

413 ISLINGTON STREET RENOVATION

HISTORIC DISTRICT COMMISSION WORK SESSION - OCTOBER 7TH, 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:

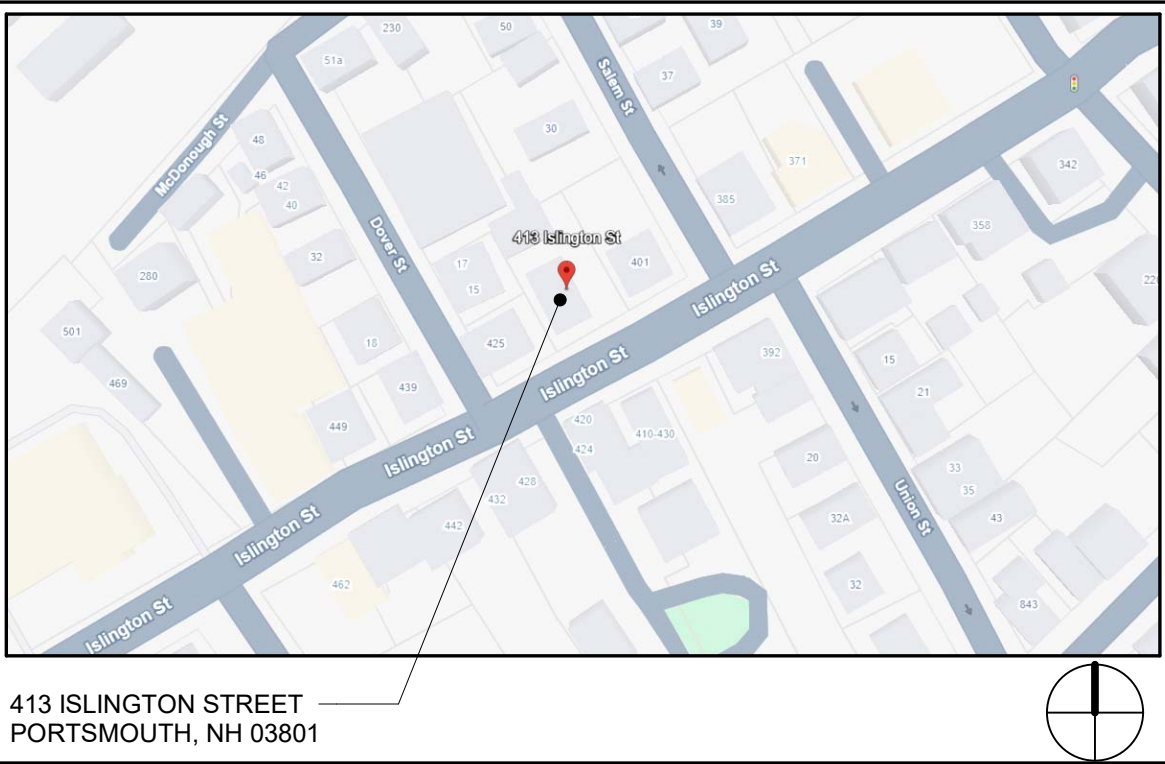
- FULL RENOVATION OF THE ORIGINAL 2-1/2-STORY 1835 STRUCTURE.
- REMOVAL OF THE EXISTING SINGLE- AND TWO-STORY REAR ADDITIONS AND CONSTRUCTION OF A NEW, EXPANDED 2-1/2-STORY ADDITION AT THE REAR OF THE ORIGINAL STRUCTURE.
- CONSTRUCTION OF TWO SINGLE-CAR ADDITIONS, INCLUDING ONE ATTACHED GARAGE AND ONE 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 RETAINING 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.

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



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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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COVER

