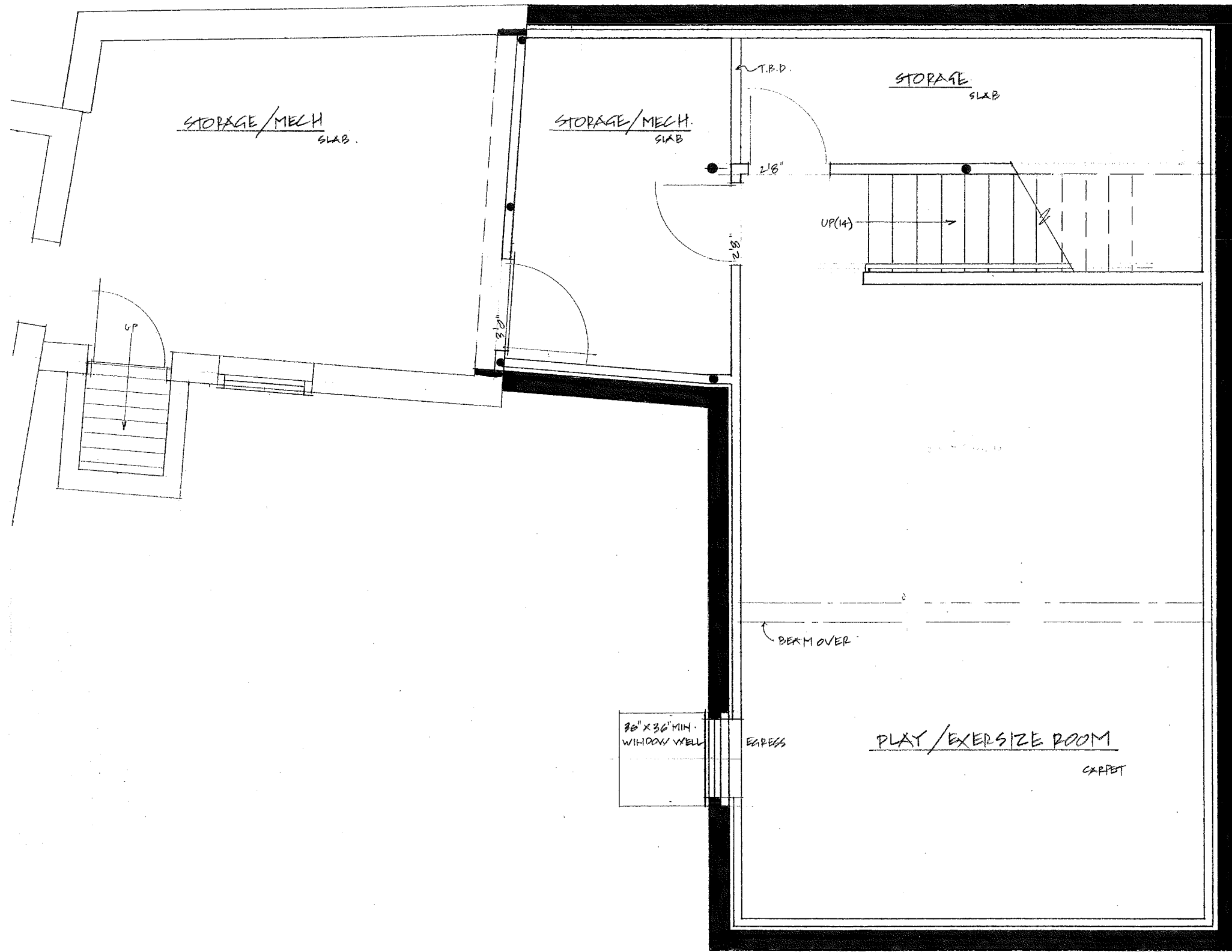
PROPOSED REMODEL TITLE: PROPOSED PLANS, CARRIAGE HOUSE REMODEL  
 at 322 ISLINGTON ST., SCALE: 1/4" = 1'-0"  
 PORTSMOUTH, NH. DATE: 12.18.2018  
 REMISIONS:



SECOND FLOOR PLAN

TITLE: PROPOSED PLANS, CARRIAGE HOUSE REMODEL  
 SCALE: 1/4" = 1'-0"  
 DATE: 12.18.2018  
 REVISIONS:

PROPOSED REMODEL  
 at 322 ISLINGTON ST.,  
 PORTSMOUTH, NH



BASEMENT FLOOR PLAN

PROPOSED REMODEL TITLE: PROPOSED PLANS, CARRIAGE HOUSE REMODEL  
 at 322 ISLINGTON ST., SCALE : 1/4" = 1'0"  
 PORTSMOUTH, NH. DATE : 12.13.2018  
 REVISIONS: