

413 ISLINGTON STREET RENOVATION

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - NOVEMBER 4TH, 2026

BUILDING HISTORY:

THE PROPERTY AT 413 ISLINGTON STREET IS AN EXISTING TWO-FAMILY GREEK REVIVAL RESIDENCE, ORIGINALLY CONSTRUCTED IN APPROXIMATELY 1835 ACCORDING TO CITY RECORDS. BASED ON A REVIEW OF HISTORIC SANBORN MAPS, THE ORIGINAL STRUCTURE CONSISTS OF THE EXISTING 2-1/2-STORY BUILDING ORIENTED TOWARD ISLINGTON STREET, WITH A SERIES OF SINGLE- AND TWO-STORY ADDITIONS CONSTRUCTED AT THE REAR OVER TIME. A SEPARATE DETACHED STRUCTURE LOCATED ALONG THE REAR PROPERTY LINE HAS BEEN PRESENT SINCE AT LEAST 1887 AND HAS ALSO UNDERGONE CHANGES TO ITS FOOTPRINT AND NUMBER OF STORIES OVER TIME.

GENERAL PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES A COMPREHENSIVE RENOVATION OF THE EXISTING RESIDENCE WHILE MAINTAINING ITS HISTORIC CHARACTER AND EXISTING TWO-FAMILY RESIDENTIAL USE. THE WORK WILL INCLUDE THE FOLLOWING:

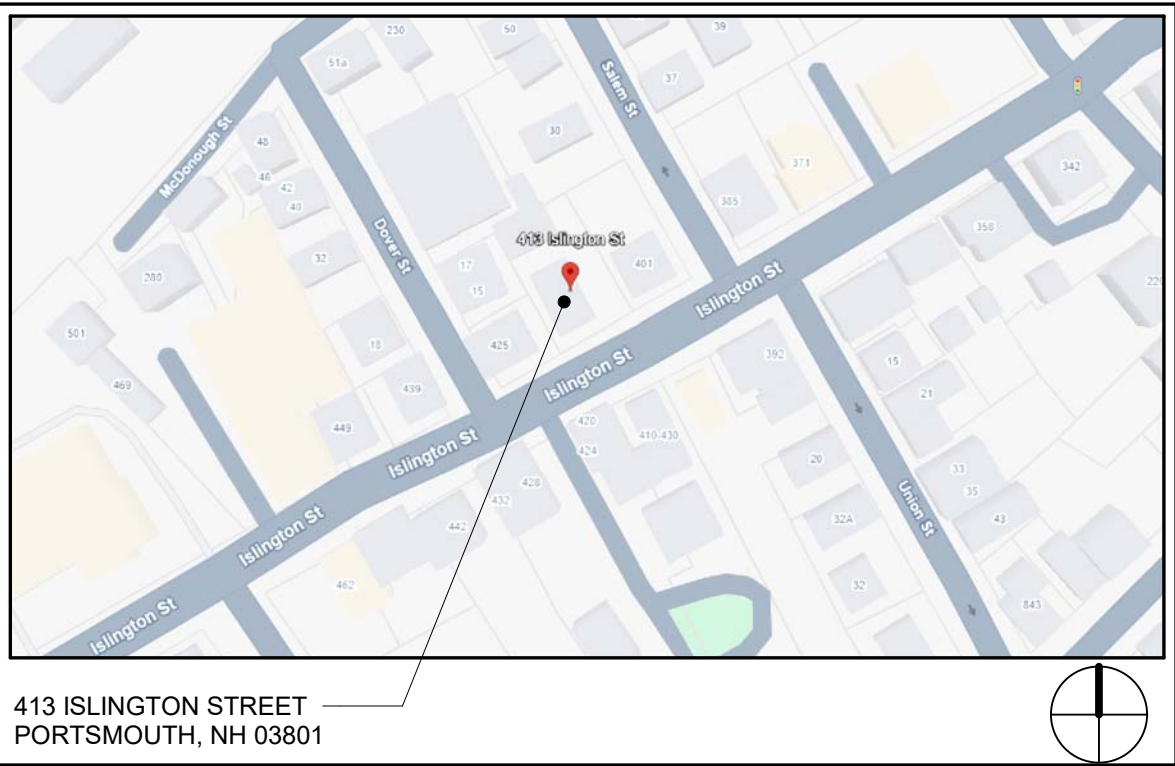
- FULL RENOVATION OF THE ORIGINAL 2-1/2-STORY 1835 STRUCTURE.
- REMOVAL OF THE EXISTING SINGLE- AND TWO-STORY REAR ADDITIONS AND CONSTRUCTION OF A NEW, EXPANDED 2-1/2-STORY ADDITION AT THE REAR OF THE ORIGINAL STRUCTURE.
- CONSTRUCTION OF TWO SINGLE-CAR ADDITIONS, INCLUDING ONE ATTACHED GARAGE AND ONE DETACHED GARAGE.
- RESTORATION AND REPLACEMENT IN KIND OF EXISTING HISTORIC EXTERIOR TRIM, MOLDINGS, AND ARCHITECTURAL DETAILS WHERE REQUIRED.
- REMOVAL OF EXISTING VINYL SIDING AND REPLACEMENT WITH WOOD CLAPBOARD SIDING.
- REMOVAL OF THE EXISTING REAR CHIMNEY WHILE RECONSTRUCTING THE PROMINENT FRONT CHIMNEY.
- ADDITION OF DORMERS TO THE ROOF TO PROVIDE ADDITIONAL USABLE AREA WITHIN THE UPPER FLOOR.

THE PROPOSED WORK IS INTENDED TO RETAIN AND RESTORE THE ARCHITECTURAL CHARACTER OF THE HISTORIC ISLINGTON STREET-FACING STRUCTURE WHILE ALLOWING THE PROPERTY TO ACCOMMODATE UPDATED RESIDENTIAL NEEDS. NEW ADDITIONS AND ALTERATIONS WILL BE DESIGNED TO COMPLEMENT THE SCALE, PROPORTIONS, MATERIALS, AND ARCHITECTURAL CHARACTER OF THE EXISTING HISTORIC RESIDENCE AND SURROUNDING NEIGHBORHOOD.

SHEET LIST	
Sheet Number	Sheet Name
HDC	
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A1	EXISTING PHOTOGRAPHS
A2	CONTEXTUAL PHOTOS
A3	HISTORIC TIMELINE
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SOUTH WEST VIEW FROM ISLINGTON STREET



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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

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COVER

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SOUTH VIEW FROM ISLINGTON STREET



VIEW FROM REAR YARD



EAST VIEW FROM ISLINGTON STREET



WEST VIEW FROM ISLINGTON STREET



VIEW OF SHED AND REAR OF HOUSE



VIEW OF MOLDING, FASCIA, AND TRIM

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EXISTING PHOTOGRAPHS

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425 ISLINGTON FROM ISLINGTON



401 ISLINGTON FROM ISLINGTON



410 ISLINGTON STREET



420-430 ISLINGTON ACROSS ISLINGTON STREET



149 ISLINGTON FROM ISLINGTON



303 ISLINGTON FROM ISLINGTON AND ROCKINGHAM STREET

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CONTEXTUAL PHOTOS

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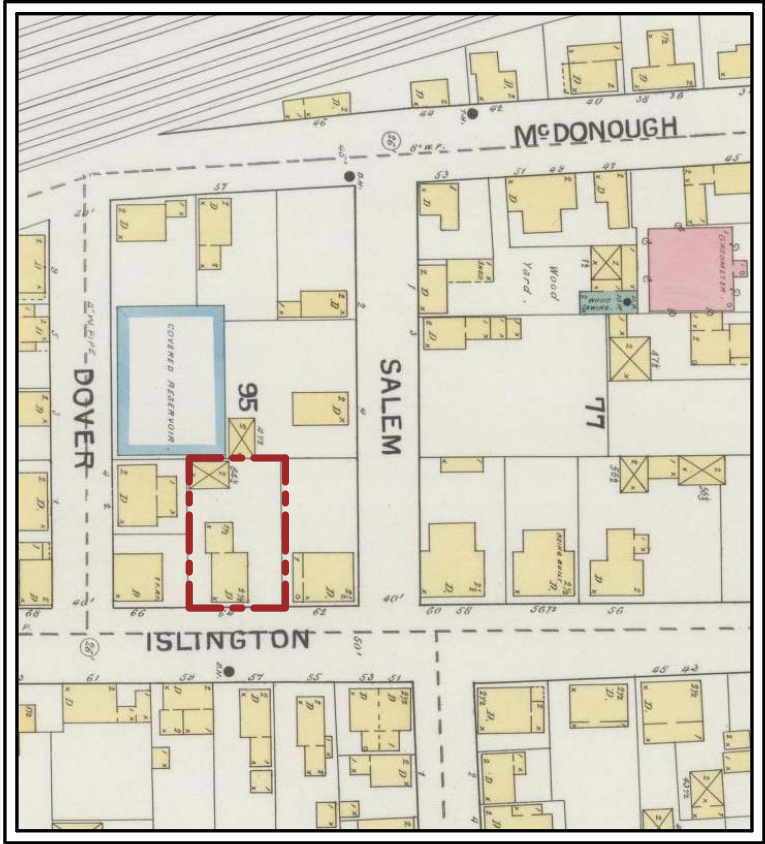
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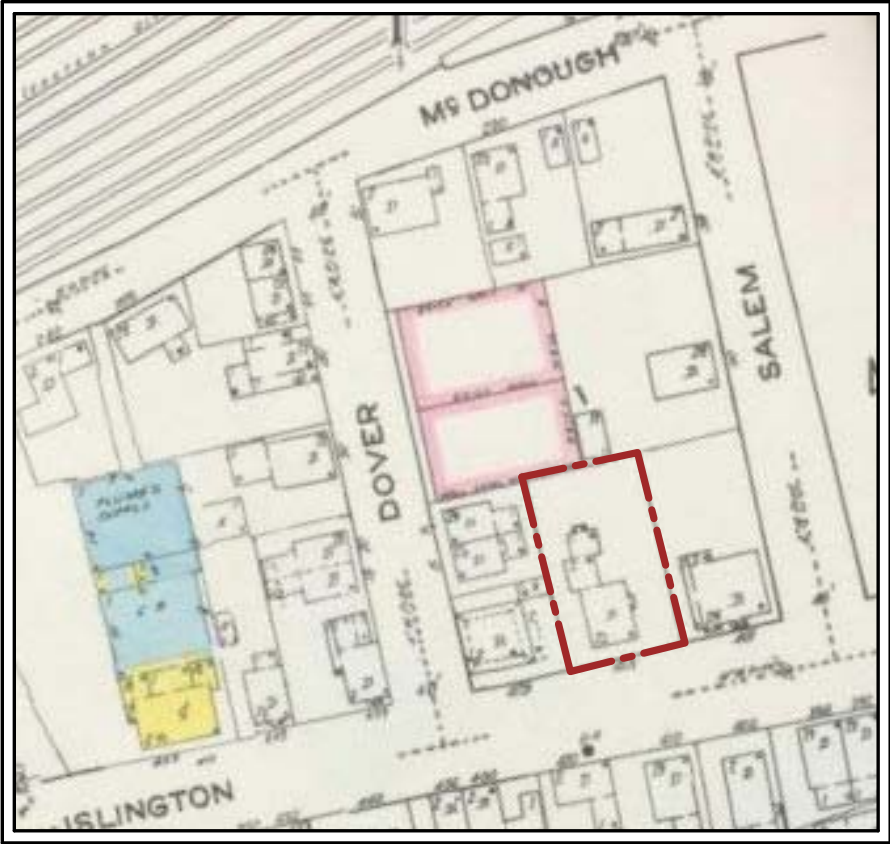
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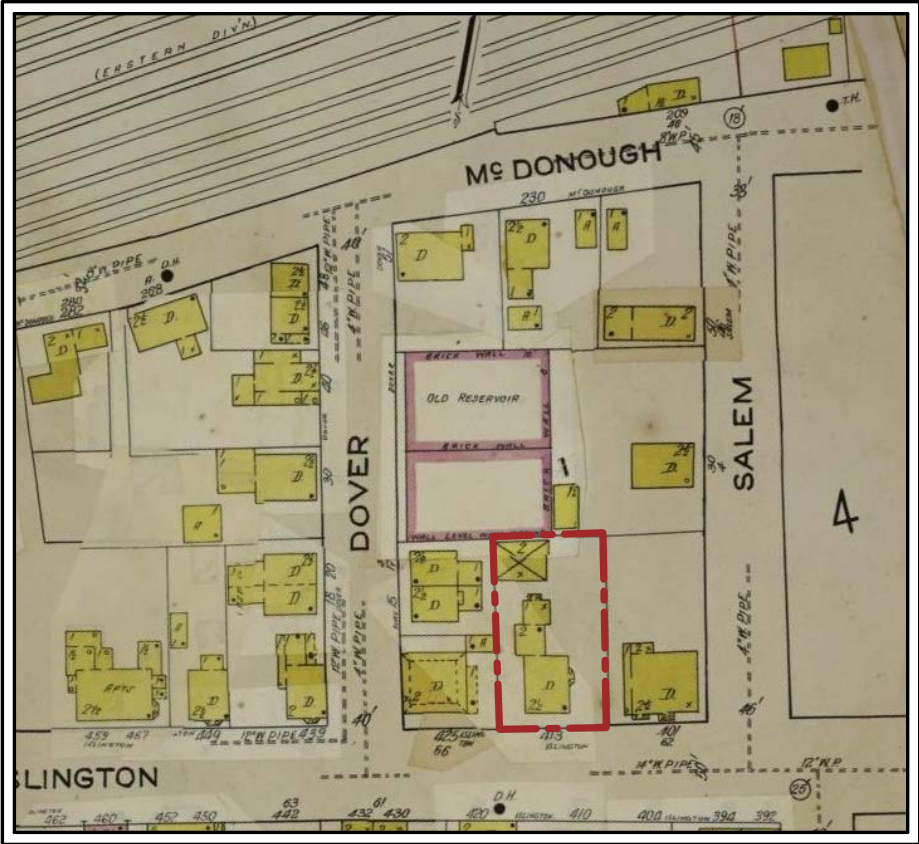
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SANBORN FIRE MAP - 1887



SANBORN FIRE MAP - 1920



SANBORN FIRE MAP - 1949

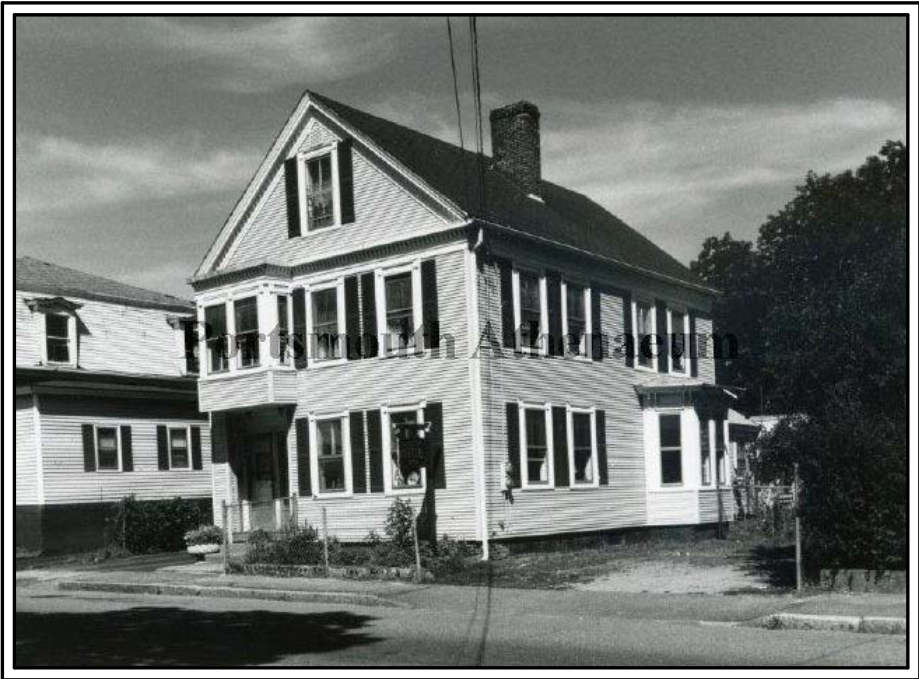


IMAGE FROM WEST END HISTORIC DISTRICT SURVEY
NOVEMBER 1991 (PORTSMOUTH ATHENAEUM)

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HISTORIC TIMELINE

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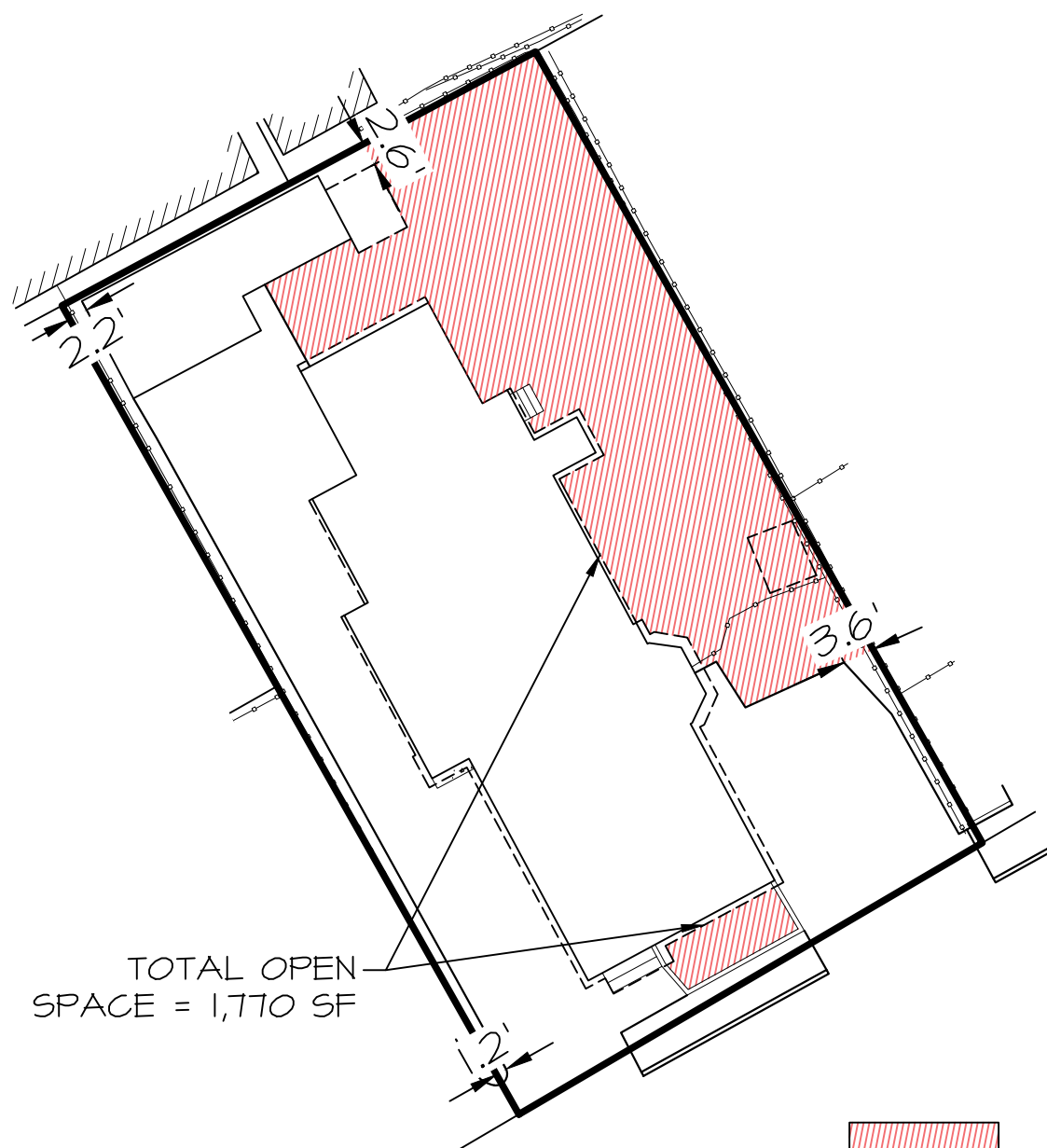
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Scale:

SEE NOTE 2

LEGEND

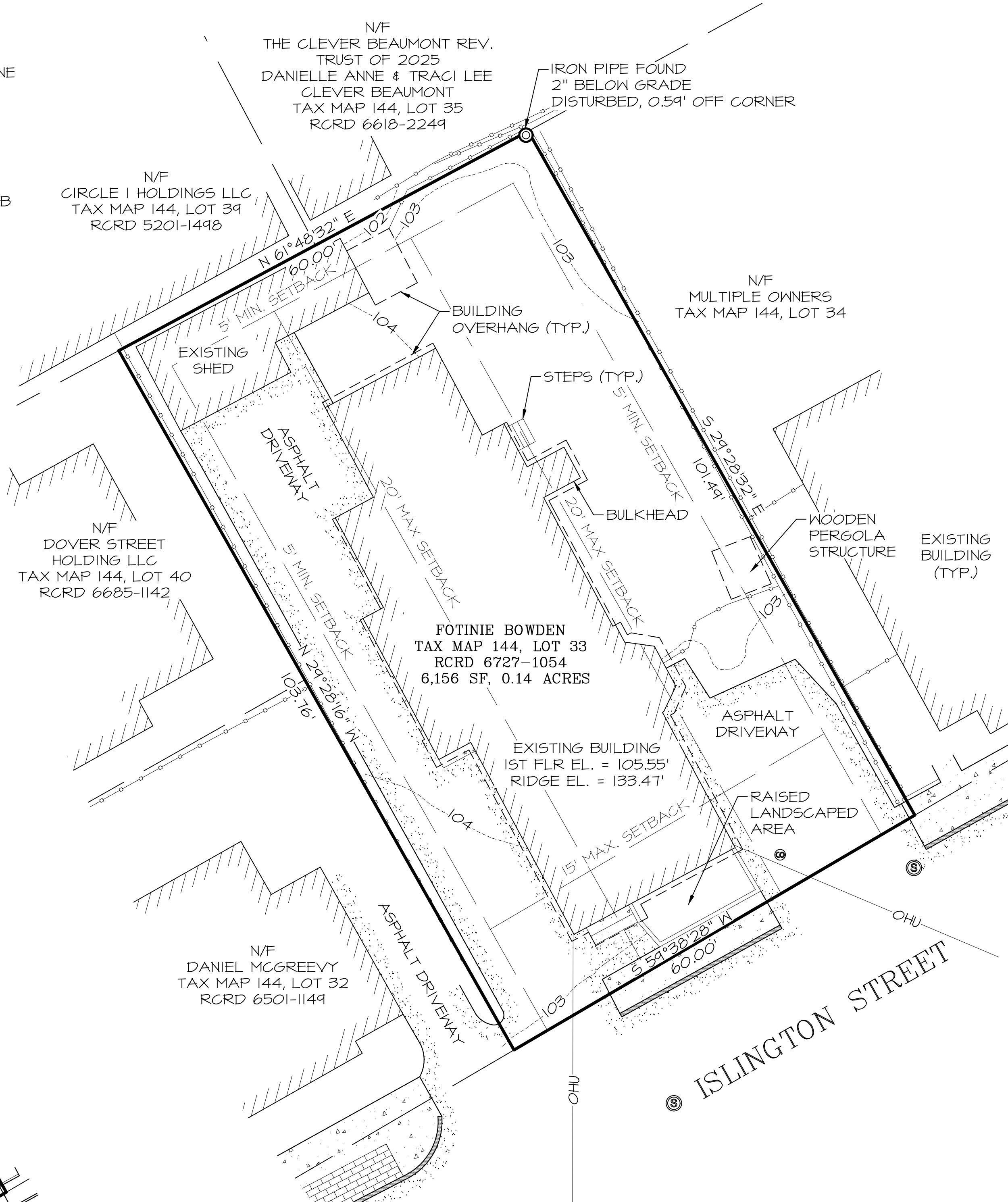
- PROPERTY LINE
ABUTTING PROPERTY LINE
EXISTING CONTOUR
OHU
OVERHEAD UTILITY
FENCE
VERTICAL GRANITE CURB
MONUMENT (FOUND)
SEWER MANHOLE
CLEANOUT



OPEN SPACE

EXISTING OPEN SPACE DETAIL

SCALE : 1" = 20'

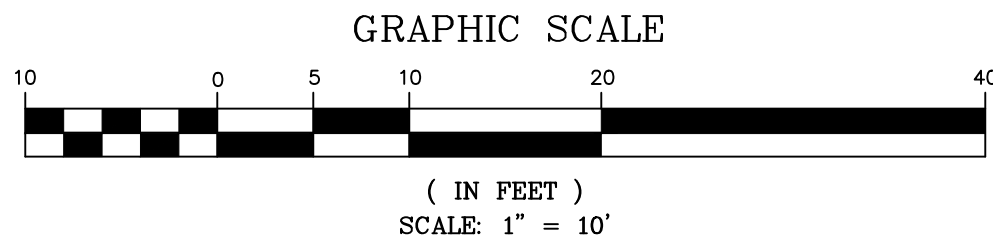
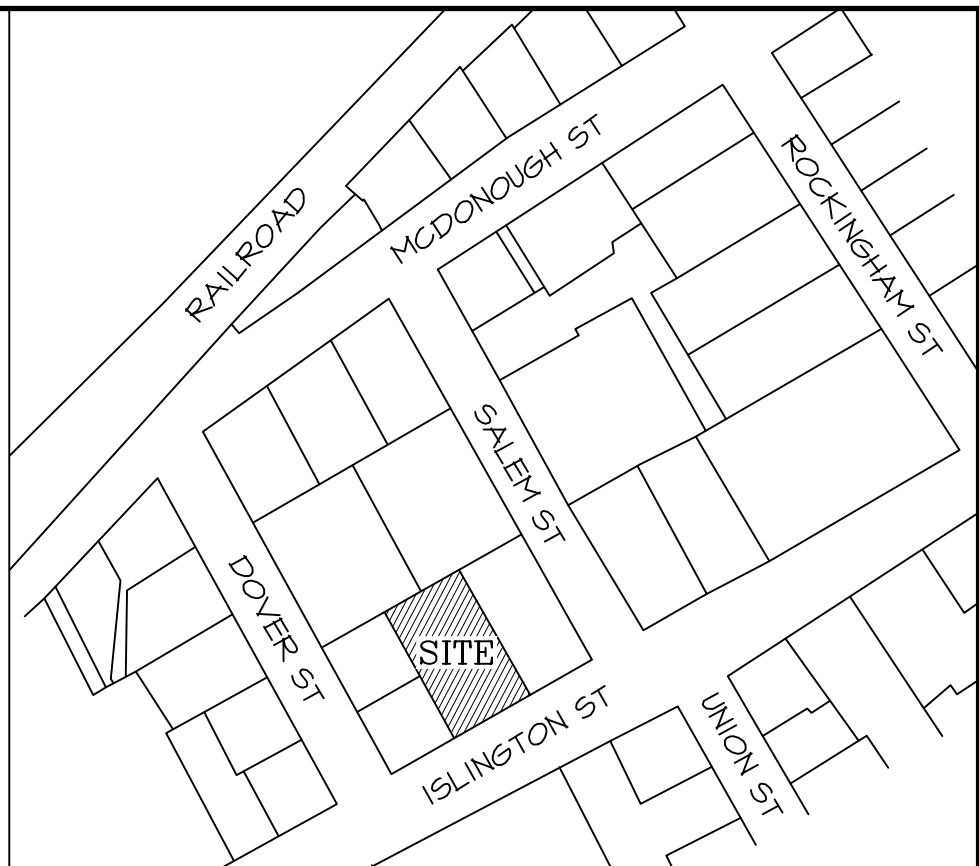


NOTES

- 1) OWNER OF RECORD:
FOTINIE BOWDEN
413 ISLINGTON STREET
PORTSMOUTH, NH 03801
TAX MAP 144, LOT 33
RCRD: 6727-1054
AREA: 6,156 SF, 0.14 ACRES
- 2) BASIS OF BEARING IS HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN CHARACTER DISTRICT 4-L2 (CD4-L2) AND HISTORIC DISTRICT:
MINIMUM LOT AREA.....3,000 SF
MIN LOT AREA PER DWELLING UNIT.....3,000 SF
MAX BUILDING FOOTPRINT.....2,500 SF
MAX PRINCIPAL FRONT YARD.....15 FT
MAX SECONDARY FRONT YARD.....12 FT
MIN MAX SIDE SETBACK.....5 FT/20 FT
MIN REAR YARD FROM LOT LINE.....5 FT
MAX BUILDING HEIGHT.....35 FT
MIN OPEN SPACE.....25%
MAX BUILDING COVERAGE.....60%
MAX FINISHED FLOOR ABOVE SIDEWALK.....3 FT
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) CONTOURS AND ELEVATIONS SHOWN ARE BASED FROM AN ASSUMED DATUM.
- 6) COVERAGES:
EXISTING BUILDING COVERAGE
HOUSE.....1,838 SF
SHED.....308 SF
SHED OVERHANG (830").....49 SF
EXISTING STRUCTURES.....2,195 SF
BUILDING COVERAGE 2,195 / 6,156 = 35.7%
- EXISTING OPEN SPACE
SEE EXISTING OPEN SPACE DETAIL FOR OPEN SPACE AREA.
OPEN SPACE: 1,770 / 6,156 = 28.8%
- 4) GRADE PLANE:
AS PER PORTSMOUTH ZONING ORDINANCE
GRADE PLANE IS DEFINED AS FOLLOWS;
A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVELS ADJOINING THE BUILDING AT ALL EXTERIOR WALLS. WHEN THE FINISHED GROUND LEVEL SLOPES AWAY FROM EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHEN THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.
THE GRADE PLANE WAS DETERMINED BY THE AVERAGE ELEVATION OF POINTS BETWEEN THE PERIMETER OF THE BUILDING AND 6' AWAY FROM THE BUILDING. THE GRADE PLANE WAS CALCULATED AS 103.67'.
- 5) BUILDING HEIGHT:
BUILDING HEIGHT FOR A PITCHED, HIP, OR GAMBREL ROOF IS CALCULATED AS THE VERTICAL MEASUREMENT FROM THE GRADE PLANE TO THE MIDWAY POINT BETWEEN THE LEVEL OF THE EAVES AND THE HIGHEST POINT ON THE ROOF RIDGE AS PER PORTSMOUTH ZONING ORDINANCE. THE LEVEL OF THE EAVES IS 122.54'. THE HIGHEST RIDGE ELEV. IS 133.47'. THE MIDPOINT ELEV. IS 128.01'.
- 6) THE BUILDING HEIGHT OF THE BUILDING WAS CALCULATED TO BE 24.34', USING A GRADE PLANE OF 103.67' AND A MIDPOINT ROOF EL. OF 128.01'.

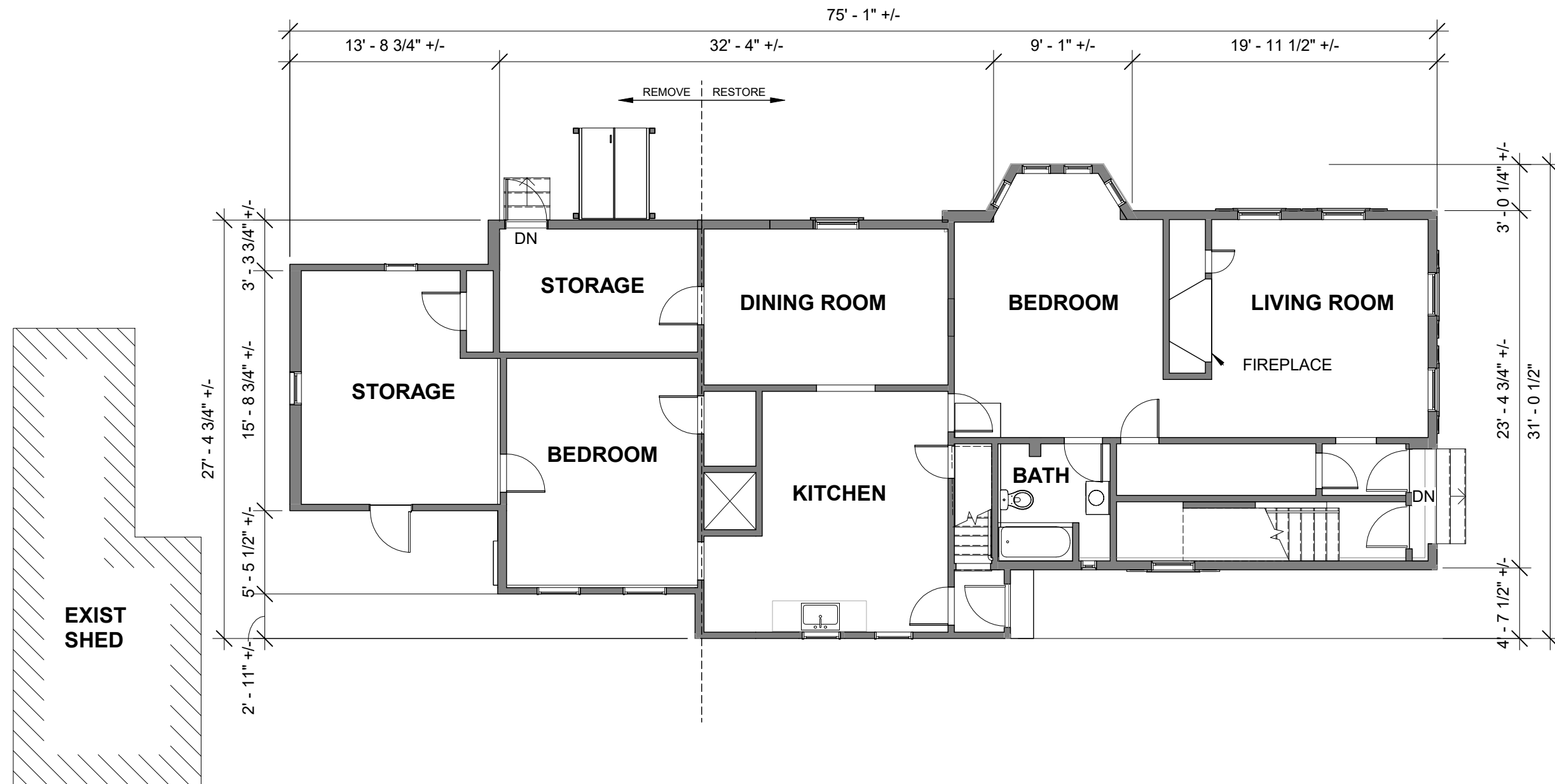
REFERENCE PLANS

- 1) "AMENDED CONDOMINIUM SITE PLAN FOR 401 OF A KIND CONDOMINIUM, 401 ISLINGTON STREET, TAX MAP 144, LOT 34, PORTSMOUTH, NH" BY ROSS ENGINEERING. DATED 5/09/06. RCRD D-33752.
- 2) UNTITLED PLAN, RECORDED IN RCRD BOOK 323, PAGE 0081. DATED JUNE 29, 1846.
- 3) "CONDOMINIUM SITE PLAN, 383-385 ISLINGTON STREET CONDOMINIUM, TAX SHEET # LOT 141-021-000, PORTSMOUTH, NH, OWNER: GREENWAY MANAGEMENT NORTH, LLC" BY JAMES VERRA AND ASSOCIATES, INC. DATED 7-22-04.

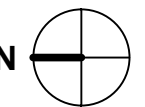


LOCUS PLAN
N.T.S.

1	10/19/2026	PRELIMINARY	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	J.G.E.		
ROSS ENGINEERING, LLC			
Civil/Structural Engineering & Surveying			
650 Islington St, 2nd Floor Portsmouth, NH 03801 (603) 433-7560			
CLIENT			
TODD HUDSON			
RED POST REALTY			
110 BREWERY LANE			
PORTSMOUTH, NH 03801			
TITLE			
EXISTING CONDITIONS PLAN			
413 ISLINGTON ST			
PORTSMOUTH, NH 03801			
TAX MAP 144, LOT 33			
JOB NUMBER	DWG. NO.		ISSUE
26-078	1 OF 1		1