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NOT TO SCALE



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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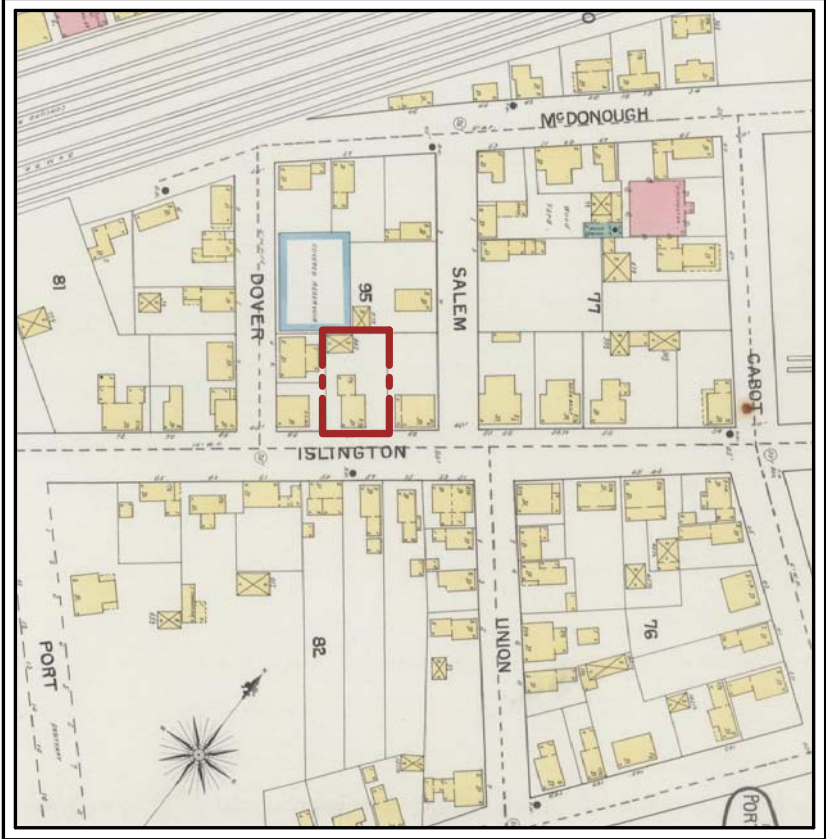
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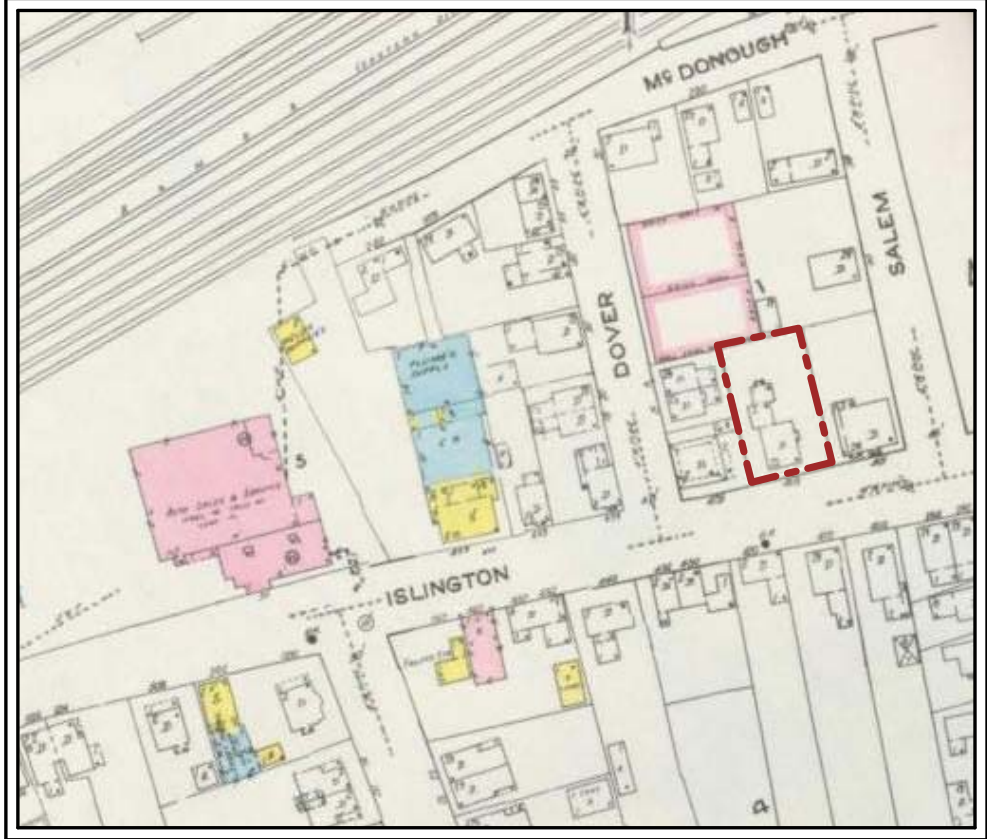
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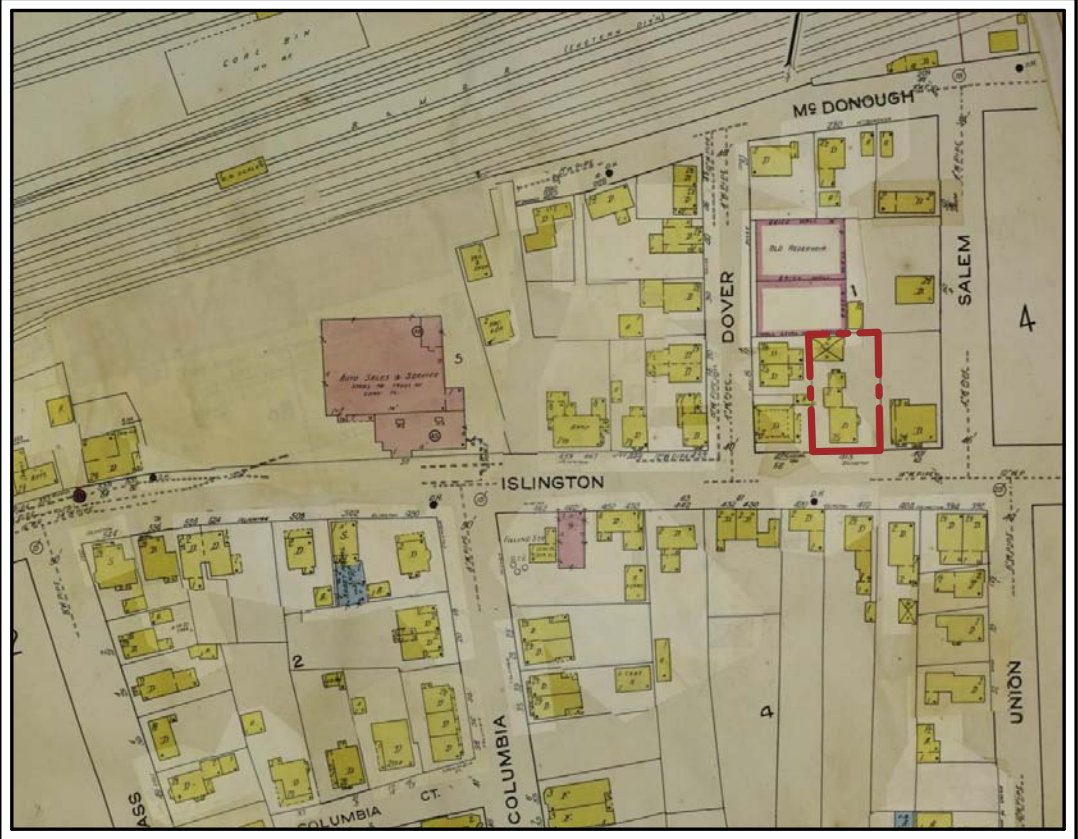
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SANBORN FIRE MAP - 1887



SANBORN FIRE MAP - 1920



SANBORN FIRE MAP - 1949

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HISTORIC TIMELINE

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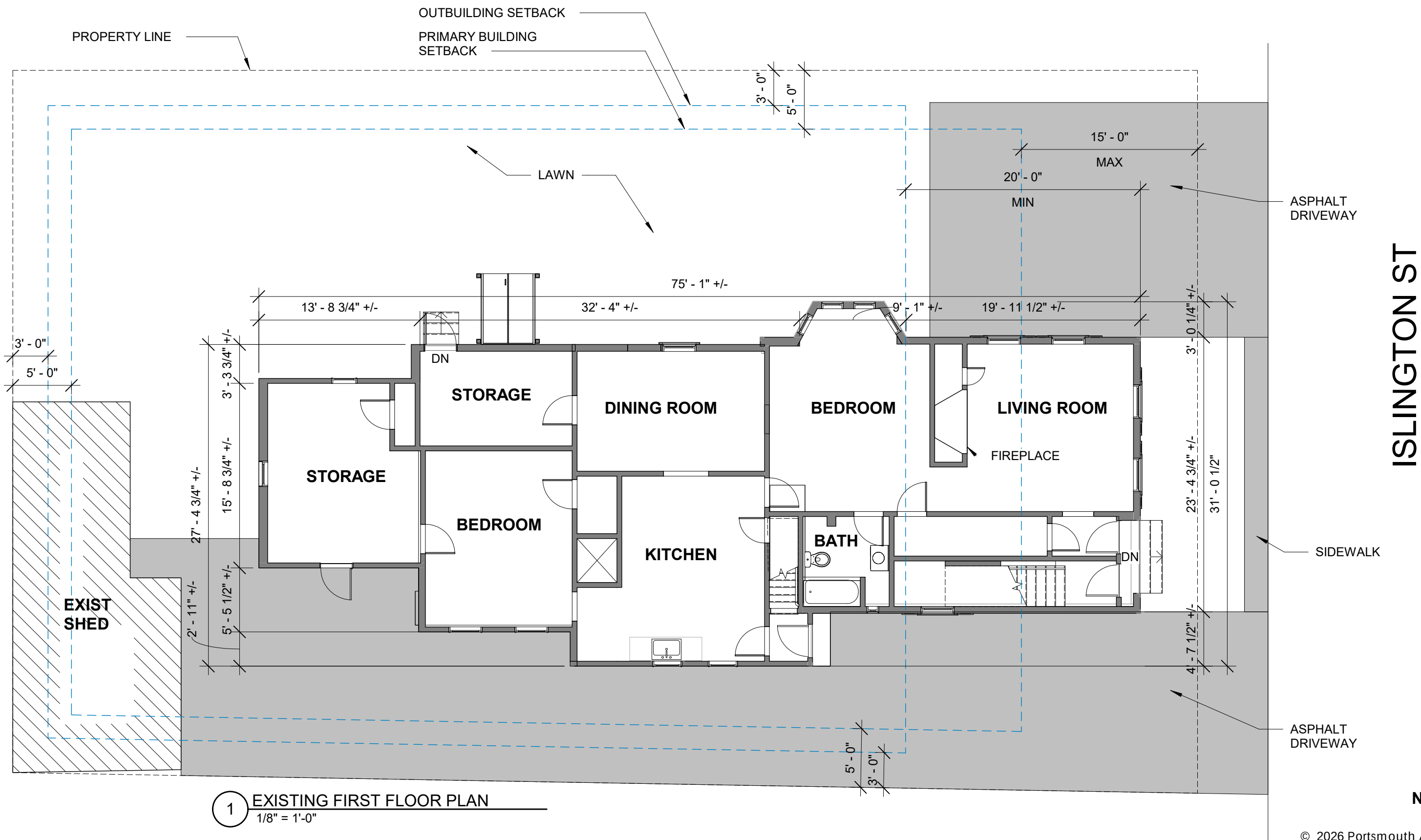
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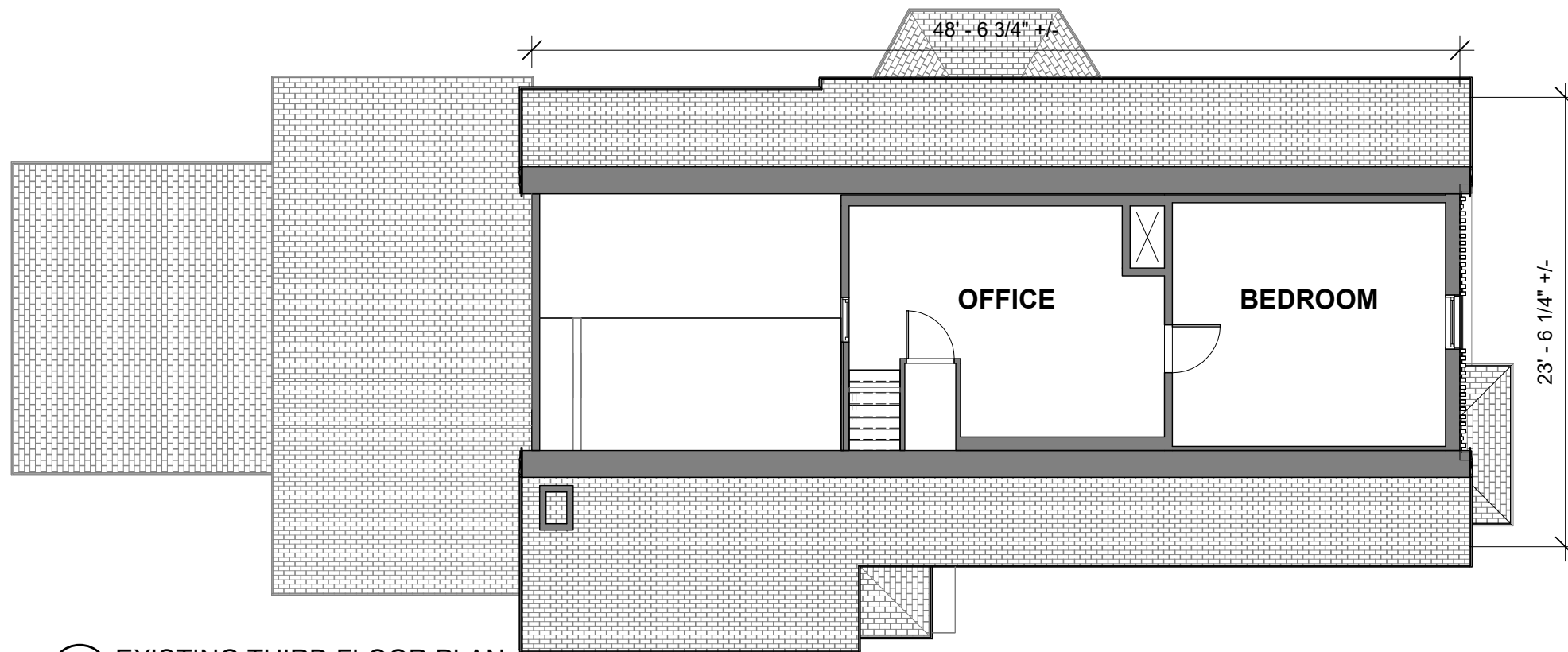
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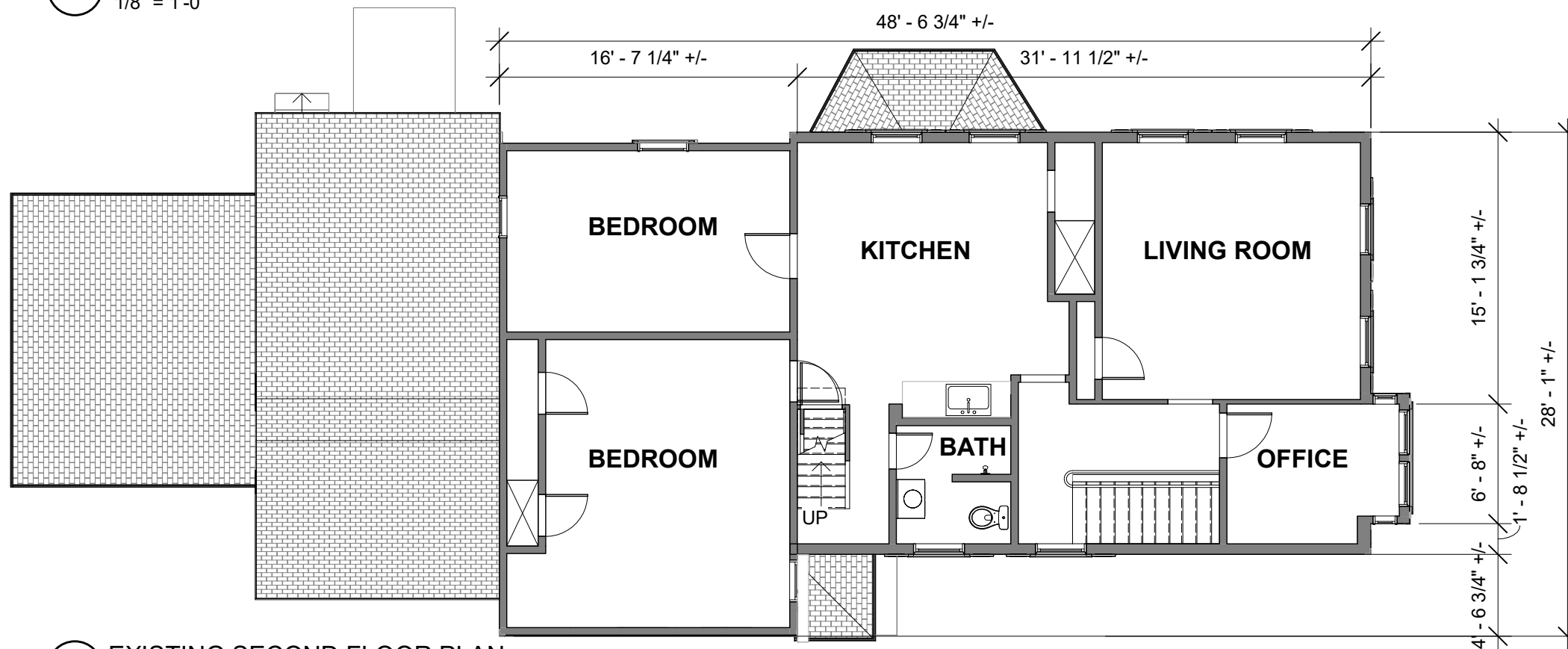
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Scale:





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

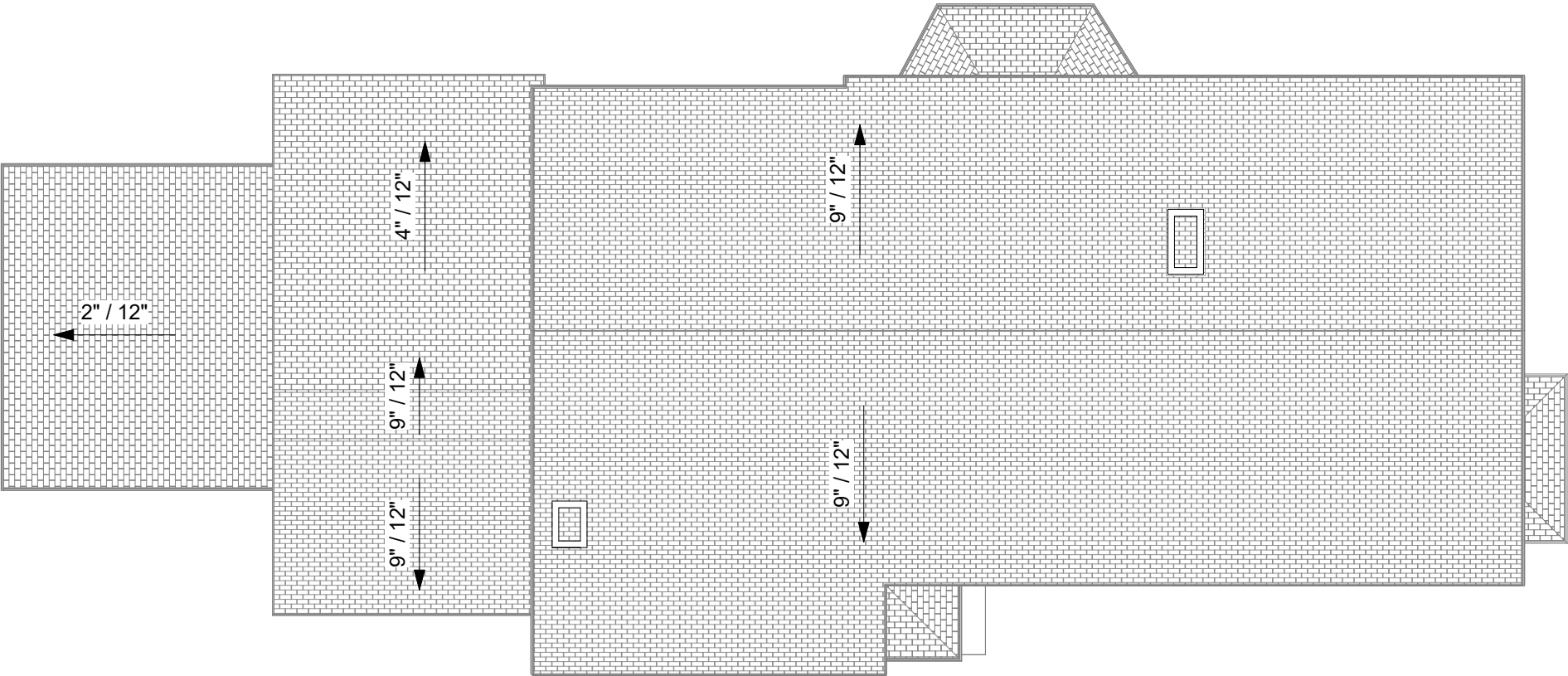
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1 EXISTING ROOF PLAN
1/8" = 1'-0"



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EXISTING FLOOR PLANS

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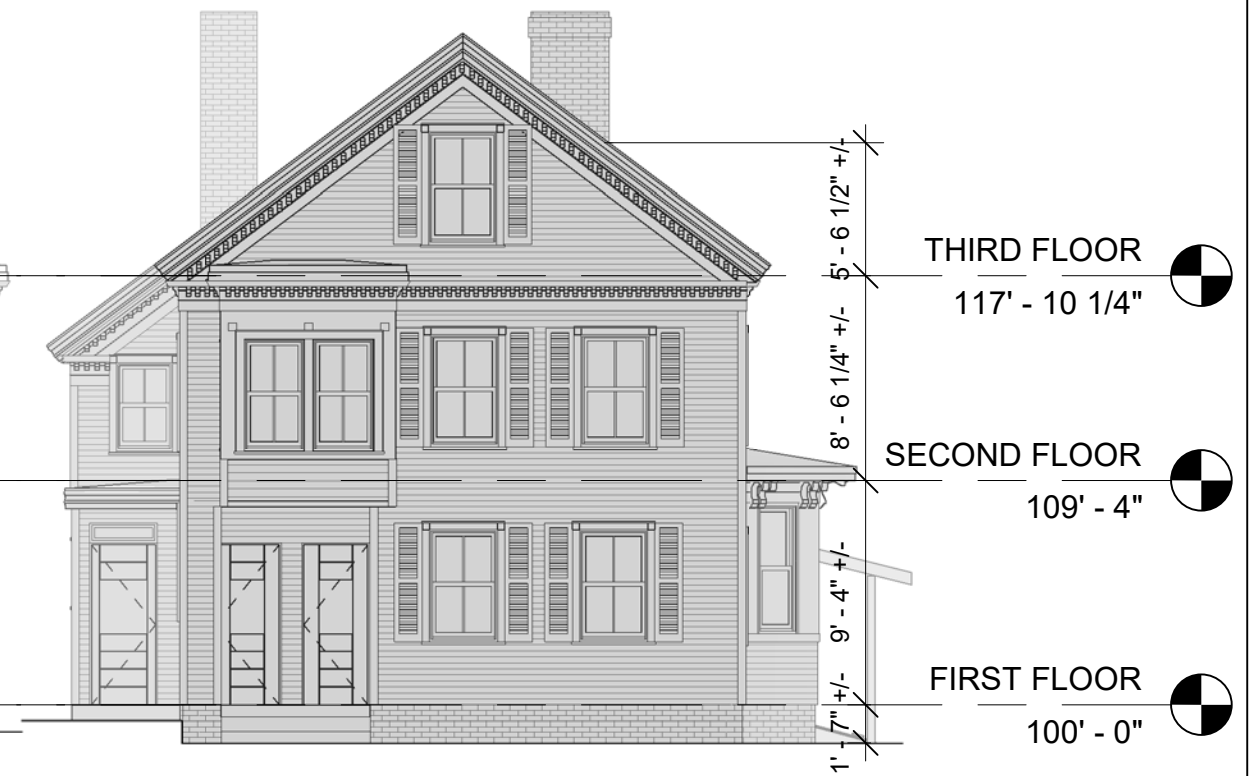


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4 EXISTING WEST ELEVATION
1/8" = 1'-0"



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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EXISTING ELEVATIONS

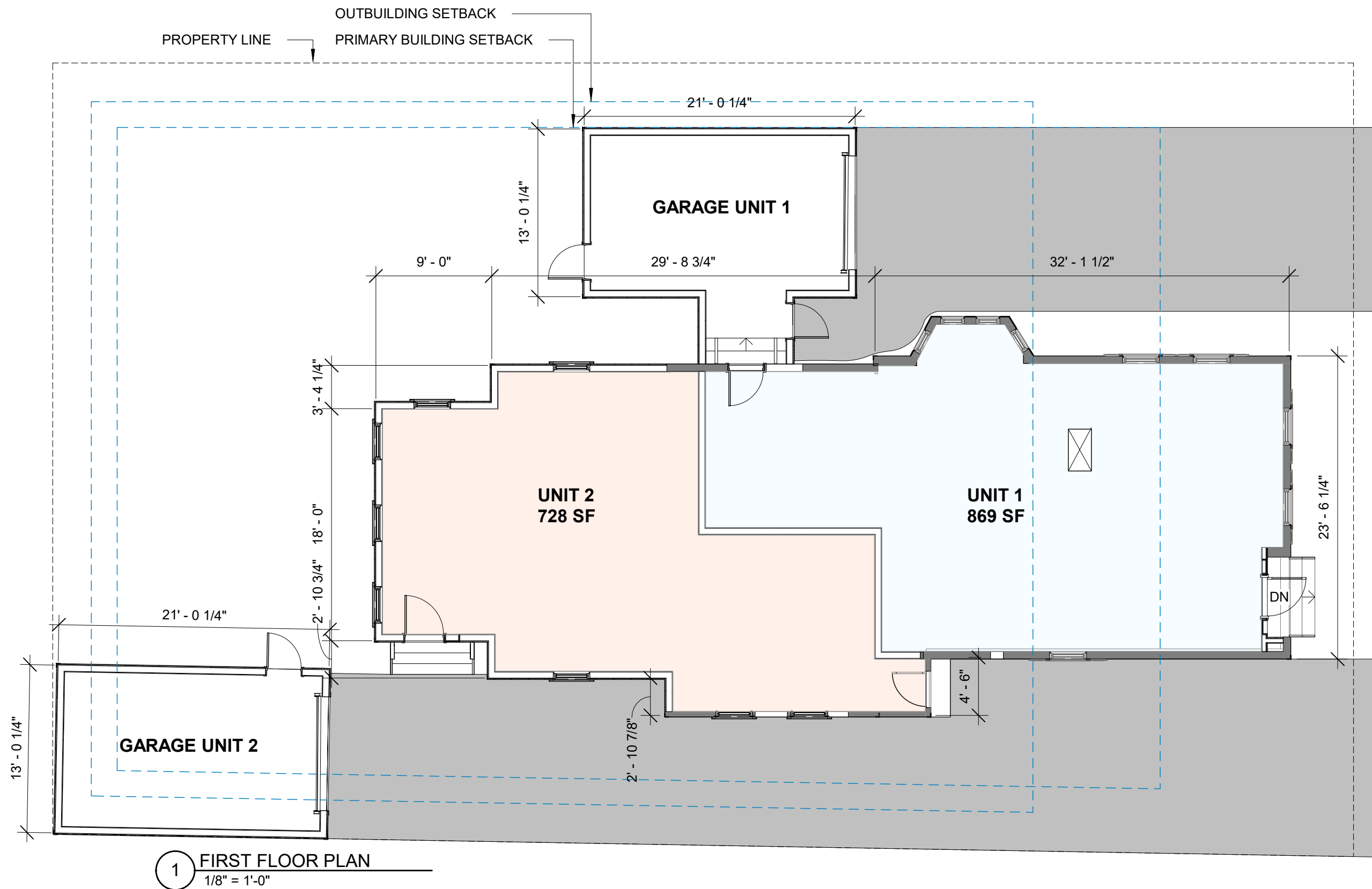
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UNIT AREAS:

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

UNIT 2:
 1ST FLOOR: 728 SF
 2ND FLOOR: 712 SF
 3RD FLOOR: 571 SF
 TOTAL: 2,011 SF

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FLOOR PLANS OPTION 1

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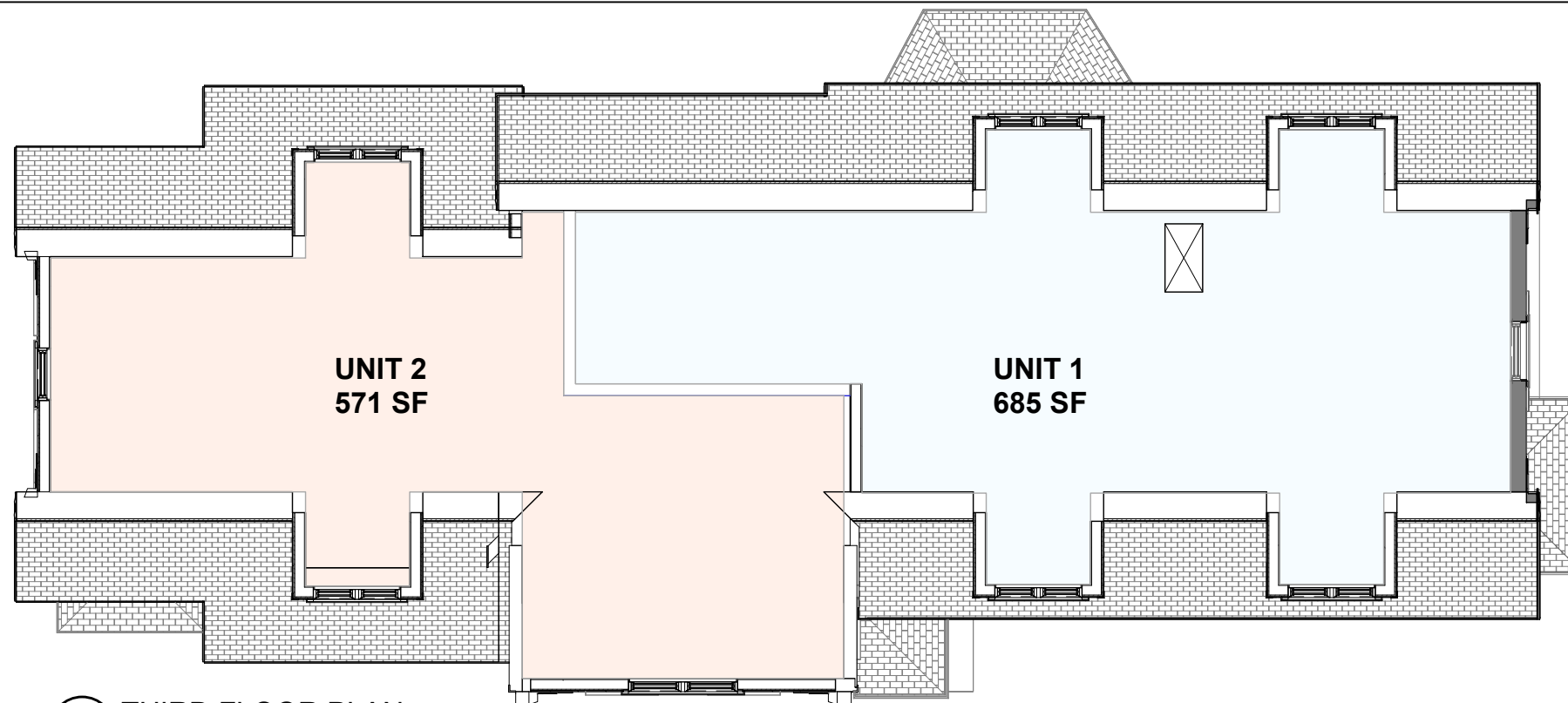
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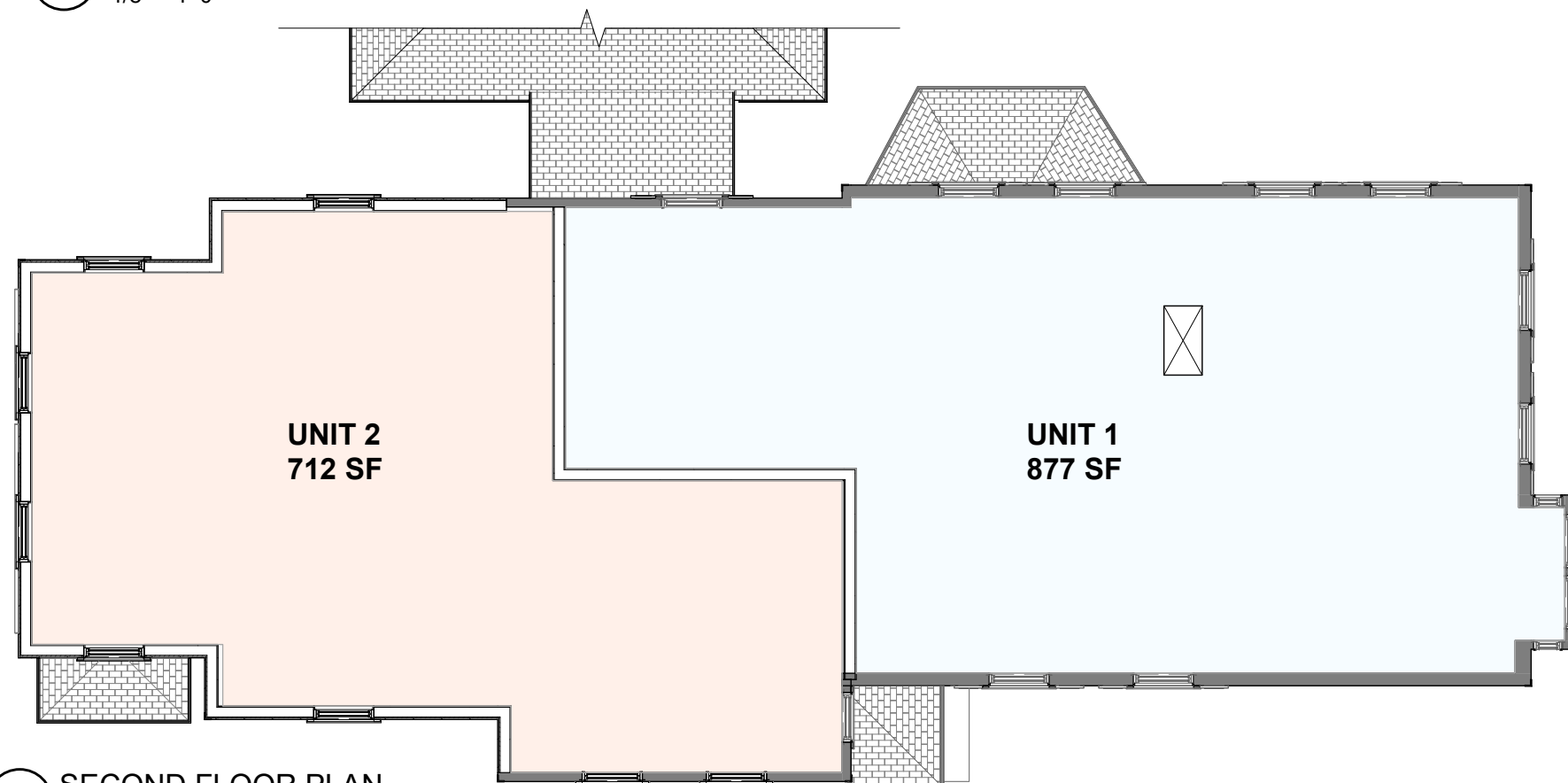
PA: MM / MG

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



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



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

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FLOOR PLANS OPTION 1

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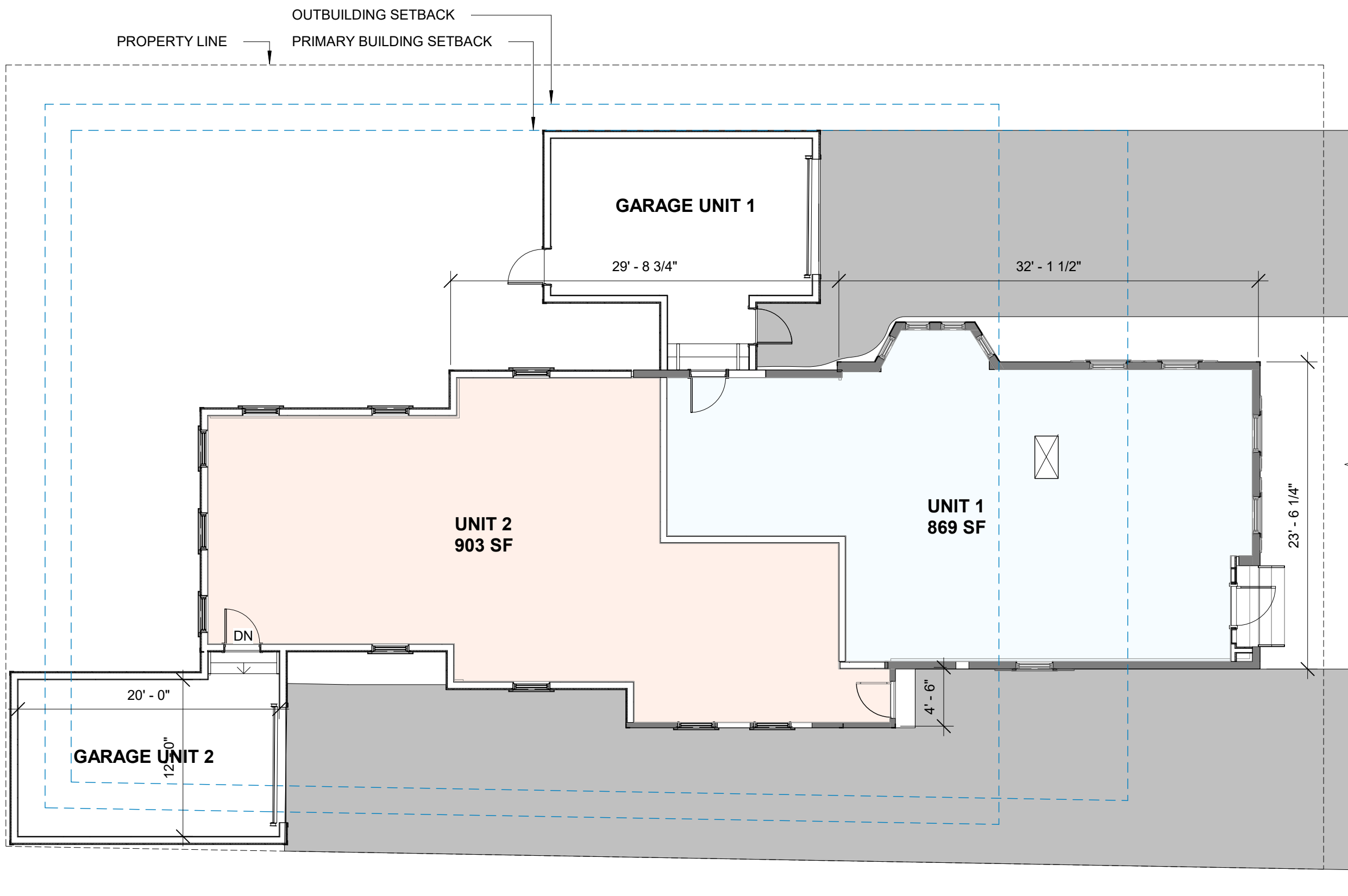
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UNIT AREAS:	
UNIT 1:	
1ST FLOOR:	869 SF
2ND FLOOR:	877 SF
3RD FLOOR:	685 SF
TOTAL:	2,431 SF
UNIT 2:	
1ST FLOOR:	903 SF
2ND FLOOR:	885 SF
3RD FLOOR:	685 SF
TOTAL:	2,473 SF

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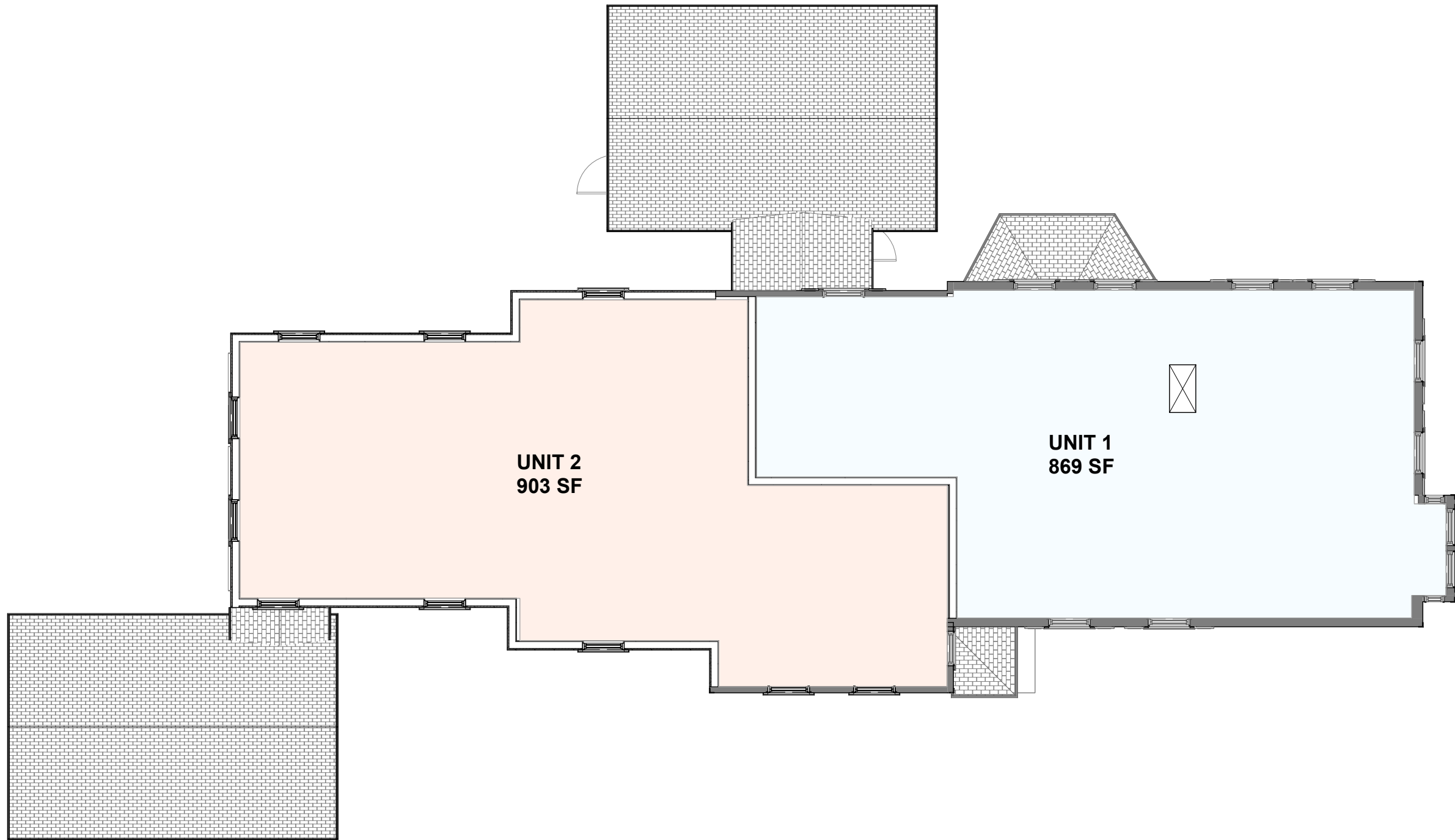
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1 SECOND FLOOR PLAN
1/8" = 1'-0"

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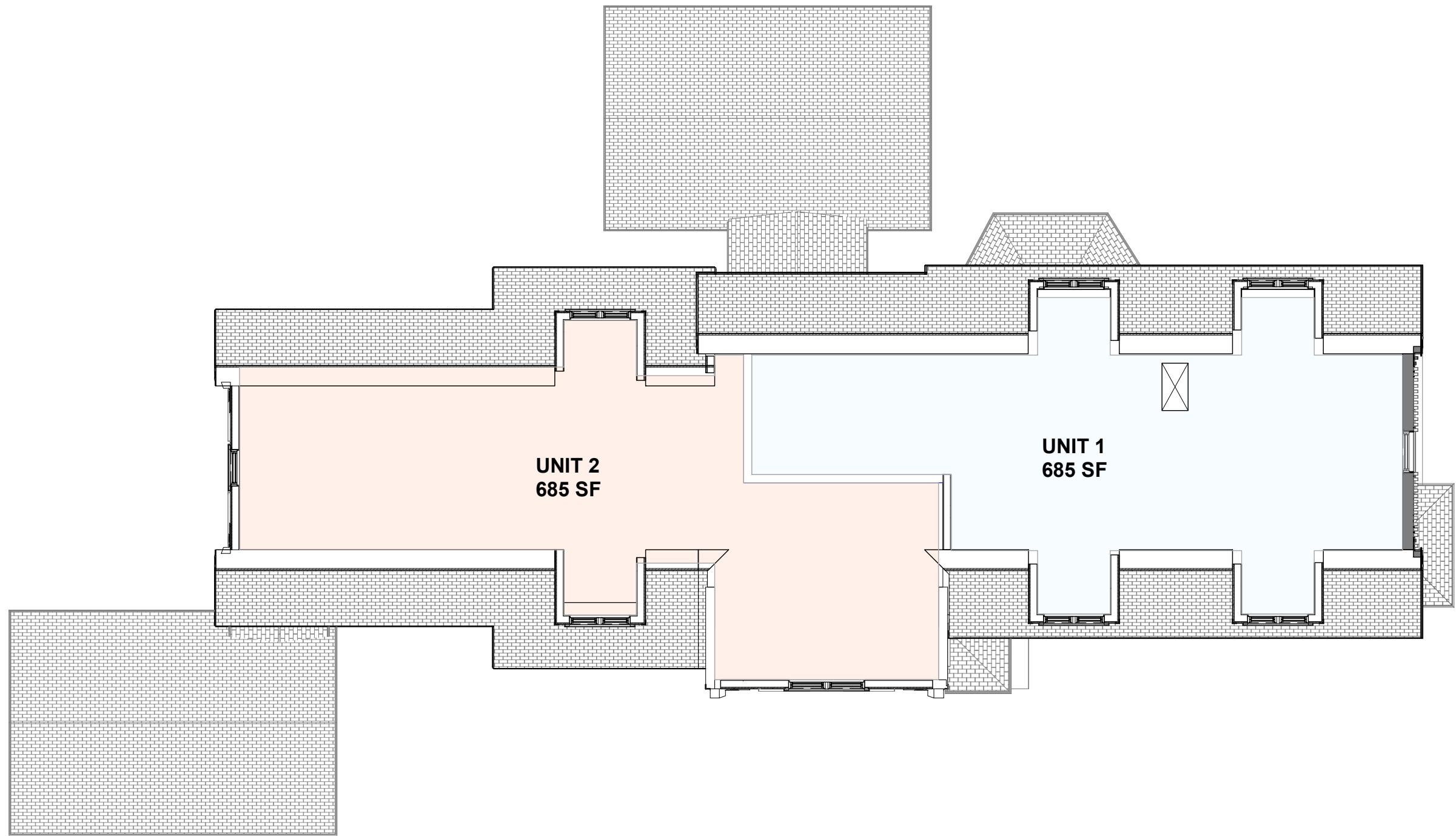
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1 THIRD FLOOR PLAN
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2 WEST ELEVATION
1/8" = 1'-0"



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

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ELEVATIONS OPTION 1

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



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



1 NORTH ELEVATION OPTION 2
1/8" = 1'-0"

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2 WEST ELEVATION OPTION 2
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1 SOUTH ELEVATION OPTION 2
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SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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PERSPECTIVE VIEWS OPTION 1

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SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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PERSPECTIVE VIEWS OPTION 2

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