Request for a Work Session / Public Hearing

Historic District Commission

Owner: STEPHEN G. BUCKLIN  Applicant: SAME

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

Phone: 603 496 8274
Signature: 

LOCATION OF STRUCTURE

Address: 322 ISLINGTON ST.

Map: 145  Lot: 3  Zoning District: (GRC) CD4-L2

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 MCMANARA
                                        RESIDENTIAL DESIGNER
                                        (207) 439 3521

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Revised: 11 Apr 17
PROPOSED REMODEL, ADDITION AND CHANGES TO CARRIAGE HOUSE 
AT #322 ISLINGTON ST., PORTSMOUTH, NH.

NARRATIVE

The property is on the corner of Islington and Cabot Streets. Driveway access is from Cabot St. 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 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 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.
VIEW FROM ISLINGTON STREET

VIEW FROM CABOT STREET (LOOKING NORTHISH)

VIEW FROM ISLINGTON/CABOT STREETS INTERSECTION
Green Mountain Window’s DH Style Egress Window®

Meets Egress with Windows As Small As 2-0x3-10 Sash Size (2’ 2” x 4’ 0” Frame Size)
Matches the Glazing of a Double Hung with Offset Glass for Top and Bottom Lites
Matches the Dual Sash Appearance of a Double Hung with Offset Sash Plane on Exterior

Available as a new construction window (shown above) or as an insert replacement unit. Any divided lite pattern available (2/2, 6/6, 12/12, etc) with glass sizes and stiles / rail dimensions that match traditional double hung windows. Optional meeting rail sash lock (shown above).

Patents Pending

These drawings, details, photos and specifications are the exclusive property of Green Mountain Window Company. These drawings, details, photos and specifications shall only be used for specifying Green Mountain Window Company products and for no other purposes, other than use by the US Patent and Trademark Office. No other use or reproduction of these drawings and specifications shall be permitted in any form, whether by electronic, mechanical, photocopying, recording or other means, without the prior written consent of Green Mountain Window, and any unauthorized use or reproduction is strictly prohibited.
## Features

For over 50 years, Mitsubishi has remained at the forefront of the mini split industry thanks to their dedication to providing efficient, user-friendly comfort solutions. The MXZ-4C36NAHZ is an H2i hyper-heating outdoor condenser for multi-zone mini split applications in freezing climates. It supports up to four indoor units, allowing you to create a customzoned heating and cooling system based entirely around the specific needs of your home. With a broad range of compatible indoor units, efficiency-boosting inverter technology, and heating capabilities that withstand some of the coldest conditions, the MXZ-4C36NAHZ is a smart addition for nearly any home.

### H2i Technology
- Low and negative ambient temperatures don't bother the MXZ-4C36NAHZ. It is rated for 100% heating capacity at -3 degrees F and continues to provide heating in outdoor conditions as low as -13 degrees F.

### Precision Temperature Control Technology
- This outdoor condenser is equipped with inverter technology and an electronic linear expansion valve. By adjusting compressor speed and refrigerant flow, these components provide precise temperature control and incredible efficiency.

### Integrated Base Pan Heater
- MXZ-2 outdoor condensers have a factory-installed base pan heater in the drain pan. This prevents condensate from freezing and damaging the unit in frigid climates.

### Mix and Match
- The MXZ-4C36NAHZ is compatible with more than two dozen different indoor units. It even works with the advanced MSZ-FH indoor units. This makes it easy to design a system that suits your home, no matter how it is arranged.

## Specifications

### General Information
- **Type**: Outdoor Condenser
- **Product Line**: M-Series H2i
- **Operating Mode**: Cooling + Heating
- **Maximum Number of Zones**: 4
- **Multi-Zone Compatible**: Yes
- **Installation Location**: Outdoor
- **Branch Box Required**: Yes

### Performance
- **Nominal Capacity**: 36000 BTU
- **Maximum Sound Level**: 53 dB
- **Minimum Outdoor Temperature for Heating**: -13 F
- **Minimum Outdoor Temperature for Cooling**: 29 F

### Electrical Data
- **Voltage**: 208/230 Volts
- **Phase**: 1
- **Frequency**: 60 Hz
- **Minimum Circuit Ampacity**: 42 Amps
- **Recommended Breaker Size**: 50 Amps

### Dimensions
- **Maximum Line Length**: 492 Feet
- **Liquid Connection Size**: 0.375 Inches
- **Gas Connection Size**: 0.625 Inches
- **Product Weight**: 52.4875 Inches
- **Product Width**: 41.3475 Inches
- **Product Depth**: 14 Inches
- **Product Weight**: 275 Pounds

### Certifications
- **Energy Star Listed**: Yes
- **ETL Listed**: Yes

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https://www.ecomfort.com/Mitsubishi-MXZ-4C36NAHZ/p30755.html

12/5/2018