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



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EXISTING FLOOR PLANS

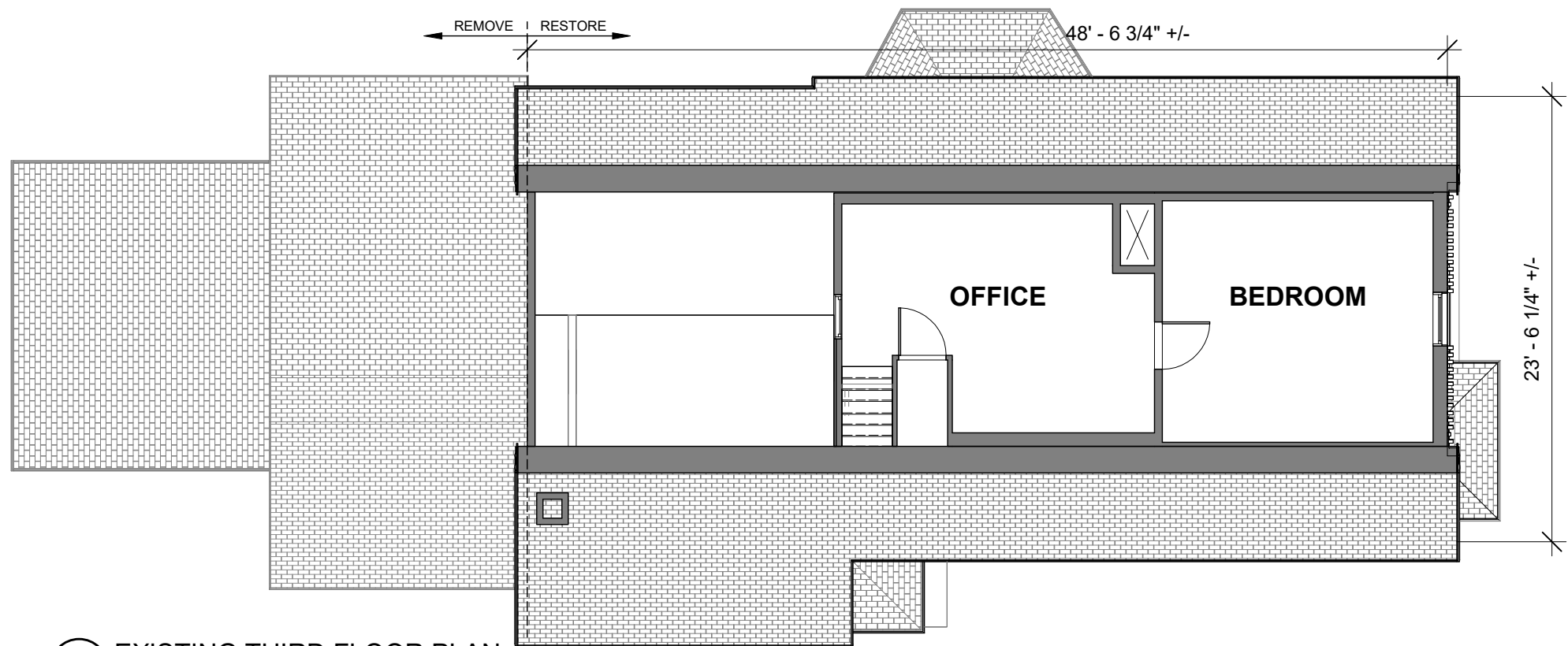
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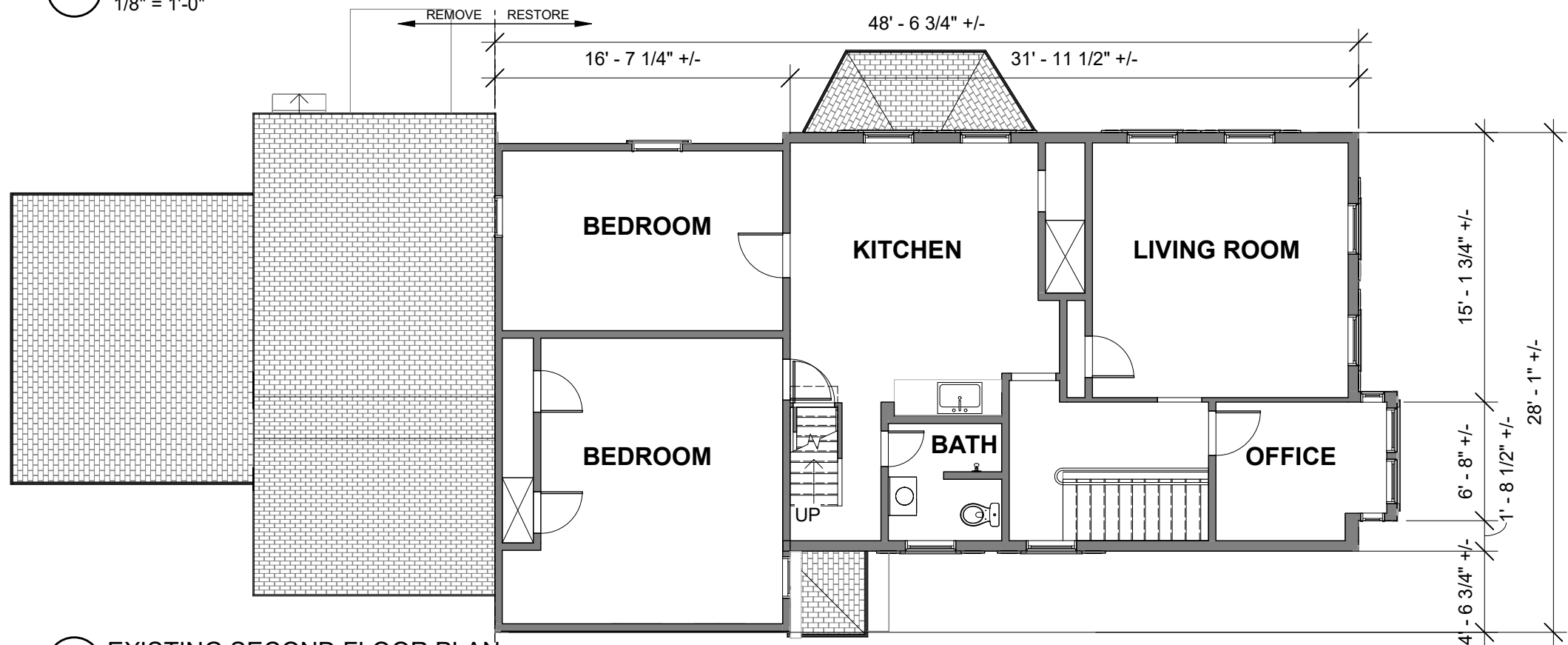


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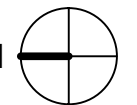
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Scale: 1/8" = 1'-0"



1 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



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EXISTING FLOOR PLANS

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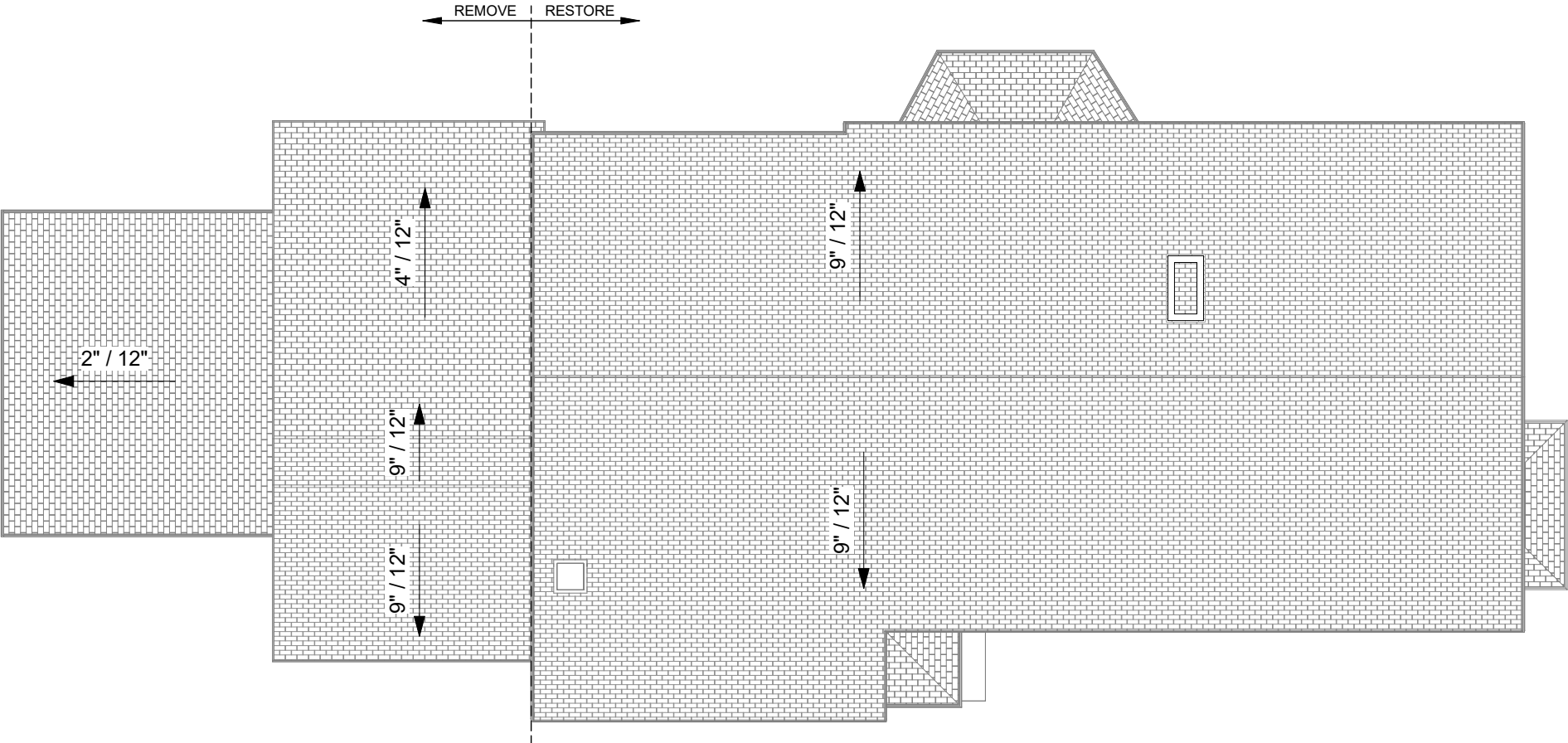
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Scale: 1/8" = 1'-0"



1 EXISTING ROOF PLAN
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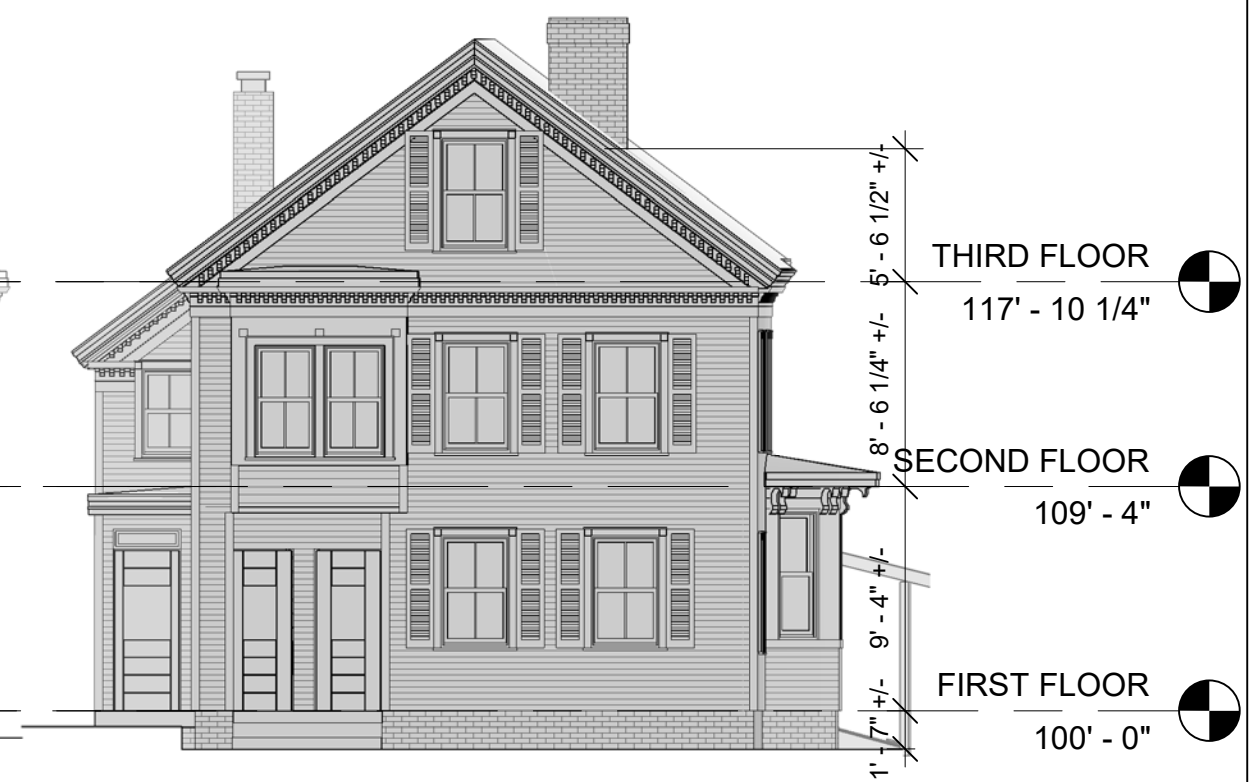


A7

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Scale: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION
1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING EAST ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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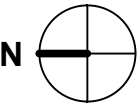
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UNIT AREAS:

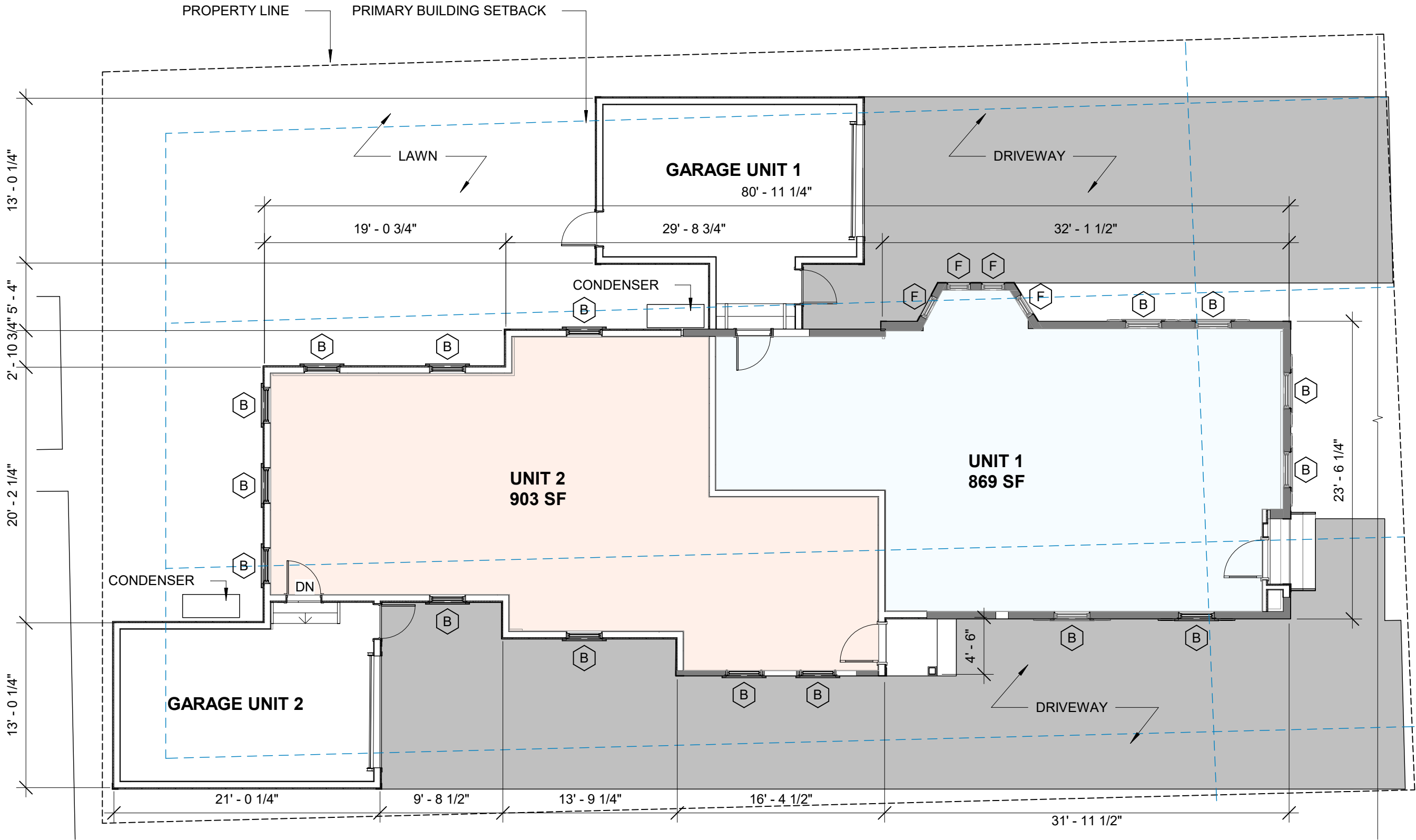
UNIT 1:
1ST FLOOR: 869 SF
2ND FLOOR: 877 SF
3RD FLOOR: 685 SF
TOTAL: 2,431 SF

UNIT 2:
1ST FLOOR: 903 SF
2ND FLOOR: 885 SF
3RD FLOOR: 685 SF
TOTAL: 2,473 SF

ISLINGTON ST



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1 FIRST FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLAN / SITE

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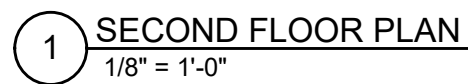
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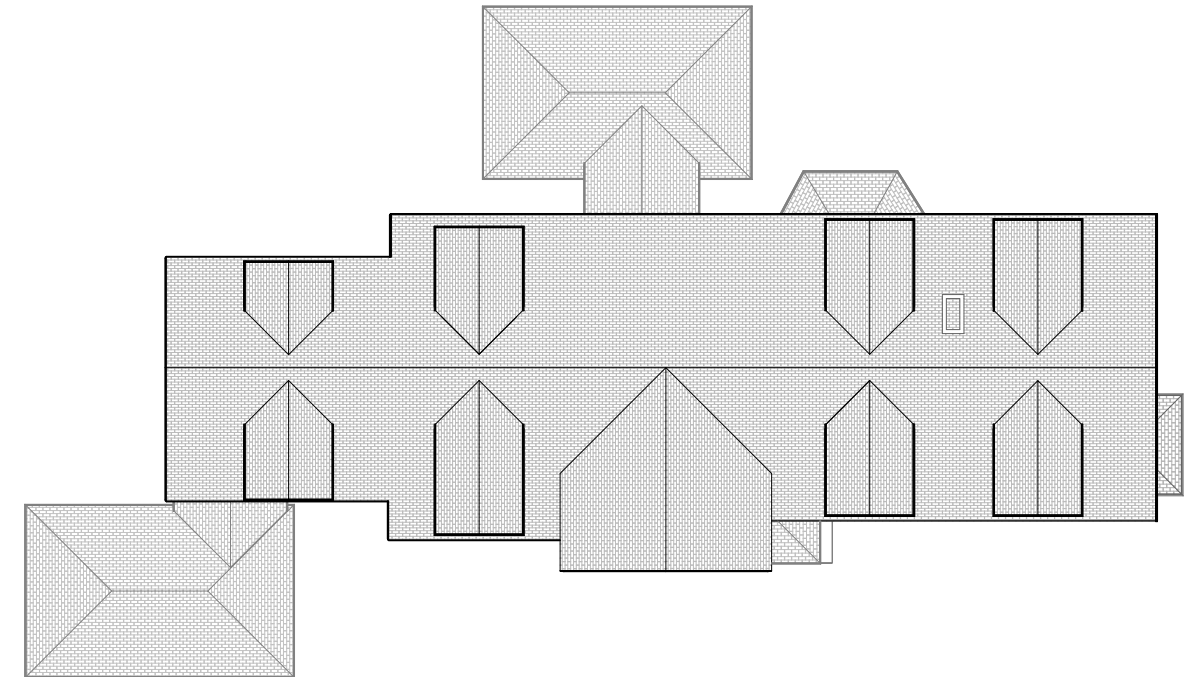
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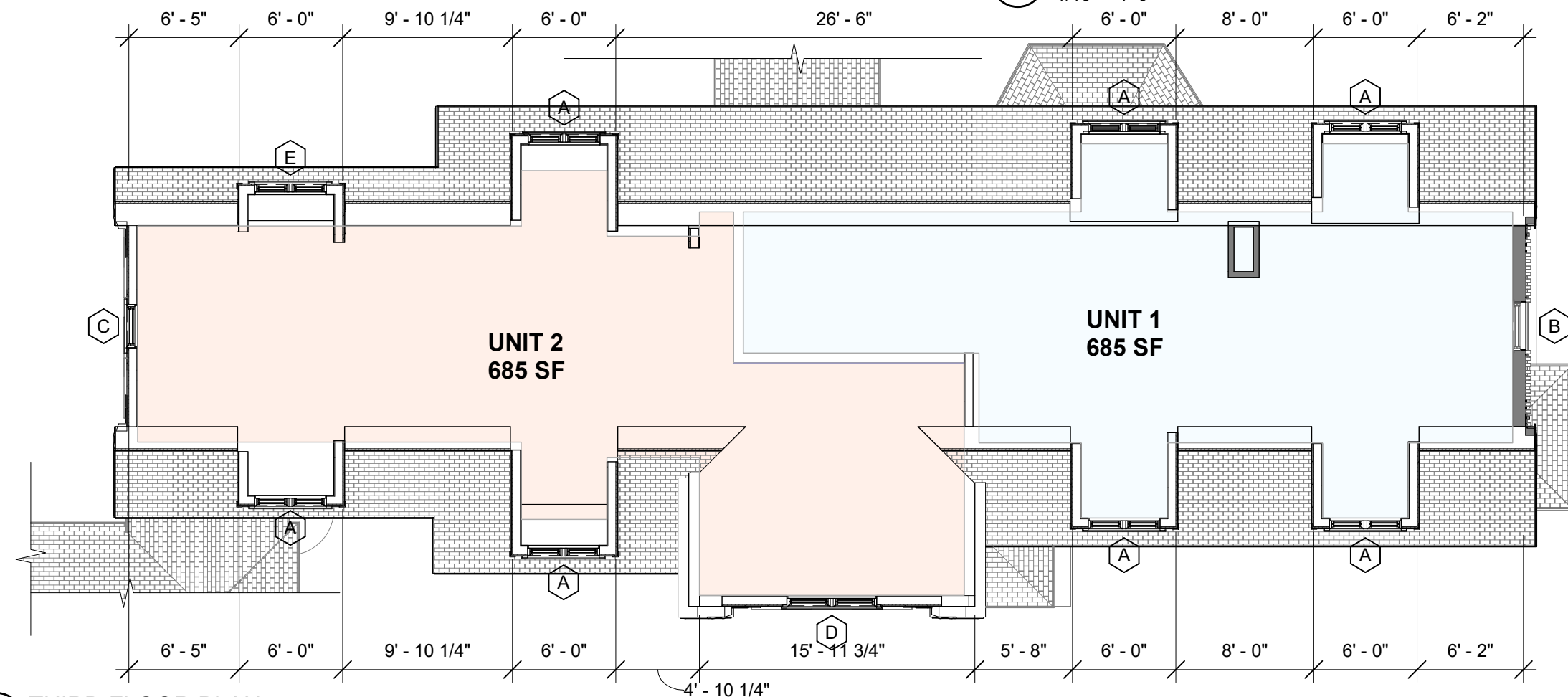
Scale: 1/8" = 1'-0"



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2 ROOF PLAN
1/16" = 1'-0"



1 THIRD FLOOR PLAN
1/8" = 1'-0"



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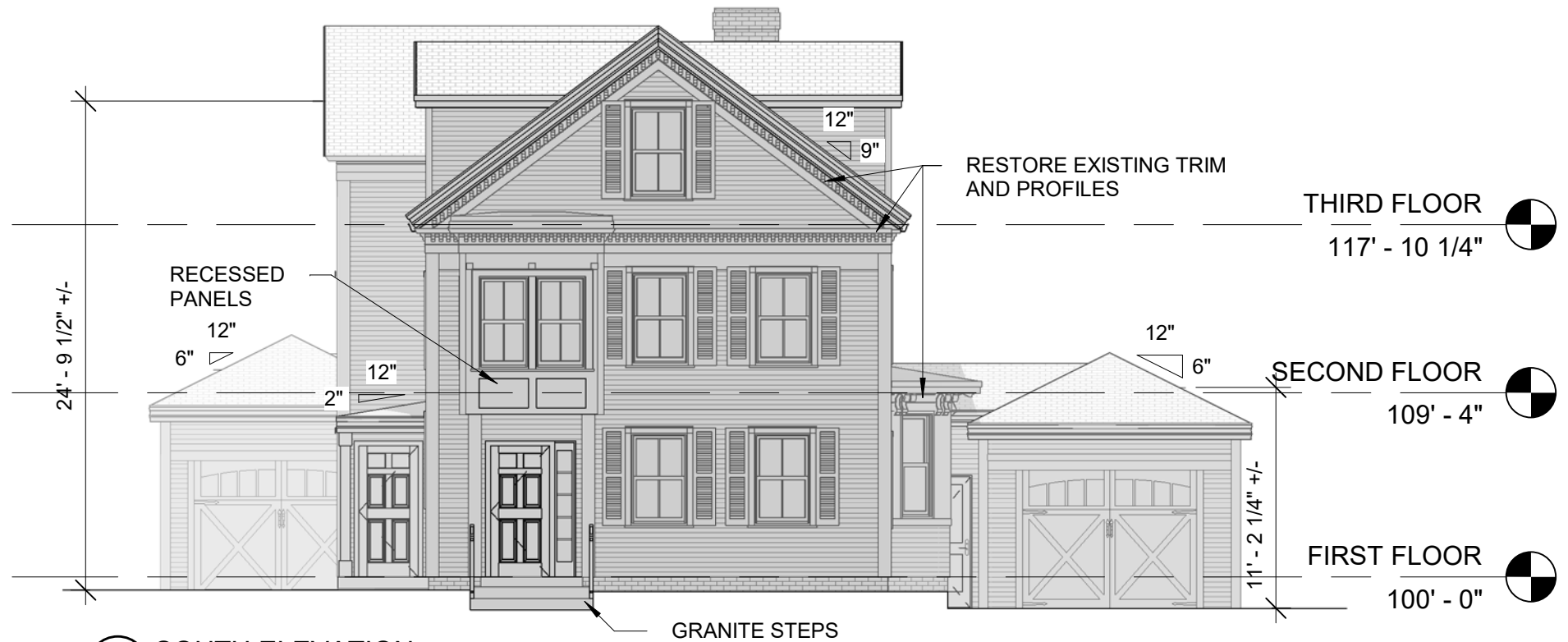
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Scale: As indicated



2 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS		
ROOFING	ARCHITECTURAL ASPHALT SHINGLES	
SIDING	WOOD CLAPBOARD	4" EXPOSURE
EXTERIOR TRIM	RESTORE EXISTING WOOD TRIM	MATCH EXISTING PROFILES WHEN REPLACEMENT IS NECESSARY
CORNER BOARDS	1X8 COMPOSITE	EXISTING
CORNER BOARDS	1X6 COMPOSITE	NEW
TRIM	1X COMPOSITE	NEW LOCATIONS, SIZES VARY



1 SOUTH ELEVATION
1/8" = 1'-0"

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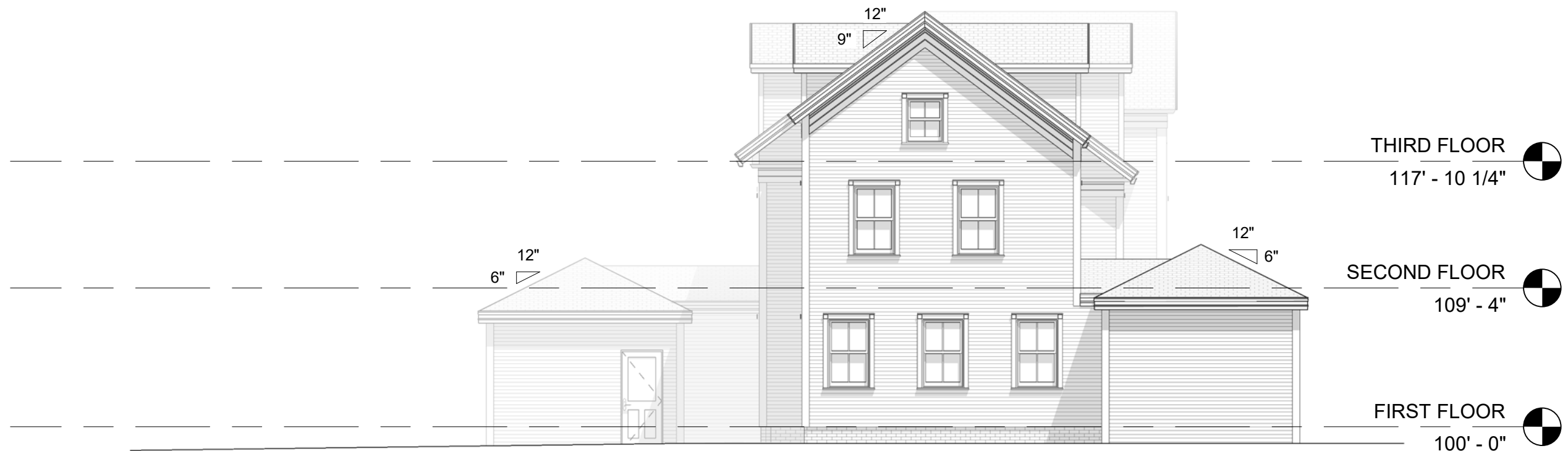


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2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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PERSPECTIVE VIEWS

