

Date: \_\_\_\_\_


*Request for a Work Session / Public Hearing*  
**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-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 MCNAMARA  
RESIDENTIAL DESIGNER  
(207) 439 3521

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

**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.

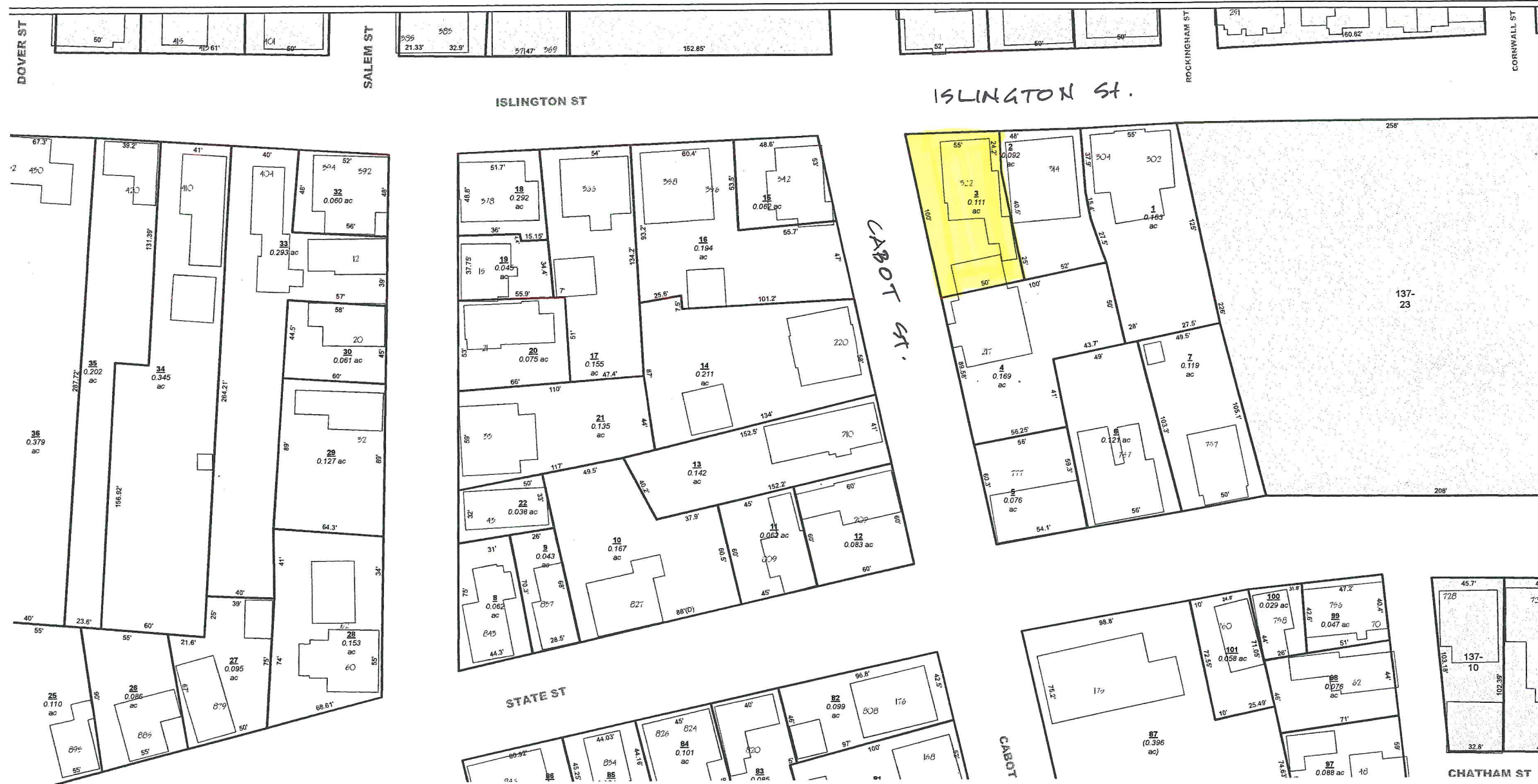
The Carriage House, built on brick piers, is in a very poor state of repair and is collapsing in its center section. However, upon closer inspection, the damage is very localized and caused by floor structure rot and central mansard roof failure. The perimeter wall and roof framing is actually in quite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

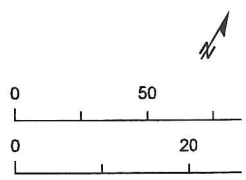
center mansard pitch to a 4:12 for long term durability. Single story connector structures would then be built.

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.



**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 tax map)  
 Parcel covered by  
 Parcel from a neighboring map file (see other map files)



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

**Nearby Tax Maps**  
 157  
 CHATHAM ST



VIEW FROM ISLINGTON STREET



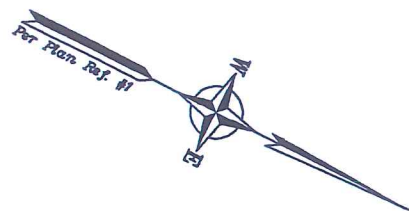
VIEWS FROM CABOT STREET (LOOKING NORTHISH)



VIEW FROM ISLINGTON/CABOT STREETS INTERSECTION

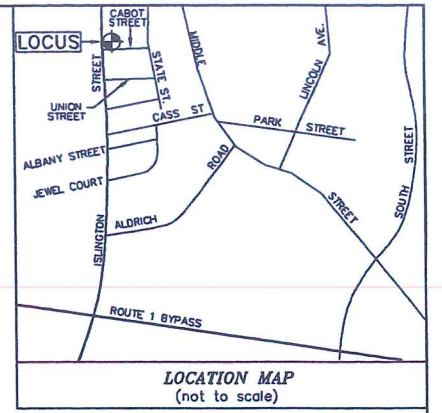


BUILDING & LOT DIMENSIONAL ANALYSIS			
STANDARD	EXISTING	PROPOSED	CHANGE
LOT AREA	4,748sf	4,748sf	-
BUILDING AREA COVERAGE	2,643sf (55.7%)	2,620sf (55.2%)	-23sf
DRIVEWAY AREA	209sf	272sf	+63sf
TOTAL COVERAGE AREA	2,852sf (60.1%)	2,892sf (61.0%)	+40sf
SEASONAL PARKING	425sf	425sf	-
OPEN SPACE	1,296sf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



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



CABOT STREET

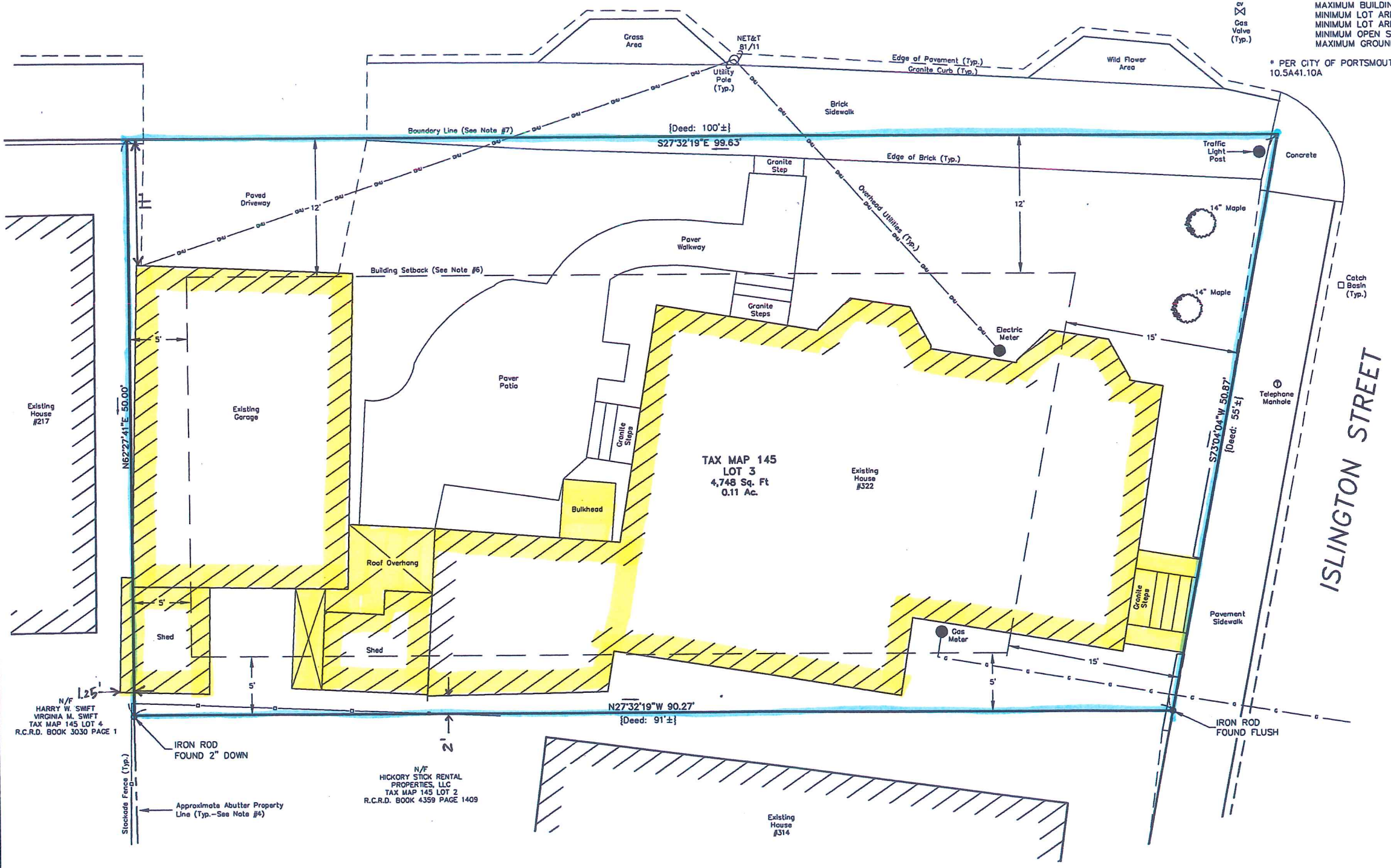
\* PER CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.5A41.10A

PLAN REFERENCES:

- "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.

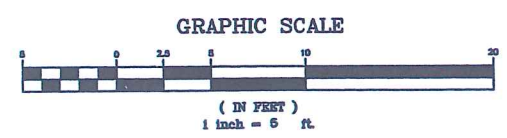


N/P HARRY W. SWIFT VIRGINIA M. SWIFT TAX MAP 145 LOT 4 R.C.R.D. BOOK 3030 PAGE 1

N/P 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)

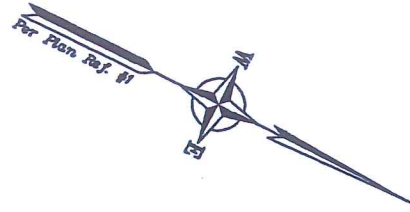


**EXISTING CONDITIONS SITE PLAN**  
 FOR PROPERTY AT  
**322 Islington Street**  
 Portsmouth, Rockingham County, New Hampshire  
 OWNED BY  
**Stephen G. Bucklin**  
 322 Islington Street, Portsmouth, NH 03801

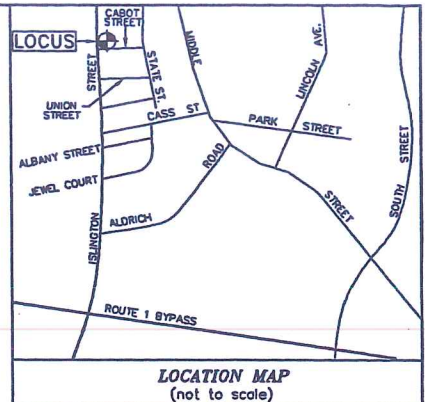
North  
**EASTERLY SURVEYING, Inc.**  
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-6333 KITTERY, MAINE 03904

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					FIELD BOOK No: "Portsmouth #16"
REV. DATE STATUS BY CHKD APPD.					Tax Map 145 Lot 3

5.



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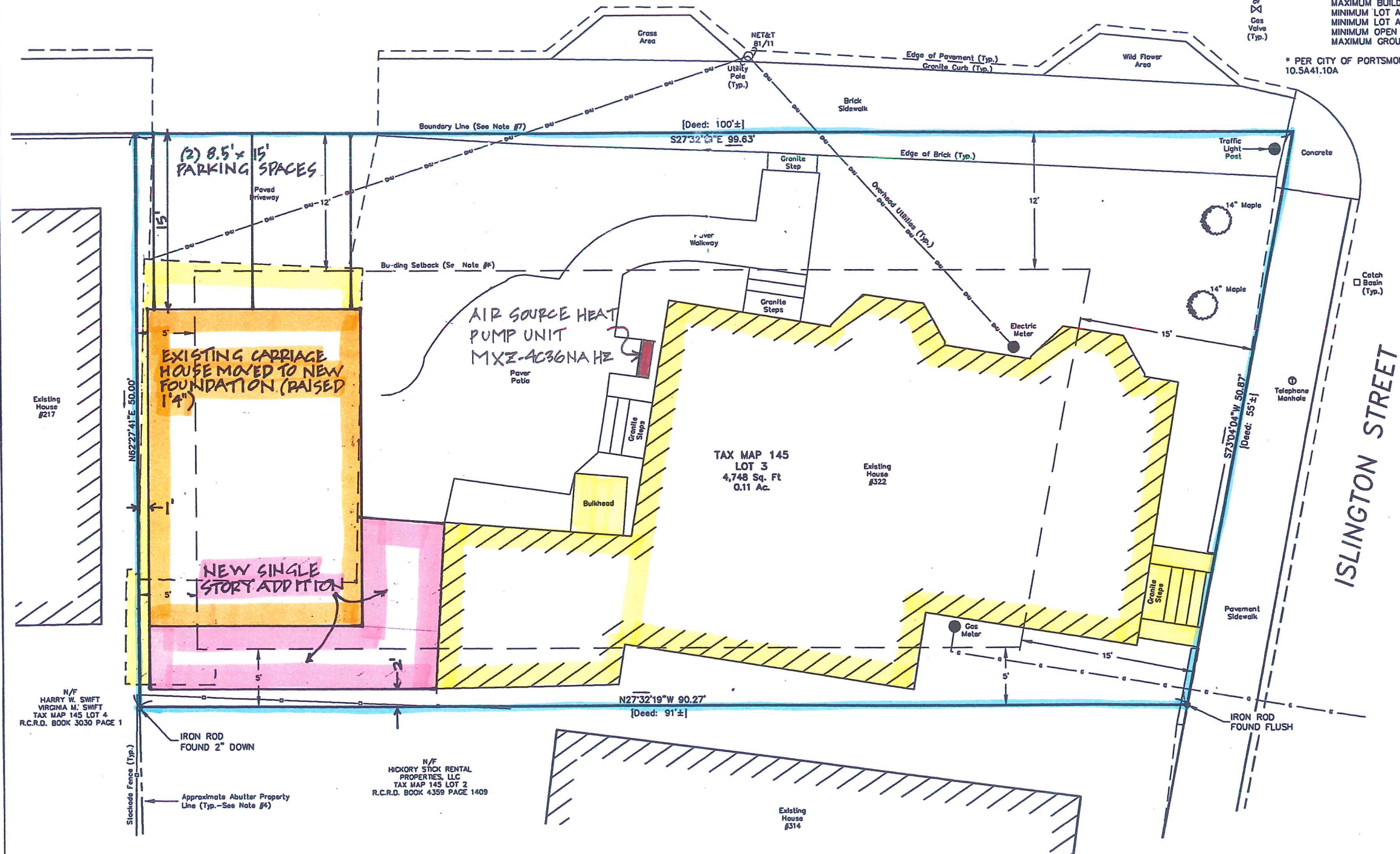
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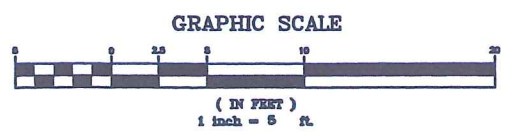
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N/F HICKORY STICK RENTAL PROPERTIES, LLC TAX MAP 145 LOT 2 R.C.R.D. BOOK 4359 PAGE 1409



AMENDED BY BRENDAN McNAMARA

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 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.**

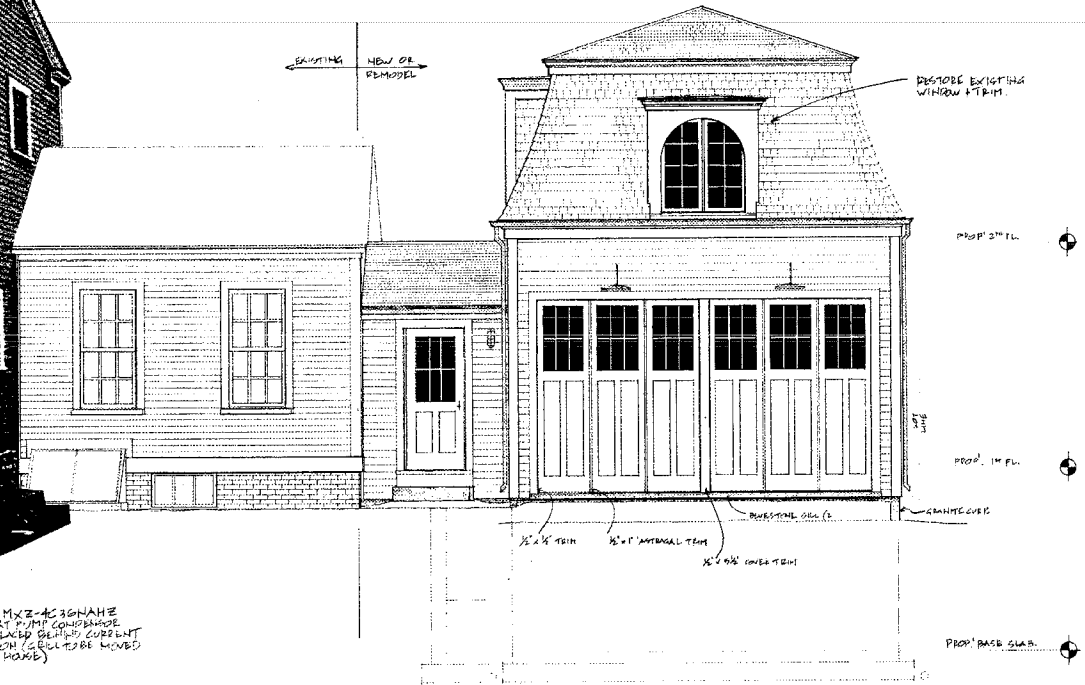
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REV.	DATE	STATUS	BY	CHKD	APPD.

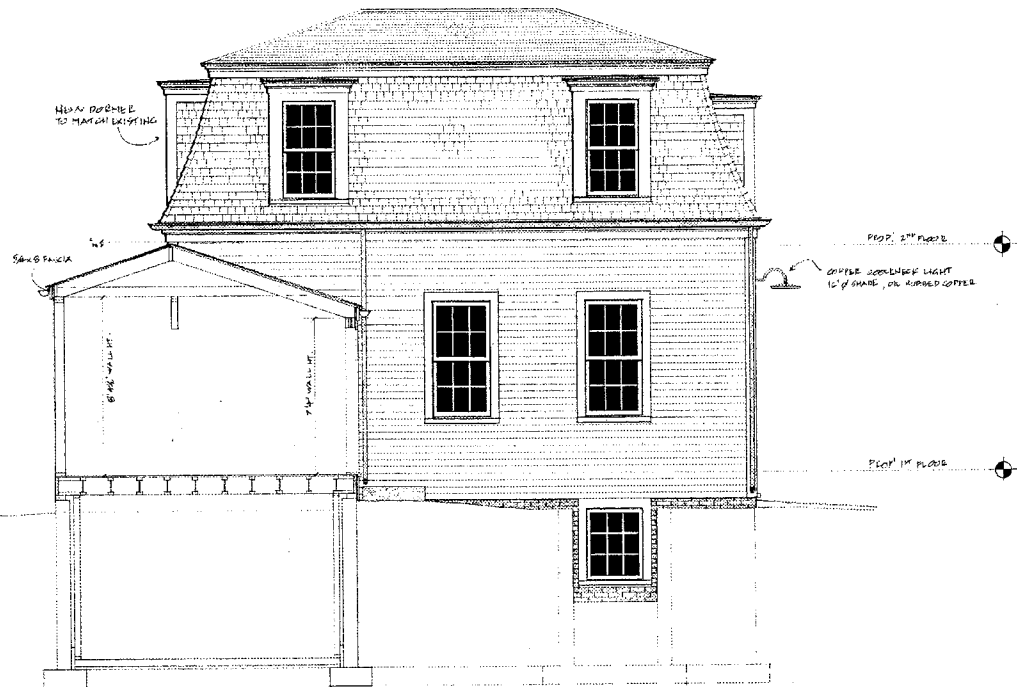


mitsubishi mxz-430nahe  
 a 6000 btu heat pump condenser  
 unit to be placed behind current  
 shell location (shell to be moved  
 away from house)

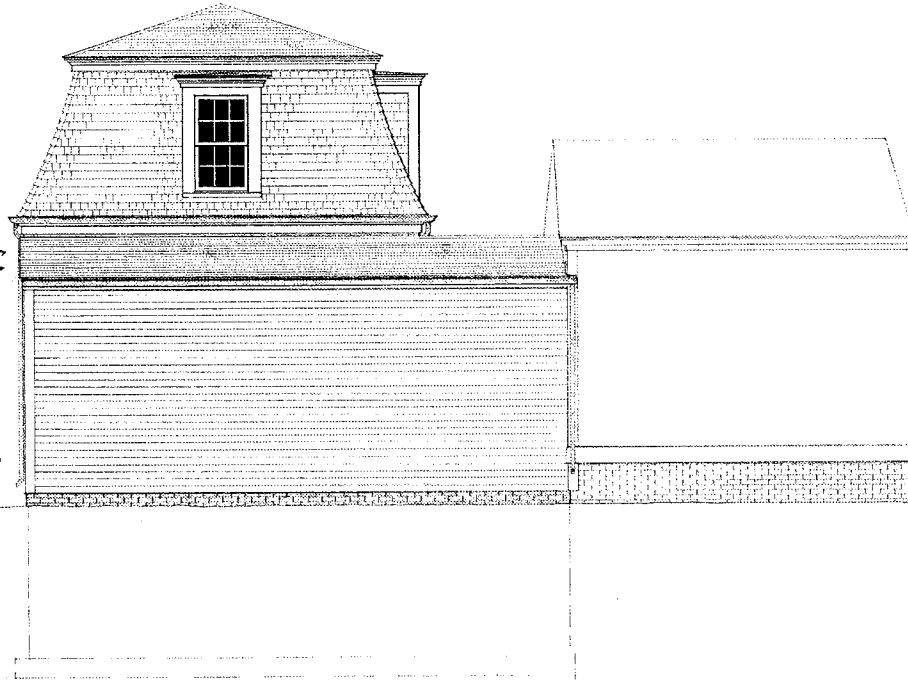


PROPOSED WEST ELEVATION  
 LEFT SIDE FROM ISLINGTON ST.  
 SHOWING NEW, 'B' WINDOW.

PROPOSED SOUTH ELEVATION



NOTE: NORTH (EAST) SIDE  
 USE HOT COMPOSITE  
 MATERIALS (FOR HIGH WIND  
 SIDING PROTECT) DUE TO  
 PROXIMITY OF A SPRINKLING  
 LEAKS. ADD 1/2" DESIGN TO  
 BATHING SUBSTRATE FOR JOB  
 (SHEATH) INTO HOPE USE 3/4"  
 SUBSTRATE TYP. INTERIOR.  
 ALL INTERIOR MATERIALS TO  
 MATCH APPEARANCE OF REST  
 OF STRUCTURE.



PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED REMODEL  
 at 322 ISLINGTON ST.,  
 PORTSMOUTH, NH

TITLE: PROPOSED SOUTH, WEST & NORTH ELEVATIONS  
 SCALE: 1/4" = 1'-0"  
 DATE: 1.14.2019  
 REVISIONS: 2.22.2019

INSULATION SCHEDULE:

USE "VALUE ENGINEERING" FRAMING TECHNIQUES WHERE POSSIBLE TO ENSURE ACCESSIBILITY FOR SPRAYFOAM APPLICATION, ESPECIALLY AT EXTERIOR CORNERS. NOTE 1" RIGID FOAM AS HEADER SHIMS AND 1/2" TO 5/8" LVL HEADERS. FILL ANY VOIDS IN FRAMING THAT OCCUR WITH RIGID FOAM TO ELIMINATE ANY AIRSPACE. CAULK GANGED FRAMING MEMBERS AND PLATE/FLOOR CONNECTIONS. SEE SECTIONS FOR GRAPHICAL DESCRIPTION.

EXTERIOR: CLOSED CELL, POLYURETHANE SPRAYFOAM, RATED TO 6.8R/INCH MINIMUM. ALLOW 21 DAYS BEFORE COVERING WITH SHEETROCK TO MONITOR SHRINKAGE.

ROOF: R42. "FLASH", .75", 2X RAFTER MEMBERS LOWER EDGES, WHERE POSSIBLE, TO CREATE THERMAL BREAK. ALL ROOF SPRAY FOAM WILL BE COVERED BY 5/8" SHEETROCK.

FOUNDATION WALLS: R21. ENSURE SILLS AT TOP OF FOUNDATION WALL ARE COVERED TO TOP OF CONCRETE AND SPRAY INSULATION IS "CONNECTED" TO 2"X12" RIGID INSULATION (R10) AGAINST FOUNDATION WALL AT BOTTOM. (THIS IS ACTING AS A THERMAL ISOLATOR FOR THE BASEMENT SLAB). 2" RIGID FOAM (R10) IS TO BE PLACED BELOW BASEMENT SLAB. SEE SECTION DETAIL.

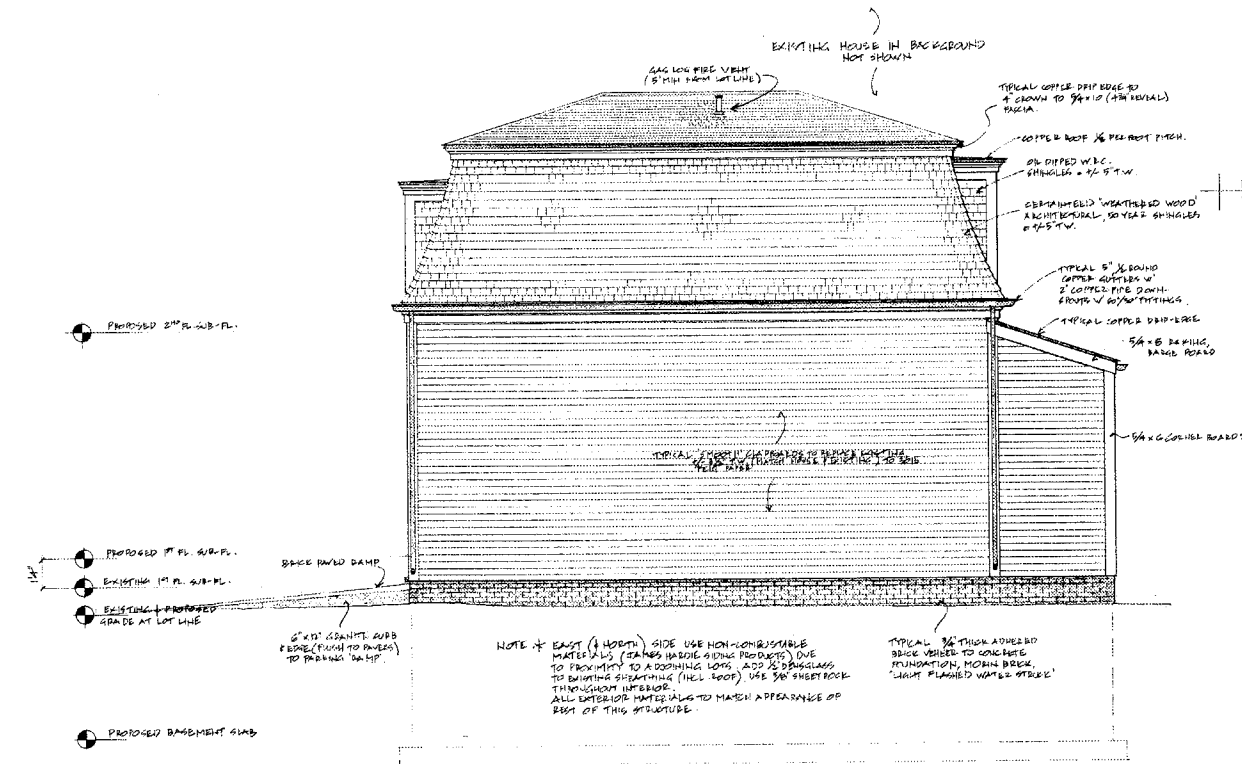
WALLS AND JOISTS: R21 AND R24. ENSURE SILLS AT TOP OF FOUNDATION WALL ARE COVERED TO TOP OF CONCRETE AND SPRAY INSULATION IS CONTINUOUS TO CONCRETE SLAB FLOOR.

WINDOWS AND DOORS: LOW EXPANSION FOAM TO ALL OPENINGS, ENSURE COMPLETE FILL (4 9/16"). WITHOUT EFFECTING WINDOW/DOOR OPERATION.

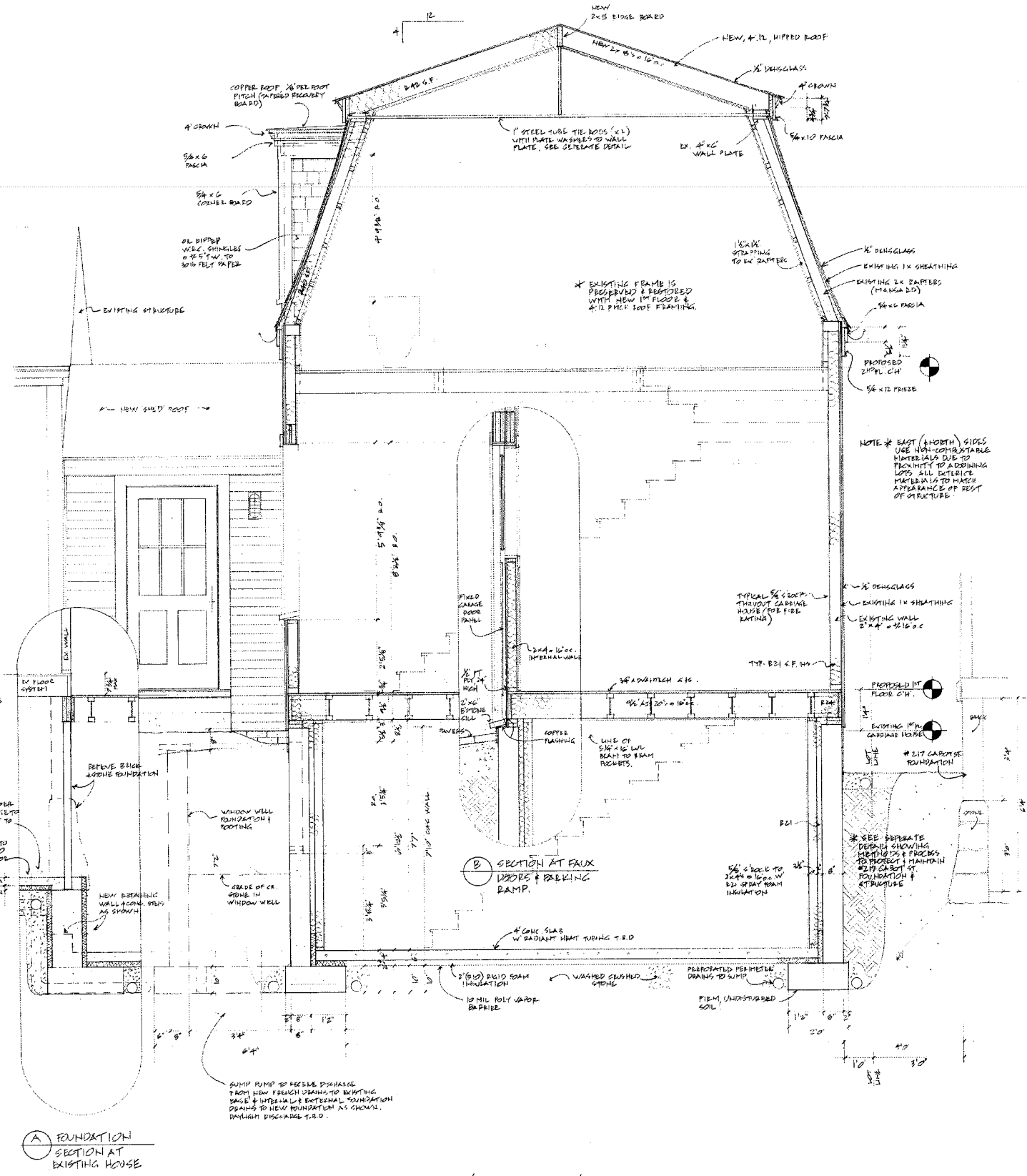
AIR INFILTRATION: FROM BLOWER DOOR TEST, THE BUILDING MUST ACHIEVE A MINIMUM OF 0.25 ACH. CAULK ALL "GANGED" FRAMING MEMBERS AND PLATE/FLOOR CONNECTIONS. SEAL ALL PENETRATIONS AS PER MANUFACTURERS REQUIREMENTS. AN ENERGY RECOVERY VENTILATION SYSTEM WILL BE INSTALLED (TRV) AND UTILIZED FOR BATHROOM VENTILATION WHERE PRACTICAL.

NO	DO (WxH)	MANUFACTURER	QTY	NOTES
A	2'10 1/2" x 5'9 1/2"	MON 2830 E	2	DOUBLE HUNG TO MATCH EXISTING
B	2'5" x 4'1 1/2"	MON 2830 E	1	SH GABLE HEIGHT TO MATCH APPEARANCE OF DOUBLE HUNG
C	2'0 1/2" x 4'9 1/2"	MON 2424	3	DOUBLE HUNG W/ TEMPERED GLASS EXTEND GILL HOLES CASINGS TO ALIGN TO OUTER EDGE OF ROOFER 5/8" CORNER BOARDS, 3/4" O'ALL V.I.P.
D	2'9" x 3'5 1/2"	MON 2830 E	1	BASEMENT BESSS CASEMENT (L.H.) TEMPERED 5/8" HEAD CASING, NO SCREEN.
F	EXISTING WINDOW		1	REPAIR EXISTING INSURING FINISH, ADD REPAIRABLE, INHAWING, INTERIOR SINGLE FRAME SYSTEM W/ SEALS, MAINTAIN BESSS.
G	16'0" x 11'0 1/2"		6	CUSTOM PAIR GARAGE DOORS W/ MOUNTING BARS TO MATCH GYM PROFILE. SQUARE SHOULDERS TO PANELS. GLASS SIZE = 1'11 1/2" x 8'0"
H	8'3 1/2" x 6'10"		1	KL. MUDROOM DOOR W/ MOUNTING (1) PANEL GREEN REOR.

- 5/8" SPL WITH SPACER BARS. - EXTERIOR: PAINTED WHITE
- GLAZING LOW-E/HP/TON. - INTERIOR: PAINTED WHITE
- CASINGS, 3/4" x 5" FLAT (UNLESS NOTED) - SILLS: "HYDROIC", 1"
- 1/2" SCREENS TO DOUBLE HUNG - OIL RUBBED BRONZE H/WIDE T'OUT



PROPOSED EAST ELEVATION



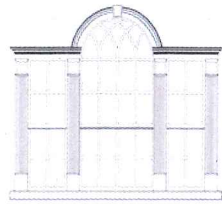
SECTIONAL VIEW, WEST/EAST (LEFT/RIGHT FROM CABOT ST.) THROUGH CARRIAGE HOUSE (IN NEW LOCATION)

PROPOSED REMODEL  
 at 322 ISLINGTON ST.,  
 PORTSMOUTH, NH

TITLE: SCHEDULES & PROPOSED EAST ELEVATION & SECTIONS  
 SCALE: 1/4" = 1'0" & 1/8" = 1'0"  
 DATE: 1.14.2019  
 REVISIONS: 2.22.2019

Brandon McManara  
 Architect  
 207-437-3223 Phone & Fax  
 brandon@brandonmcmanara.com  
 brandonmcmanara.com





# Green Mountain Window Co.

*Having Trouble Finding Traditional Style Windows That Meet Egress Code?  
Problem Solved!*



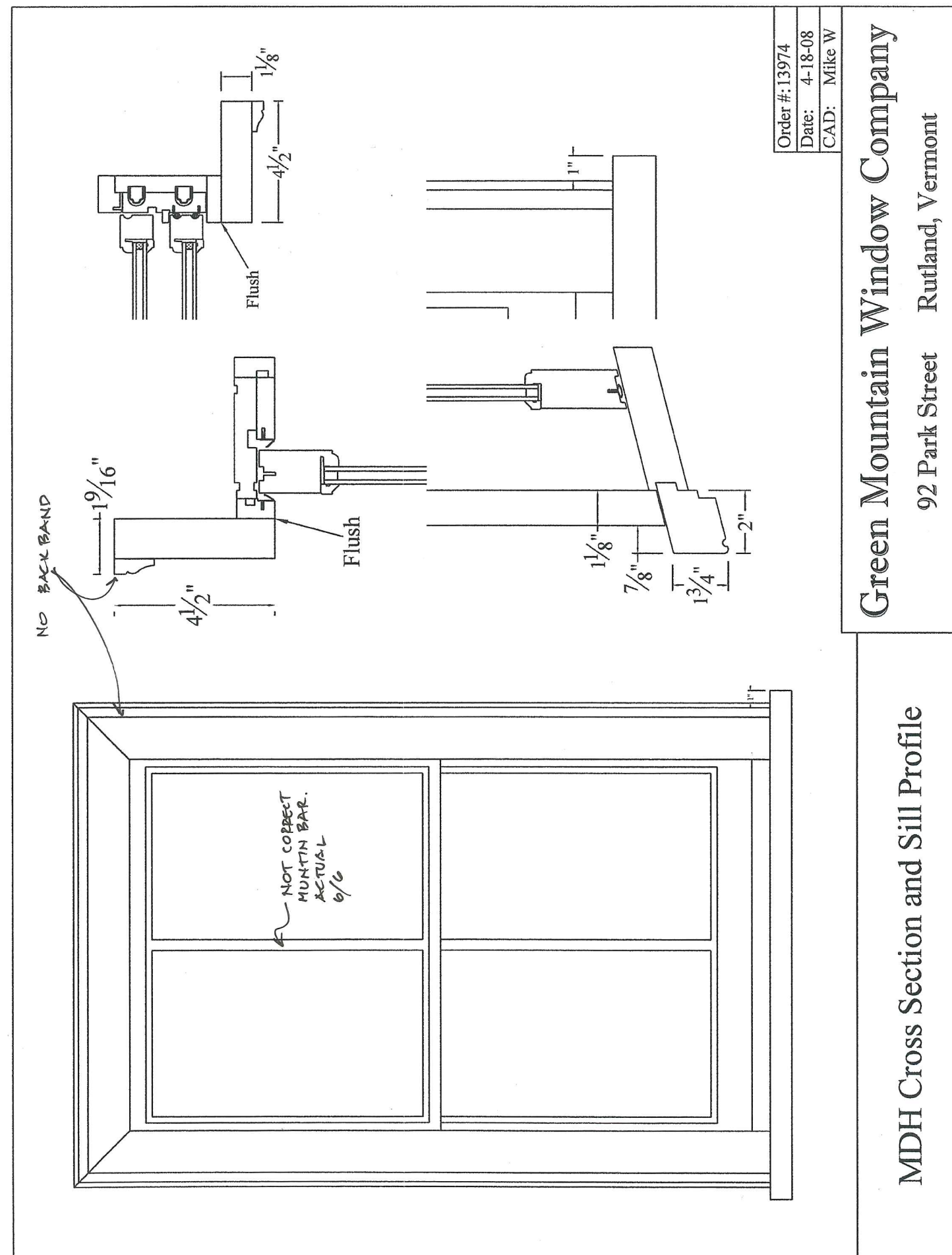
## Green Mountain Window's DH Style Egress Window<sup>®</sup>

- Meets Egress with Windows As Small As 2'-0" x 3'-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.



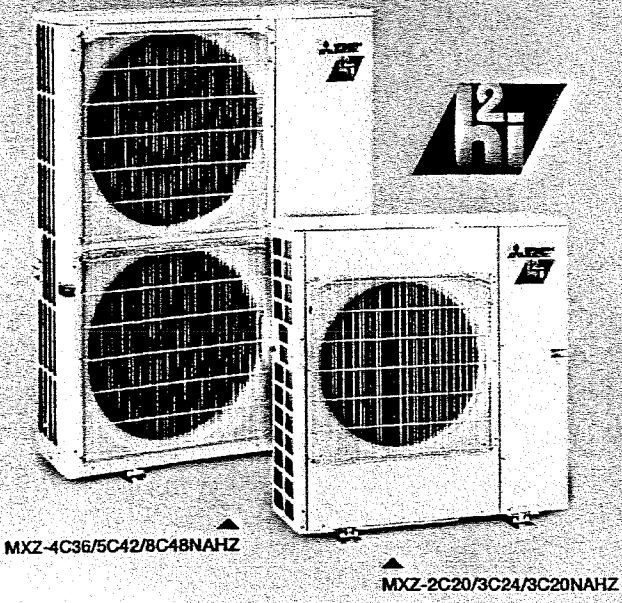
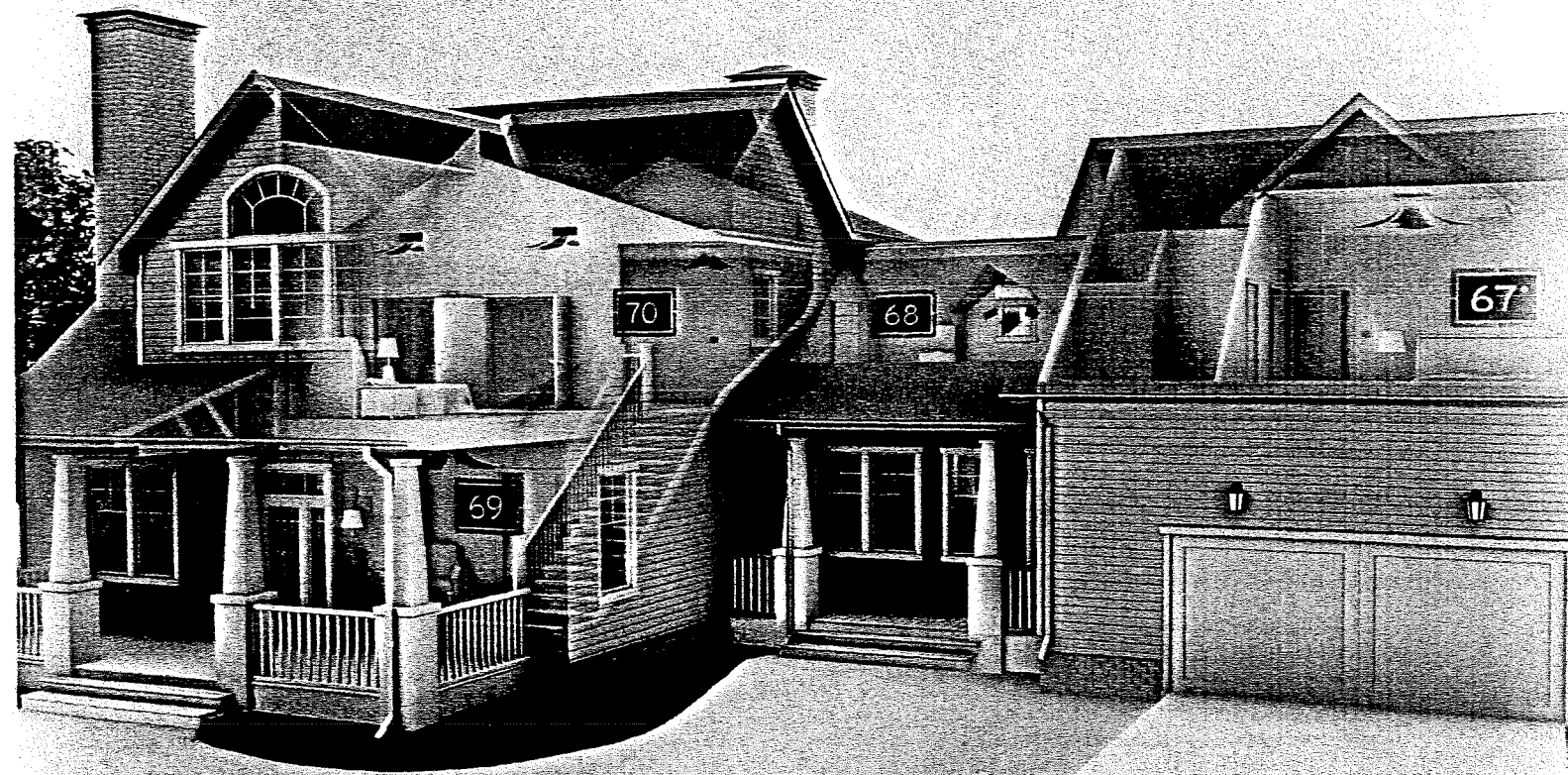
Order #: 13974  
Date: 4-18-08  
CAD: Mike W

**Green Mountain Window Company**  
92 Park Street Rutland, Vermont

**MDH Cross Section and Sill Profile**



MULTI-ZONE SYSTEMS



M-SERIES HIGH PERFORMANCE HYPER-HEATING MULTI-ZONE SYSTEMS

©2014 MITSUBISHI ELECTRIC US, INC.

- Product Description
- Reviews <sup>3</sup>
- Product Q&A <sup>1</sup>
- Recommended Accessories
- How-To Articles
- Manuals

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 custom zoned 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 5 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-C 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.

Product Compatible With

- Mitsubishi MSZ-GE Wall Mounted Mini Split Indoor Units
- Mitsubishi MSZ-FE Wall Mounted Hyper-Heating Mini Split Indoor Units
- Mitsubishi MSZ-FH Wall Mounted Hyper-Heating Mini Split Indoor Units
- Mitsubishi MFZ-KA Floor Standing Mini Split Indoor Units
- Mitsubishi SEZ-KD Concealed Duct Mini Split Indoor Units
- Mitsubishi SLZ-KA Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A12BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A18BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A24BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PEAD-A24AA4 Concealed Duct Mini Split Indoor Units

Product Note

Specifications

General Information

Type	Outdoor Condenser
Product Line	M-Series H2i
Operating Mode <sup>2</sup>	Cooling + Heating
Maximum Number of Zones	4
Multi-Zone Compatible	Yes
Installation Location	Outdoor
Branch Box Required <sup>2</sup>	Yes

Performance

Nominal Capacity	36000 BTU
Maximum Sound Level <sup>2</sup>	53 dB
Minimum Outdoor Temperature for Heating <sup>2</sup>	-13 F
Minimum Outdoor Temperature for Cooling	23 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 Height	52.6875 Inches <sup>4 2 3/8</sup>
Product Width	41.34375 Inches <sup>3 5 3/8</sup>
Product Depth	14 Inches
Product Weight	276 Pounds

Certifications

Energy Star Listed	Yes
ETL Listed	Yes