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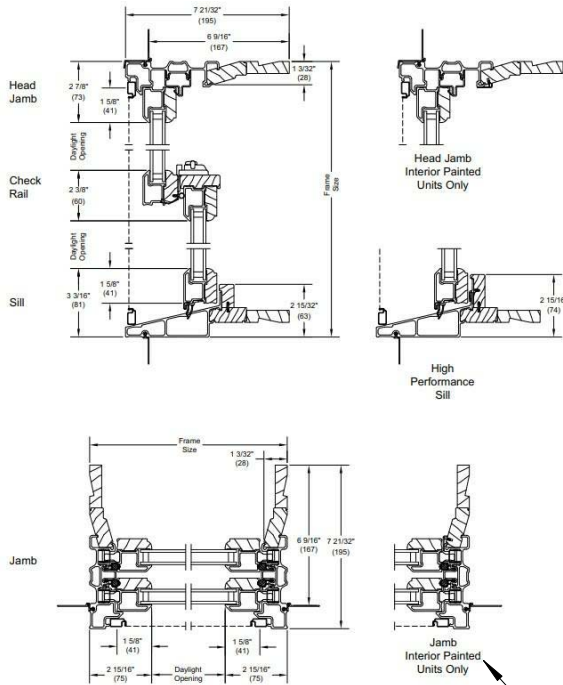
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MARVIN SIMULATED DIVIDED LITES

WINDOW TYPES							
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:	TYPE H:
2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW

WINDOW NOTES:
- BASIS OF DESIGN: MARVIN ELEVATE OR EQUAL
- HALF SCREENS AT EACH UNIT



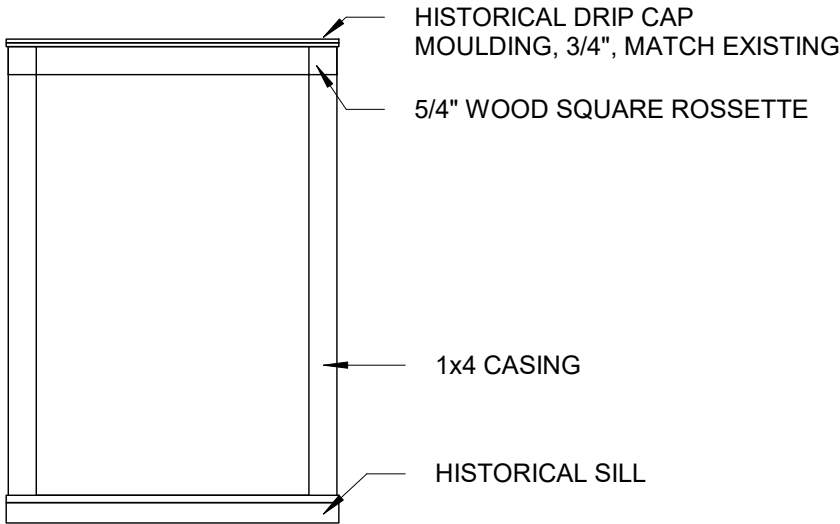
WINDOWS
MARVIN ELEVATE DOUBLE HUNG



SHUTTERS
COMPOSITE FIXED
LOUVER SHUTTERS



SHUTTER HARDWARE



WINDOW TRIM - MATCHES EXISTING

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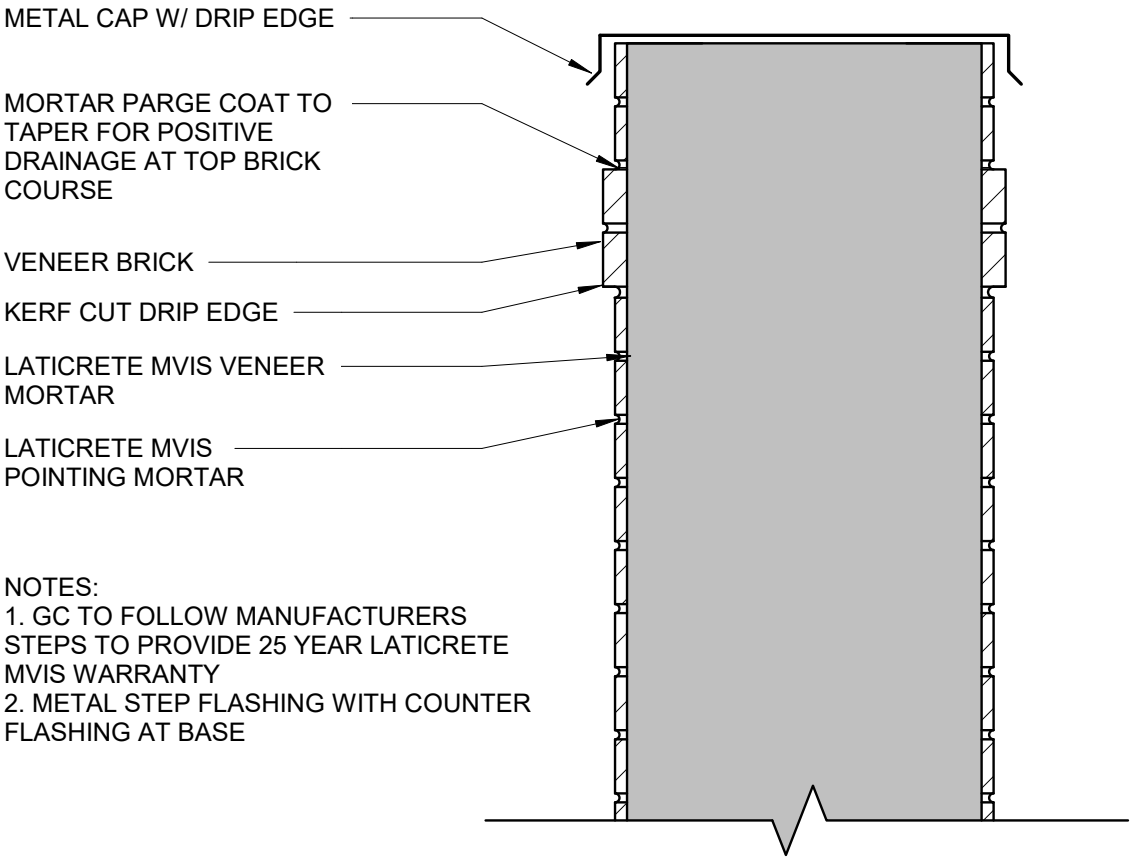




FRONT STEPS RAILING
TIMBERTECH IMPRESSIONS RAIL EXPRESS,
MODERN TOP RAIL, ALUMINUM BALUSTERS
WITH OPEN MID RAIL, 3"X3" POSTS WITH CAP
AND SKIRT, BLACK



LIGHT FIXTURES



FAUX CHIMNEY SECTION



GRANITE FRONT STEPS



DOOR INTO GARAGE
- FIBERGLASS
- 3'-0" x 6'-8"



CARRIAGE OVERHEAD GARAGE DOOR
- 8'-0" x 7'-0"
- FIBERGLASS
- OVERHEAD DOOR, OR EQUAL



CUSTOM WOOD DOOR
- PAINTED
- 3'-0" x 6'-8"



**CUSTOM FRONT ENTRY DOOR
WITH SIDELIGHT**
- PAINTED
- 3'-0" x 6'-8"
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MATERIALS

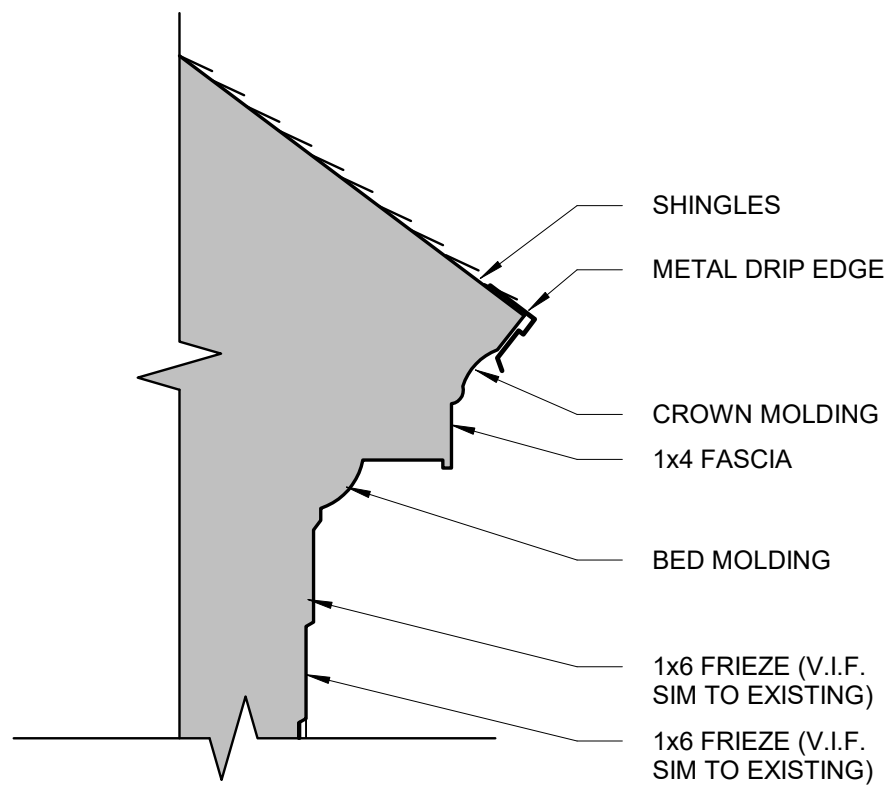
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EAVE PROFILE @ NEW CONSTRUCTION



EXISTING EAVE



COMPOSITE TRIM



4" ALUMINUM GUTTER



30 YEAR ARCHITECTURAL SHINGLE



WOOD CLAPBOARD SIDING PAINTED

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

MATERIALS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A17

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE