Historic District Commission
Staff Report – May 4th, 2016

May 4th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:
- Approval of Minutes (4-6-16, 4-13-16)
- Administrative Approvals:
  - 29 Vaughan Street (HVAC)
  - 102 State Street (HVAC)
  - 275 Islington Street (Misc. changes)
  - 28 Walden Street (Window)
  - 34 Cabot Street (Chimney)
  - 21 Dearborn Street (Windows)
  - 138 Congress Street (Roof)
  - 91 Lafayette Street (Windows and trim)

PUBLIC HEARINGS – OLD BUSINESS:
A. 35 Wibird Street (Minor - Windows)
B. 280 South Street (Minor – shed replacement)
C. 591 Middle Street (Minor – Windows)
D. 77 State Street (Minor – Meters)
E. 2 Bow Street (Minor – Lintels and Sills)

PUBLIC HEARINGS – CONSENT AGENDA:
1. 211 Union Street (Minor – Demo)
2. 59 New Castle Ave. (Minor – Chimney)
3. 303 Islington Street (Minor – dormers)

PUBLIC HEARINGS – NEW BUSINESS:
4. 540 Marcy Street (Moderate – Garage and Dormers)
5. 137 New Castle Ave. (Minor – Windows)
6. 14 Hancock Street (Minor – Porch and Deck)

DISCUSSION:
- Final Design Guidelines - Adoption
- Exemptions – Zoning Amendment

May 11th MEETING

WORK SESSIONS:
A. 0 Marcy Street (Moderate – Stage modifications)
B. 127-137 High Street (Moderate – New buildings in rear)
C. 46-64 Maplewood Ave. (Major – 4-5 Story building)
D. 75 Congress Street (Moderate – Parapet & penthouse)
E. 100-101 Chapel Street (Minor – Retaining Wall)
F. 355 Pleasant Street (Moderate – New Two-Family Unit)
G. 25 Maplewood Ave. (Minor – Entrance Modifications)
HISTORIC DISTRICT COMMISSION

MEETING DATES: May 4th and 11th
APPLICATIONS: 26
Historic District Commission

Project Address: 
35 WIBIRD STREET
Permit Requested:  CERTIFICATE OF APPROVAL
Meeting Type:  PUBLIC HEARING #A

I. Neighborhood Context:
- The building is located along the intersection of Wibird and Chauncey Streets. It is surrounded with many 2.5 story wooden structures on relatively small lots with little to no setback from the sidewalk.

J. Staff Comments and/or Suggestions for Consideration:
The proposed application seeks to:
- Replace 7 first floor windows and trim to match the upper floor windows that were previously replaced.
- The proposed windows are double-hung Anderson #00 Woodwright Series windows.

Note – At the 4-6-16 meeting, the HDC requested the applicant pursue a window restoration option. The Planning Department provide a list of three window preservation/restoration specialists. The applicant recently informed us that the cost estimates were nearly twice as high as replacement windows or the firms required up to two years to complete the work.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
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<thead>
<tr>
<th>STAFF</th>
<th>INFO / EVALUATION CRITERIA</th>
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<th>NEIGHBORHOOD CONTEXT</th>
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<td>Project Information</td>
<td>Existing Building</td>
<td>Proposed Building (+/-)</td>
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**MINOR PROJECT**

- WINDOW REPLACEMENT ONLY -

**PROPERTY EVALUATION FORM**

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY 35 WIBIRD STREET Case No.: A. Date: 5-4-16

**HISTORIC DISTRICT COMMISSION MEMBERS**

**BUILDING DESIGN / MATERIALS**

**SITE DESIGN**

**H. Purpose and Intent:**

1. Preserve the integrity of the District:
   - Yes ☐ No ☐
2. Assessment of the Historical Significance:
   - Yes ☐ No ☐
3. Conservation and enhancement of property values:
   - Yes ☐ No ☐
4. Maintain the special character of the District:
   - Yes ☐ No ☐
5. Complement and enhance the architectural and historic character:
   - Yes ☐ No ☐
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - Yes ☐ No ☐

**I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties:
   - Yes ☐ No ☐
2. Compatibility of design with surrounding properties:
   - Yes ☐ No ☐
3. Relation to historic and architectural value of existing structure:
   - Yes ☐ No ☐
4. Compatibility of innovative technologies with surrounding properties:
   - Yes ☐ No ☐
I. Neighborhood Context:
- This contributing structure is located along South Street and is surrounded with many other wood, 2.5 story contributing structures.

J. Staff Comments and Suggestions for Consideration:
- The applicant replace the shed with a two-car garage.
- The proposed garage is still designed as a kit and has a roof-pitch and form that is generally inconsistent with other two-car garages in the Historic District. It is also proposed to be sided with vinyl.
- Note the HDC will hold a site visit on 5-4-16 to determine the architectural significance of the existing shed.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
280 SOUTH STREET – PUBLIC HEARING #8 (MINOR)

MINOR PROJECT
DEMOLISH SHED AND REPLACE WITH TWO-CAR GARAGE ONLY

H. Purpose and intent:
1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character; ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No
Meeting Type:
Permit Requested:
Project

A. Property Information - General:

Existing Conditions:
- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 7,406 SF +/-
- Estimated Age of Structure: NA
- Building Style: Colonial Revival
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle Street
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work: To replace 5 windows and replace the 3rd floor deck.

C. Other Permits Required:
- [ ] Board of Adjustment
- [ ] Planning Board
- [ ] City Council

D. Lot Location:
- [ ] Terminal Vista
- [ ] Gateway
- [✓] Mid-Block
- [ ] Intersection / Corner Lot
- [ ] Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:
- [✓] Principal
- [ ] Accessory
- [ ] Demolition

F. Sensitivity of Context:
- [ ] Highly Sensitive
- [ ] Sensitive
- [✓] Low Sensitivity
- [ ] “Back-of-House”

G. Design Approach (for Major Projects):
- [ ] Literal Replication (i.e. 6-16 Congress, Jardiniere Building, 10 Pleasant Street)
- [ ] Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- [ ] Abstract Reference (i.e., Parkview, 51 Islington, 55 Congress Street)
- [ ] Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- [ ] Consent Agenda (i.e. very small alterations, additions or expansions)
- [✓] Minor Project (i.e. small alterations, additions or expansions)
- [ ] Moderate Project (i.e., significant additions, alterations or expansions)
- [ ] Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- The building is located along Middle Street. It is surrounded with many contributing structures ranging from 2.5 to 3 stories in height. The neighborhood is predominantly made up of a wide range of 2.5 - 3 story wood-sided structures on lots with small setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:
- The applicant is proposing to:
  - Replace 2 windows on the 2nd floor of the front façade.
  - At the 4-4-16 meeting the HDC recommended that the applicant attempt to replicate the same style and muffin pattern of historic windows. The applicant has indicated that the proposed replacement window is a better match than what was previously proposed.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map
A. Property Information - General:

Existing Conditions:
- Zoning District: CDS
- Land Use: Mixed Use
- Land Area: 5,880 SF +/-
- Estimated Age of Structure: ca. 1916
- Building Style: Colonial Revival
- Historical Significance: Contributing (former Army/Navy building)
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To install HVAC vents & transformer & relocate the gas monitors.

C. Other Permits Required:
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:
- ☑ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☑ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:
- ☑ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:
- ☐ Highly Sensitive
- ☑ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach for Major Projects:
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinier Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Parkview, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☑ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- The building is located along State Street and the Wright Ave parking lot. It is surrounded with many brick and wood-sided 2-5 & 3.5 story mixed-use structures with no setbacks.

J. Staff Comments and/or Suggestions for Consideration:
- The Applicant is proposing to:
  - Note at the 4-6-16 meeting, the HDC requested that the applicant coordinate with Unitel and try to relocate the gas meters into the basement or ground-floor level of the building. I believe that an agreement to do so has been made so this item may be withdrawn from the agenda.

K. Aerial Image, Street View and Zoning Map:
## 66-67 STATE STREET – PUBLIC HEARING #9 (MINOR PROJECT)

### MINOR PROJECT
- INSTALL GAS METERS ONLY –

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
<th>Surrounding Structures (Average)</th>
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<td>Building Coverage (% Building on the Lot)</td>
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### PROJECT REVIEW ELEMENT

#### CONTEXT
- 8 Scale (i.e. height, volume, coverage...)
- 9 Placement (i.e. setbacks, alignment...)
- 10 Massing (i.e. modules, banding, setbacks...)
- 11 Architectural Style (i.e. traditional - modern)
- 12 Roofs
- 13 Style and Slope
- 14 Roof Projections (i.e. chimneys, vents, dormers...)
- 15 Roof Materials
- 16 Cornice Line
- 17 Eaves, Gutters and Downspouts
- 18 Walls
- 19 Siding / Material
- 20 Projections (i.e. bays, balconies...)
- 21 Doors and Windows
- 22 Window Openings and Proportions
- 23 Window-Casing/ Trim
- 24 Window Shutters / Hardware
- 25 Awnings
- 26 Doors
- 27 Porches and Balconies
- 28 Projections (i.e. porch, portico, canopy...)
- 29 Landings / Steps / Stoop / Railings
- 30 Lighting (i.e. wall, post...)
- 31 Signs (i.e. projecting, wall...)
- 32 Mechanicals (i.e. HVAC, generators)
- 33 Decks
- 34 Garages/ Barns / Sheds (i.e. doors, placement...)
- 35 Fence / Walls (i.e. materials, type...)
- 36 Grading (i.e. ground floor height, street edge...)
- 37 Landscaping (i.e. gardens, planters, street trees...)
- 38 Driveways (i.e. location, material, screening...)
- 39 Parking (i.e. location, access, visibility...)
- 40 Accessory Buildings (i.e. sheds, greenhouses...)

### APPROPRIATENESS
- Appropriate
- Inappropriate

### PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**
**PROPERTY: 66-67 STATE STREET Case No.3 Date: 5-4-16**

#### Decision:
- Approved with stipulations
- Approved
- Continued
- Postponed
- Denied

#### Purpose and Intended:
1. Preserve the integrity of the District:  
   - Yes
   - No
2. Assessment of the Historical Significance:  
   - Yes
   - No
3. Conservation and enhancement of property values:  
   - Yes
   - No
4. Maintain the special character of the District:  
   - Yes
   - No
5. Complement and enhance the architectural and historic character:  
   - Yes
   - No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  
   - Yes
   - No

#### Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties:  
   - Yes
   - No
2. Compatibility of design with surrounding properties:  
   - Yes
   - No
3. Relation to historic and architectural value of existing structure:  
   - Yes
   - No
4. Compatibility of innovative technologies with surrounding properties:  
   - Yes
   - No
Historic District Commission

Project Address: 2 BOW STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #E

A. Property Information - General:
   - Meeting Type: Permit Requested
   - Project: Public Hearing

B. Proposed Work:
   - To replace the wood sills and lintels with granite.

C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished:
   - Principal
   - Accessory
   - Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - “Back-of-House”

G. Design Approach (for Major Projects):
   - Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e., significant additions, alterations or expansions)
   - Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
   - The building is located along Bow Street. It is surrounded by many brick 2-3 story historic structures with shallow front yard setbacks with gardens, patios and walkways.

M. Staff Comments and/or Suggestions for Consideration:
   - The applicant is proposing to:
     - Replace the wood sills and lintels with granite.
     - They are proposing the same design to match the existing profile and the method used on the Gas Light building – 64 Market Street – that is included as shown in the application.
     - Note that the wood sill and lintels may be original and represent a unique detail that other buildings located within the Historic District.
   - Note, at the 4-6-16 meeting, the HDC recommended that the original wood lintels and sills be inspected and either repaired or replaced in kind. If that is the approach taken here this item may be withdrawn from the agenda.

N. Aerial Image, Street View and Zoning Map:

   Aerial Image, Street View Image

   Zoning Map
### 2 Bow Street – Public Hearing #E (Minor)

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<tr>
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<td>40 Accessory Buildings (i.e. sheds, greenhouses...)</td>
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### Historic District Commission Members

<table>
<thead>
<tr>
<th>Building Design / Materials</th>
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<tbody>
<tr>
<td>1. Purpose and Intent:</td>
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<tr>
<td>1. Preserve the integrity of the District:</td>
</tr>
<tr>
<td>2. Assessment of the Historical Significance:</td>
</tr>
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<td>3. Conservation and enhancement of property values:</td>
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<td>1. Review Criteria / Findings of Fact:</td>
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<td>3. Relation to historic and architectural value of existing structure:</td>
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<tr>
<td>4. Compatibility of innovative technologies with surrounding properties:</td>
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</tbody>
</table>

### Minor Project – Install New Sills and Lintel Only –
Historic District Commission

Project Address: 211 UNION STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:
   Existing Conditions:
   - Zoning District: Urban General (CD4)
   - Land Use: Vacant
   - Land Area: 7,460 SF +/-
   - Estimated Age of Structure: c. 1860
   - Building Style: Greek Revival/Modern
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from Bridge Street
   - Unique Features: NA
   - Neighborhood Association: Downtown

B. Proposed Work: Remove and Replace building with a 3.5 story mixed-use building.

C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished/ Constructed:
   - Principal
   - Accessory
   - Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - “Back-of-House”

G. Design Approach (for Major Projects):
   - Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e. significant additions, alterations or expansions)
   - Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
   - The building is located in the edge of the downtown business district on Bridge Street and is surrounded by a wide variety of focal and contributing structures with no front yard setbacks.

J. Staff Comments and/ or Suggestions for Consideration:
   - This project received a variance on 3-15-16 to replace the existing building with a traditionally designed three-story multi-family building.
   - The project is only before the HDC as a small corner of the building proposed for demolition is located within the historic district along Middle Street.
   - Notably, the replacement building is not located within the district so its design if not jurisdictional to the HDC’s review criteria.

K. Aerial Image, Street View and Zoning Map:

Aerial and Streetview Image

Zoning Map

HISTORIC SURVEY RATING

C
## Major Project

**- Demolition of a Structure Only -**

<table>
<thead>
<tr>
<th>Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
<th>Surrounding Structures (Average)</th>
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<tbody>
<tr>
<td>Existing Building</td>
<td>Project Information</td>
<td>GENERAL BUILDING INFORMATION</td>
<td>(ESTIMATED FROM THE TAX MAPS &amp; ASSURERS’ INFO)</td>
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### Criteria

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<td>2. Floor Area Ratio (GFA/Lot Area)</td>
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<tr>
<td>3. Building Height / Street Wall Ratio</td>
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<tr>
<td>4. Building Height / Zoning Feet</td>
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<tr>
<td>5. Building Height - Street Wall / Corrige (Feet)</td>
</tr>
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<td>6. Number of Stories</td>
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<td>7. Building Coverage % (Building on the Lot)</td>
</tr>
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### Project Review Element

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<th>HDC Suggestions</th>
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<td>Placement (i.e. setbacks, alignment...)</td>
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<td>Massing (i.e. modules, banding, stepbacks...)</td>
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<tr>
<td>Architectural Style (i.e. traditional modern)</td>
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<tr>
<td>Roofs</td>
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<td>Style and Slope</td>
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<td>Corrige Line</td>
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<td>Number and Material</td>
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<tr>
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<td>Parking (i.e. location, access, visibility...)</td>
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<td>Inappropriate</td>
</tr>
<tr>
<td>Scrape (i.e. deck, driveway, garage...)</td>
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</tr>
</tbody>
</table>

### Purpose and Intent:

1. Preserve the integrity of the District: **Yes**
2. Assessment of the Historical Significance: **Yes**
3. Conservation and enhancement of property values: **Yes**
4. Maintain the special character of the District: **Yes**
5. Complement and enhance the architectural and historic character: **Yes**
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: **Yes**

### Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: **Yes**
2. Compatibility of design with surrounding properties: **Yes**
3. Relation to historic and architectural value of existing structure: **Yes**
4. Compatibility of innovative technologies with surrounding properties: **Yes**
Historic District Commission

Project Address: 59 NEW CASTLE AVE.
 Permit Requested: CERTIFICATE OF APPROVAL
 Meeting Type: PUBLIC HEARING #2

Existing Conditions:
- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 3,560 sf +/-
- Estimated Age of Structure: c. 1820
- Building Style: Queen Anne
- Historical Significance: Contributing
- Public View of Proposed Work: South End
- Unique Features: NA
- Neighborhood Association: Little Harbor Neighborhood

B. Proposed Work: To remove a chimney and kitchen greenhouse window.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinier Building, 10 Pleasant Street)
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H. Project Type:
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- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

J. Neighborhood Context:
- The building is located along New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

K. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
  - Remove a single brick chimney (4’ tall);
  - Note, at the 4-6-16 meeting, the HDC requested that the applicant explore options to retain and support the exposed chimney above the roofline.
- The applicant had a structural engineer review the chimney and he recommends against this option.

L. Aerial Image, Street View and Zoning Map:
## MINOR PROJECT

### – REMOVE CHIMNEY ONLY –

### GENERAL BUILDING INFORMATION

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
<th>Surrounding Structures (Average)</th>
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<td>Building Height – Street Wall / Cornice (Feet)</td>
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#### PROJECT REVIEW ELEMENT

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<td>Commercial</td>
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<td>Accessory Buildings (i.e. sheds, greenhouses,...)</td>
<td></td>
<td>Appropriate</td>
<td>Inappropriate</td>
</tr>
</tbody>
</table>

### REVIEW CRITERIA / FINDINGS OF FACT

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☑ No  
2. Compatibility of design with surrounding properties: ☐ Yes ☑ No  
3. Relation to historic and architectural value of existing structure: ☐ Yes ☑ No  
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☑ No  
5. Maintain the special character of the District: ☐ Yes ☑ No  
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☑ No
Historic District Commission

Project Address: 303 ISLINGTON STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:
   - Existing Conditions:
     - Zoning District: General Residence C (GRC)
     - Land Use: Multi-Family
     - Land Area: 4,174 SF +/-
     - Estimated Age of Structure: NA
     - Building Style: NA
     - Historical Significance: Contributing
     - Public View of Proposed Work: View from Islington and Rockingham Streets
     - Unique Features: NA
     - Neighborhood Association: Islington Creek
   - Proposed Work: Add dormer(s) along Islington and Rockingham and add rear addition.

B. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

C. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

D. Existing Building to be Altered/ Demolished / Constructed:
   - Principal
   - Accessory
   - Significant Demolition

E. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - “Back-of-House”

F. Design Approach for Major Projects:
   - Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e. significant alterations, additions or expansions)
   - Major Project (i.e. very significant alternations, additions or expansions)

O. Neighborhood Context:
   - The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures with shallow or no front yard setbacks on relatively small lots

J. Background & Suggested Action:
   - The applicant proposed to:
     - Add an addition and dormers to Islington and Rockingham Streets
     - Note that this project was recently approved but the permits lapsed as the owner did not seek an extension within the extension request period.

K. Aerial Image, Street View and Zoning Map:

---

Historic Survey Rating C
# 303 Islington Street – Public Hearing #3 (Moderate)

## Project Information

**Existing Building**

### General Building Information

1. **Floor Area Ratio (FAR)**
2. **Building Height**
3. **Building Height – Zoning (Feet)**
4. **Building Height – Street Wall / Corinice (Feet)**
5. **Number of Stories**
6. **Building Coverage (%)**

### Proposed Building (+/-)

### Abutting Structures

### Surrounding Structures

## STAFF

### Project Review Element

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
<th>Applicant’s Comments</th>
<th>HDC Suggestions</th>
<th>Appropriateness</th>
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<tr>
<td>01</td>
<td>General Building Information</td>
<td>(Estimated from the Tax Maps &amp; Assessor’s Info)</td>
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<tr>
<td>02</td>
<td>Moderate Project – Dormers, Side Roof, Deck and Rear Addition Only</td>
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</tbody>
</table>

## Historic District Commission Members

### Building Design, Materials

1. **Structure**
2. **Architectural Style**
3. **Style and Slope**
4. **Roof Lines**
5. **Cornice Line**
6. **Eaves, Gutters and Downspouts**
7. **Walls**
8. **Roof / Material**
9. **Projections (e.g., bays, balconies)**
10. **Doors and Windows**
11. **Window Openings and Proportions**
12. **Window Casing/ Trim**
13. **Window Shutters / Hardware**
14. **Storm Windows / Screens**
15. **Doors**
16. **Porches and Balconies**
17. **Projections (e.g., porches, portico, canopy)**
18. **Landings / Steps / Stoop / Railings**
19. **Lighting (e.g., wall, post)**
20. **Signs (e.g., projecting, wall)**
21. **Mechanicals (e.g., HVAC, generators)**
22. **Decks**
23. **Garages / Barns / Sheds (e.g., doors, placement)**
24. **Fence / Walls / Screenwalls (e.g., materials, type)**
25. **Grading (e.g., ground floor height, street edge)**
26. **Landscaping (e.g., gardens, planters, street trees)**
27. **Driveways (e.g., location, material, screening)**
28. **Parking (e.g., location, access, visibility)**
29. **Accessory Buildings (e.g., sheds, greenhouses)**

### Site Design

1. **Maintenance of the special character of the District:**
2. **Conservation and enhancement of historical sustainability:**
3. **Conservation and enhancement of property values:**
4. **Maintain the special character of the District:**
5. **Complete and enhance the architectural and historic character:**
6. **Promote the education, pleasure and welfare of the District to the city residents and visitors:**

## Purpose and Intent:

1. **Consistent with special and defining character of surrounding properties:**
2. **Compatibility of design with surrounding properties:**
3. **Relation to historic and architectural value of existing structure:**
4. **Compatibility of innovative technologies with surrounding properties:**

---

**Note:** The above content is a sample representation of the information contained in the document. The actual data may vary.
Historic District Commission

Project Evaluation Form: 540 MARCY STREET
Certificate of Approval
Public Hearing #4

A. Property Information - General:
- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,228 +/- SF
- Estimated Age of Structure: c.1875
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Limited view from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Replace a shed with a garage, add dormers and screen porch.

C. Other Permits Required:
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:
- ☐ Terminal Vista
- ☐ Gateway
- ☑ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:
- ☑ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:
- ☐ Highly Sensitive
- ☑ Sensitive
- ☐ Low Sensitivity
- “Back-of-House”

G. Design Approach for Major Projects:
- ☑ Literal Replication (i.e. 6-16 Congress, Jardinier Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☑ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- ☑ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Major Project (i.e. significant alterations, additions or expansions)
- ☐ Other (i.e. mechanical systems, lighting, signs...)

J. Neighborhood Context:
- The 2.5 story historic structure is located along Marcy Street is surrounded by a wide variety of contributing structures that are primarily small single family wood houses situated on small lots with shallow setbacks from the street edge. Many structures in the neighborhood are non-conforming to the dimensional regulations. Importantly, shed dormers (of any type) are not representative of the rear lots along Marcy Street.

J. Staff Comments and/ or Suggestions for Consideration:
- The applicant proposes to demolish the existing shed and replace it with a new garage. They also propose to add two dormers and a screen to the existing porch.
- At the 4-4-16 meeting, the HDC suggested minor changes and generally supported the application.

K. Aerial Image, Street view and Zoning Map:

- Aerial and Street View Images
- Zoning Map

HISTORIC SURVEY RATING
C
# Property Evaluation Form

**540 Marcy Street – Public Hearing #4 (Minor Project)**

## INFO/EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>STAFF</th>
<th>GENERAL BUILDING INFORMATION</th>
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<tbody>
<tr>
<td>No.</td>
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<td>Grass Floor Area (SF)</td>
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<td>Floor Area Ratio (GF/A Lot Area)</td>
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<td>3</td>
<td>Building Height / Street-Wall Ratio</td>
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<tr>
<td>4</td>
<td>Building Height - Zoning Feet</td>
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<tr>
<td>5</td>
<td>Building Height - Street Wall / Corrice (Feet)</td>
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<tr>
<td>6</td>
<td>Number of Stories</td>
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<tr>
<td>7</td>
<td>Building Coverage % (Building on the Lot)</td>
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## PROJECT REVIEW ELEMENT

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<thead>
<tr>
<th>CONTEXT</th>
<th>HDC COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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<td>Scale (i.e. height, volume, coverage...)</td>
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<tr>
<td>9</td>
<td>Placement (i.e. setbacks, alignment...)</td>
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<tr>
<td>10</td>
<td>Massing (i.e. modules, banding, stepbacks...)</td>
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<td>Architectural Style (i.e. traditional/modern)</td>
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<td>Roofs</td>
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<td>Style and Slope</td>
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<tr>
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<td>Roof Projections (i.e. chimneys, vents, dormers...)</td>
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<td>15</td>
<td>Roof Materials</td>
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<td>Eaves, Gutters and Downspouts</td>
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<td>19</td>
<td>Siding / Material</td>
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<td>20</td>
<td>Projections (i.e. bays, balconies...)</td>
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<td>Doors and Windows</td>
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<td>Projections (i.e. porch, portico, canopy...)</td>
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<td>Landings / Steps / Stoop / Railings</td>
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<tr>
<td>30</td>
<td>Lighting (i.e. wall, post...)</td>
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<td>31</td>
<td>Signs (i.e. projecting, wall...)</td>
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<tr>
<td>32</td>
<td>Mechanicals (i.e. HVAC, generation)</td>
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<tr>
<td>33</td>
<td>Decks</td>
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<td>Garages / Barns / Sheds (i.e. doors, placement...)</td>
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<td>35</td>
<td>Fence / Walls (i.e. materials, type...)</td>
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<td>Grading (i.e. ground floor height, street edge...)</td>
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<td>Landscaping (i.e. gardens, planters, street trees...)</td>
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<tr>
<td>38</td>
<td>Driveways (i.e. location, material, screening...)</td>
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</tbody>
</table>

## Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

## Review Criteria / Findings of Fact:

1. Compatible with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility with existing structures: ☐ Yes ☐ No
3. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No
4. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
Historic District Commission

M. Neighborhood Context:
- The building is located along New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

N. Staff Comments and/or Suggestions for Consideration:
The Application is proposing to:
- Remove and replace all the windows on the house with Anderson A Series, simulated divided light windows with exterior grills.
- The double-hung windows are proposed to change from 6/6 to 4/1;
- A casement window is proposed for each bedroom.
- The windows will be black.

O. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING

C
<table>
<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
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<th>Abutting Structures (Average)</th>
<th>Surrounding Structures (Average)</th>
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</tbody>
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### HISTORIC DISTRICT COMMISSION MEMBERS

| S/C DESIGN | BUILDING DESIGN & MATERIALS | CONTEXT | STAFF |

### PROPERTY EVALUATION FORM

**PROPERTY:** 137 NEW CASTLE AVE.
**COMMISSION:** PORTSMOUTH HISTORIC DISTRICT COMMISSION
**CASE NO.:** 5

**APPROPRIATENESS:**
- **appropriate**
- **inappropriate**

**APPROVED WITH STIPULATIONS**
- **Denied**
- **Postponed**
- **Continued**

**DATE:** 5-4-16

### MINOR PROJECT
- **REMOVE WINDOWS ONLY**

### H. Purpose and Intent:

1. Preserve the integrity of the District:  
   - **Yes**  
   - **No**
2. Assessment of the Historical Significance:  
   - **Yes**  
   - **No**
3. Conservation and enhancement of property values:  
   - **Yes**  
   - **No**
4. Maintain the special character of the District:  
   - **Yes**  
   - **No**
5. Complement and enhance the architectural and historic character:  
   - **Yes**  
   - **No**
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  
   - **Yes**  
   - **No**

### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  
   - **Yes**  
   - **No**
2. Compatibility of design with surrounding properties:  
   - **Yes**  
   - **No**
3. Relation to historic and architectural value of existing structure:  
   - **Yes**  
   - **No**
4. Compatibility of innovative technologies with surrounding properties:  
   - **Yes**  
   - **No**
The building is located within Strawbery Banke and is surrounded by many focal and contributing structures. The neighborhood is predominantly 2.5-story wood structures on small lots with little to no setback from the sidewalk and small front lawns/ gardens.

K. Aerial Images and Maps:

The applicant proposed to add an enclosed porch to the Visitor Center, add a deck, patio and brick walkway.
### INFO/ EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>STAFF</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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</thead>
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<tr>
<td></td>
<td>Project Information</td>
<td>Existing Building</td>
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<tr>
<td>#### GENERAL BUILDING INFORMATION</td>
<td>(ESTIMATED FROM THE TAX MAPS &amp; ASSessor’s INFO)</td>
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#### PROJECT REVIEW ELEMENT

<table>
<thead>
<tr>
<th>Number</th>
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<th>HDC COMMENTS</th>
<th>HDC SUGGESTIONS</th>
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<td>Scale (i.e., height, volume, coverage...)</td>
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<td>9</td>
<td>Placement (i.e., setback, alignment...)</td>
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<td>10</td>
<td>Massing (i.e., modules, banding, setbacks...)</td>
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<td>11</td>
<td>Architectural Style (i.e., traditional – modern)</td>
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<td>12</td>
<td>Roofs</td>
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<td>13</td>
<td>Style and Slope</td>
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<td>14</td>
<td>Roof Projections (i.e., chimneys, vents, dormers...)</td>
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<td>15</td>
<td>Roof Materials</td>
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<td>Soves, Gutters and Downspouts</td>
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<td>Walls</td>
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<td>19</td>
<td>Number and Material</td>
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<td>20</td>
<td>Projections (i.e., bays, balconies...)</td>
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<td>21</td>
<td>Doors and Windows</td>
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<td>22</td>
<td>Window Openings and Proportions</td>
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<td>23</td>
<td>Window Casing/ Trim</td>
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<td>Window Shutters / Hardware</td>
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<td>25</td>
<td>Awnings</td>
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<td>26</td>
<td>Doors</td>
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<td>27</td>
<td>Porches and Balconies</td>
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<td>28</td>
<td>Projections (i.e., porch, portico, canopy...)</td>
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<td>29</td>
<td>Landings / Steps / Stoop / Railings</td>
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<td>30</td>
<td>Lighting (i.e., wall, post...)</td>
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<td>31</td>
<td>Signs (i.e., projecting, wall...)</td>
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<td>32</td>
<td>Mechanicals (i.e., HVAC, generators)</td>
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<td>33</td>
<td>Decks</td>
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<td>34</td>
<td>Garages (i.e., doors, placement...)</td>
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<td>35</td>
<td>Fence / Walls (i.e., material, type...)</td>
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<td>36</td>
<td>Grading (i.e., ground floor height, street edge...)</td>
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<td>37</td>
<td>Landscaping (i.e., gardens, planters, street trees...)</td>
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<td>38</td>
<td>Driveways (i.e., location, material, screening...)</td>
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<td>39</td>
<td>Parking (i.e., location, access, visibility...)</td>
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<tr>
<td>40</td>
<td>Accessory Buildings (i.e., sheds, greenhouses...)</td>
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</table>

### MINOR PROJECT
- INSTALL PORCH, PATIO, DECK AND WINDOW ONLY -

### PROPERTY EVALUATION FORM

#### PROPERTY: 14 HANCOCK STREET
Case No.: 6
Date: 5-4-16

HISTORIC DISTRICT COMMISSION MEMBERS

### Historic Design

#### SITE DESIGN

#### BUILDING DESIGN MATERIALS

### H. Purpose and intent:
1. Preserve the integrity of the District: Yes No
2. Assessment of the Historical Significance: Yes No
3. Conservation and enhancement of property values: Yes No
4. Maintain the special character of the District: Yes No
5. Complement and enhance the architectural and historic character: Yes No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: Yes No

### I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: Yes No
2. Compatibility of design with surrounding properties: Yes No
3. Relation to historic and architectural value of existing structure: Yes No
4. Compatibility of innovative technologies with surrounding properties: Yes No

Historic District Commission
0 MARCY STREET / PRESCOTT PARK
CERTIFICATE OF APPROVAL
WORK SESSION #A

A. Property Information - General:
- Zoning District: Municipal (M)
- Land Use: Public Park
- Land Area: 133,485 +/- SF
- Estimated Age of Structure: NA
- Building Style: Modern Stage
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: Limited view from Marcy Street
- Unique Features: Public Park with Historical Significance
- Neighborhood Association: South End

B. Proposed Work:
- Remove and replace the stage and control booth.

C. Other Permits Required:
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:
- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:
- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:
- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

K. Neighborhood Context:
- The stage structure and performance area is located along Marcy Street and is surrounded by a wide
  variety of contributing structures along Marcy Street and many open spaces within Prescott Park.

K. Staff Comments and/ or Suggestions for Consideration:
- The applicant proposes to:
  - Demolish the existing stage and control booth and construct a new stage and control booth
    in a new location. A canopy will be added to the stage.
  - Note that the Applicant has submitted revised plans to reflect the comments from the December work session. However, given the project design is on-going, as well as the review from the Attorney General’s office, further revisions will be provided to the HDC for the 4/15/16 meeting.
  - As discussed at the last work session, given the concerns for the limit of work of the
    performance area and how it impacts other areas of the park as well as pedestrian
    connectivity between areas, it would be helpful to have the applicant illustrate or identify
    the location of where any barriers (i.e. structures or rope lines) are located. Additionally, the
    notion of making the control booth temporary should also be evaluated in order to address
    the concerns for visual and physical barriers to pedestrian traffic along the seawall.
  - Note this project should be withdrawn and readvertized when it’s ready to commence review.

L. Aerial Image, Street view and Zoning Map:

Aerial Image, Street view and Zoning Map Images

HISTORIC SURVEY RATING

Zoning Map
0 MARCY STREET / PRESCOTT PARK – WORK SESSION #A (MODERATE PROJECT)

HISTORIC DISTRICT COMMISSION MEMBERS

SITE DESIGN

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 0 MARCY STREET
Case No.: A Date: 5-11-16

Decision: [ ] Approved [ ] Approved with stipulations [ ] Deferred [ ] Withdrawn

H. Purpose and Intent:
1. Preserve the integrity of the District: [ ] Yes [ ] No
2. Assessment of the Historical Significance: [ ] Yes [ ] No
3. Conservation and enhancement of property values: [ ] Yes [ ] No
4. Maintain the special character of the District: [ ] Yes [ ] No
5. Compliment and enhance the architectural and historic character: [ ] Yes [ ] No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: [ ] Yes [ ] No

I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: [ ] Yes [ ] No
2. Compatibility of design with surrounding properties: [ ] Yes [ ] No
3. Relation to historic and architectural value of existing structure: [ ] Yes [ ] No
4. Compatibility of innovative technologies with surrounding properties: [ ] Yes [ ] No
5. Compliments the character of the surrounding properties: [ ] Yes [ ] No
6. Maintains the character of the site: [ ] Yes [ ] No
7. Compliments the existing character of the neighborhood: [ ] Yes [ ] No
8. Compliments the overall architecture of the neighborhood: [ ] Yes [ ] No
9. Compliments the quality and appearance of the neighborhood: [ ] Yes [ ] No

39 Parking (i.e., location, access, visibility…)
40 Accessory Buildings (i.e., sheds, greenhouses…)
41 Signs (i.e., projecting, wall…)
Historic District Commission

Project Address: 127-137 HIGH STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:
   Existing Conditions:
   • Zoning District: CD4-L1
   • Land Use: Multifamily
   • Land Area: 3,920 SF
   • Estimated Age of Structure: c.1820 & c.1860
   • Building Style: Federal
   • Number of Stories: 2½
   • Historical Significance: Contributing
   • Public View of Proposed Work: View from High Street
   • Unique Features: Abuts the Hill
   • Neighborhood Association: Downtown

B. Proposed Work: To add a new building on the rear and make misc. renovations.

C. Other Permits Required:
   ✔ Board of Adjustment  □ Planning Board  □ City Council

D. Lot Location:
   □ Terminal Vista  □ Gateway  ✔ Mid-Block
   □ Intersection / Corner Lot  □ Rear Lot

E. Existing Building to be Altered/ Demolished:
   ✔ Principal  □ Accessory  □ Demolition

F. Sensitivity of Context:
   □ Highly Sensitive  ✔ Sensitive  □ Low Sensitivity  □ “Back-of-House”

G. Design Approach (for Major Projects):
   □ Literal Replication (i.e. 6-16 Congress, Jardinere Building, 10 Pleasant Street)
    ✔ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   □ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
   □ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   □ Consent Agenda (i.e. very small alterations, additions or expansions)
   □ Minor Project (i.e. small alterations, additions or expansions)
    ✔ Moderate Project (i.e. significant additions, alterations or expansions)
   □ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
   • The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

J. Staff Comments and/or Suggestions for Consideration:
   The applicant is proposing to:
   • Add a new two-family structure to the rear of the existing structures.
   • Renovate the two existing historic structures.
   • Resurface the gravel driveway as a heated, brick driveway.
   Note that the applicant has proposed lowering the height of the proposed building as well as recessed and divided the shed dormers in an attempt to reduce the overall massing of the building. As stated at the 4-13-16 meeting, the HDC suggested that the applicant continue to working on the massing and details so this building better integrates into the site and the surrounding context. Better documentation was also requested on the integrity to the addition on the rear of 137 High Street. Suggestions were made to consider renovation of this section of the building (versus demolition).

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
### Project Information

<table>
<thead>
<tr>
<th>Subject Property</th>
<th>NEIGHBORHOOD CONTEXT</th>
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</thead>
<tbody>
<tr>
<td>Existing Building</td>
<td>Abutting Structures (Average)</td>
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<td>1. Grass Floor Area (SF)</td>
<td></td>
</tr>
<tr>
<td>2. Floor Area Ratio (GFA Net Area)</td>
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<tr>
<td>3. Building Height / Street Wall Ratio</td>
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<tr>
<td>4. Building Height – Zoning (Feet)</td>
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<tr>
<td>5. Building Height – Street Wall / Corricle (Feet)</td>
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<tr>
<td>6. Number of Stories</td>
<td></td>
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<tr>
<td>7. Building Coverage (% Building on the Lot)</td>
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</tbody>
</table>

### PROJECT REVIEW ELEMENT

| General Building Information (Estimated from the Tax Maps & Assessor’s Info) |
|------------------|-----------------------|
| Project Information | | |
| 1. Grass Floor Area (SF) | | |
| 2. Floor Area Ratio (GFA Net Area) | | |
| 3. Building Height / Street Wall Ratio | | |
| 4. Building Height – Zoning (Feet) | | |
| 5. Building Height – Street Wall / Corricle (Feet) | | |
| 6. Number of Stories | | |
| 7. Building Coverage (% Building on the Lot) | | |

### APPROPRIATENESS

- **Appropriate**
- **Inappropriate**

### HDC SUGGESTIONS

- Scale (i.e. height, volume, coverage...)
- Placement (i.e. setbacks, alignment...)
- Massing (i.e. modules, banding, stepbacks...)
- Architectural Style (i.e. traditional – modern)
- Roof
- Style and Slope
- Roof Projections (i.e. chimneys, vents, dormers...)
- Roof Materials
- Corricle Line
- Eaves, Gutters and Downspouts
- Walls
- Sidings / Materials
- Projections (i.e. bays, balconies...)
- Doors and Windows
- Window Openings and Proportions
- Window Casing / Trim
- Window Shutters / Hardware
- Awning
- Door
- Parches and Balconies
- Projections (i.e. porch, portico, canopy...)
- Landings / Steps / Stoop / Railings
- Lighting (i.e. wall, post...)
- Signs (i.e. projecting, wall...)
- Mechanicals (i.e. HVAC, generators)
- Decks
- Garages / Barns / Sheds (i.e. doors, placement...)
- Fence / Walls (i.e. materials, type...)
- Grading (i.e. ground floor height, street edge...)
- Landscaping (i.e. gardens, planters, street trees...)
- Driveways (i.e. location, material, screening...)
- Parking (i.e. location, access, visibility...)
- Accessory Buildings (i.e. sheds, greenhouses...)

### Purpose and Intent:

1. Preserve the integrity of the District:  
   - Yes
   - No
2. Assessment of the Historical Significance:  
   - Yes
   - No
3. Conservation and enhancement of property values:  
   - Yes
   - No
4. Maintain the special character of the District:  
   - Yes
   - No
5. Complement and enhance the architectural and historic character:  
   - Yes
   - No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  
   - Yes
   - No

### Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  
   - Yes
   - No
2. Compatibility of design with surrounding properties:  
   - Yes
   - No
3. Relation to historic and architectural value of existing structure:  
   - Yes
   - No
4. Compatibility of innovative technologies with surrounding properties:  
   - Yes
   - No

---

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY:** 137 HIGH STREET

**Case No.:** 137 HIGH STREET

**Case Date:** 5/11/16

**Decision:**  
- Approved
- Discontinued
- Withdrawn
- Postponed
- Closed

---

[Image of 127-137 High Street – Work Session #B (Moderate)]
Historic District Commission

Project Address: 46-64 MAPLEWOOD AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:
- **Existing Conditions:**
  - Zoning District: Urban General (CD4)
  - Land Use: Parking Lot
  - Land Area: 56,675 SF +/-
  - Estimated Age of Structure: NA
  - Building Style: NA
  - Historical Significance: NA
  - Public View of Proposed Work: View from Maplewood Ave., Deer and Bridge Streets
  - Unique Features: NA
  - Neighborhood Association: North End

B. Proposed Work:
- Construct a 3.5-4 story mixed-use building.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach for Major Projects:
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

P. Neighborhood Context:
- The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

L. Background & Suggested Action:
- Note that at the last meeting on this project the HDC recommended that the applicant pursue a more contemporary expression with the building design.
- Upon receipt of the revised drawings we will forward any comments pertaining to the Condition Use Permit that is required for this project.

M. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

-
### MAJOR PROJECT
- **ADD A NEW 4+ STORY BUILDING** -

#### PROPERTY EVALUATION FORM

**PROPERTY: 46-64 MAPLEWOOD AVE.**

**DISTRICT: PORTSMOUTH HISTORIC DISTRICT**

**COMMISSION: CASE # C 5-11.16**

**STAFF:**

1. **GENERAL BUILDING INFORMATION**
   - (ESTIMATED FROM THE TAX MAPS & ASSESSOR’S INFO)

2. **PROJECT REVIEW ELEMENT**
   - **APPICANT’S COMMENTS**
   - **HDC SUGGESTIONS**
   - **APPROPRIATENESS**

3. **HISTORIC DISTRICT COMMISSION MEMBERS**
   - **BUILDING DESIGN / MATERIALS**

4. **SITE DESIGN**
   - **APPROPRIATENESS**

#### SITE DESIGN

**H. Purpose and Intent:**
1. Preserve the integrity of the District:  
   - Yes  
   - No
2. Assessment of the Historical Significance:  
   - Yes  
   - No
3. Conservation and enhancement of property values:  
   - Yes  
   - No
4. Maintain the special character of the District:  
   - Yes  
   - No
5. Complement and enhance the architectural and historic character:  
   - Yes  
   - No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  
   - Yes  
   - No

#### I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties:  
   - Yes  
   - No
2. Compatibility of design with surrounding properties:  
   - Yes  
   - No
3. Relation to historic and architectural value of existing structure:  
   - Yes  
   - No
4. Compatibility of innovative technologies with surrounding properties:  
   - Yes  
   - No

---

*Property Evaluation Form continues on the next page.*
Historic District Commission

Project Evaluation Form: 75 CONGRESS STREET CERTIFICATE OF APPROVAL

WORK SESSION #D

Meeting Type: Permit Requested: Project

A. Property Information - General:

Existing Conditions:
- Zoning District: Central Business District (CBB)
- Land Use: Mixed-Use
- Land Area: 6,240 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: 2
- Historical Significance: Unknown
- Public View of Proposed Work: View from Daniel Street
- Unique Features: Former service entry/ area
- Neighborhood Association: Downtown Residents

B. Proposed Work:
- To restore the original parapet wall and add penthouse units.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Significant Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e., 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This 2 story structure is located on Fleet and Congress Streets and is surrounded with many contributing structures. The neighborhood is predominantly 2.5-4 story wood and brick structures with no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to restore the original parapet wall along the street edge of the building, add penthouse units and other rooftop appurtenances.
- Note that dimensional variances are required for restoration of the parapet wall and the additional height associated with the penthouse units and the parapet walls.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
75 CONGRESS STREET – WORK SESSION #D (MINOR PROJECT)

HISTORIC DISTRICT COMMISSION MEMBERS

- REPLACE PARAPET, ADD PENTHOUSE UNITS AND ROOF APPURTENANCES ONLY -

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

75 CONGRESS STREET Case No: D Date: 5-11-16

Revised Decision: [ ] Approved with modifications [ ] Approved [ ] Postponed [ ] Withdrawn

Decision: [ ] Approved [ ] Continued [ ] Denied

H. Purpose and intent:

1. Preserve the integrity of the District: [ ] Yes [ ] No
2. Assessment of the Historical Significance: [ ] Yes [ ] No
3. Conservation and enhancement of property values: [ ] Yes [ ] No
4. Maintain the special character of the District: [ ] Yes [ ] No
5. Complement and enhance the architectural and historic character: [ ] Yes [ ] No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: [ ] Yes [ ] No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: [ ] Yes [ ] No
2. Compatibility of design with surrounding properties: [ ] Yes [ ] No
3. Relation to historic and architectural value of existing structure: [ ] Yes [ ] No
4. Compatibility of innovative technologies with surrounding properties: [ ] Yes [ ] No
Project Address: 101 CHAPEL STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #E

A. Property Information - General:
   Existing Conditions:
   • Zoning District: CD4
   • Land Use: Civic
   • Land Area: 18,700 SF +/-
   • Estimated Age of Structure: NA
   • Building Style: NA
   • Number of Stories: NA
   • Historical Significance: NA
   • Public View of Proposed Work: View from Chapel and Bow Streets
   • Unique Features: NA – vacant lot
   • Neighborhood Association: South End

B. Proposed Work: To replace the timber retaining wall and concrete stairs in parking lot.

C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:
   - Principal
   - Accessory
   - Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - “Back-of-House”

G. Design Approach (for Major Projects):
   - Literal Replication (i.e., 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e. significant additions, alterations or expansions)
   - Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
   - The parking lot is located along Chapel and Bow Streets and is surrounded with many contributing structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk.

J. Staff Comments and/or Suggestions for Consideration:
   - The applicant proposes to the existing timber retain wall along the parking area with a concrete landscape stone or granite curbing.
   - Note that the applicant is also working with the Planning Director and the Technical Review Committee seeking site Plan Approval for the project.

K. Aerial Image, Street View and Zoning Map:
## MINOR PROJECT

**- INSTALL STAIRS AND NEW RETAINING WALL ONLY -**

### INFO / EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>STAFF</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Project Information</td>
<td>(Estimated from the Tax Maps &amp; Assessor's Info)</td>
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<tr>
<td></td>
<td>Existing Building</td>
<td>Proposed Building (+/-)</td>
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<td>General Building Information</td>
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<td>Floor Area (SF)</td>
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<td>Building Height / Street Wall Ratio</td>
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<td>Building Height / Zoning (Feet)</td>
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<td>Building Height / Street Wall / Cornice (Feet)</td>
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<td>Number of Stories</td>
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<td>Building Coverage (% Building on the Lot)</td>
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### PROJECT REVIEW ELEMENT

<table>
<thead>
<tr>
<th>CONCEPT</th>
<th>APPLICANT'S COMMENTS</th>
<th>HIC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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<tbody>
<tr>
<td>Building Design / Materials</td>
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<td>16. Cornice Line</td>
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<td>17. Eaves, Gutters and Downspouts</td>
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<td>18. Walls</td>
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<td>19. Siding / Materials</td>
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<td>35. Fence / Walls / Screenwalls (i.e., materials, type, etc.)</td>
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<td>36. Grading (i.e., ground floor height, street edge, etc.)</td>
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<td>37. Landscaping (i.e., gardens, planters, street trees, etc.)</td>
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<td>38. Driveways (i.e., location, material, screening, etc.)</td>
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<td>39. Parking (i.e., location, access, visibility, etc.)</td>
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<td>40. Accessory buildings (i.e., sheds, greenhouses, etc.)</td>
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### HISTORIC DISTRICT COMMISSION MEMBERS

| BUILDING DESIGN / MATERIALS |
| 1. Purpose and Intent: |
| 2. Assessment of the Historical Significance: |
| 3. Conservation and enhancement of property values: |
| 4. Maintain the special character of the District: |
| 5. Complement and enhance the architectural and historic character: |
| 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: |

### SITE DESIGN

| REVIEW CRITERIA / FINDINGS OF FACT: |
| 1. Compatible with special and defining character of surrounding properties: |
| 2. Compatibility of design with surrounding properties: |
| 3. Relation to historic and architectural value of existing structure: |
| 4. Compatibility of innovative technologies with surrounding properties: |
I. Neighborhood Context:
The building is located along Pleasant Street. It is surrounded with 2.5 – 3 story wood and brick historic structures with no or shallow front yard setbacks and small side and rear yards.

J. Staff Comments and/or Suggestions for Consideration:
- The applicant is proposing to add a new 2½ story two-family residence on the vacant lot to the east of the existing house.
- The proposed house type is traditional in design and is consistent with the surrounding neighborhood context and character.
- Note that at the 4.13.16 meeting, the HDC requested revisions to the window design as well as provided comments on the porches, exterior door locations, walkways and the chimney locations.

K. Aerial Image, Street View and Zoning Map:

![Aerial and Streetview Image](image1)

![Zoning Map](image2)
### 355 PLEASANT STREET – WORK SESSION #F (MODERATE PROJECT)

**INFO / EVALUATION CRITERIA**

<table>
<thead>
<tr>
<th>STAFF</th>
<th>355 PLEASANT STREET – WORK SESSION #F (MODERATE PROJECT)</th>
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<tbody>
<tr>
<td></td>
<td>Project Information</td>
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<td>General Building Information</td>
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<td>(ESTIMATED FROM THE TAX MAPS &amp; ASSessor’s INFO)</td>
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<td>Subject Property</td>
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<td>NEIGHBORHOOD CONTEXT</td>
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<td>Existing Building</td>
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<td>Surrounding Structures (Average)</td>
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<td><strong>PROJECT REVIEW ELEMENT</strong></td>
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<td>APPICANT’S COMMENTS</td>
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<td>HDC SUGGESTIONS</td>
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<td>Placement (i.e. setbacks, alignment...)</td>
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<td>Architectural Style (i.e. traditional - modern)</td>
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<td>Style and Slope</td>
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<td>Roof Projections (i.e. chimneys, vents, dormers...)</td>
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<td>Roof Materials</td>
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<td>Projections (i.e. bays, balconies...)</td>
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<td>Doors and windows</td>
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<td>Window Openings and Proportions</td>
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<td>HISTORIC DISTRICT COMMISSION MEMBERS</td>
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<td>BUILDING DESIGN &amp; MATERIALS</td>
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</tr>
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</table>

**PROPERTY EVALUATION FORM**

**PROPERTY: 355 PLEASANT STREET** Case No.: F Date: 5-11-16

**Decision:**
- [ ] Approved
- [ ] Approved with stipulations
- [ ] Withdrawn
- [ ] Denied
- [ ] Continued
- [ ] Postponed

**H. Purpose and Intent:**

1. Preserve the integrity of the District:
   - [ ] Yes  [ ] No
2. Assessment of the Historical Significance:
   - [ ] Yes  [ ] No
3. Conservation and enhancement of property values:
   - [ ] Yes  [ ] No
4. Maintain the special character of the District:
   - [ ] Yes  [ ] No
5. Complement and enhance the architectural and historic character:
   - [ ] Yes  [ ] No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - [ ] Yes  [ ] No

**I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties:
   - [ ] Yes  [ ] No
2. Compatibility of design with surrounding properties:
   - [ ] Yes  [ ] No
3. Relation to historic and architectural value of existing structure:
   - [ ] Yes  [ ] No
4. Compatibility of innovative technologies with surrounding properties:
   - [ ] Yes  [ ] No

---

**Note:** The table and criteria are designed to evaluate the appropriateness and compatibility of project elements with established neighborhood and district standards, ensuring that new developments align with the district's historical and architectural values.
Historic District Commission

Project Address: 25 MAPLEWOOD AVE.
Certificate of Approval
Work Session #G

A. Property Information - General:

- Existing Conditions:
  - Zoning District: Urban General (CD4)
  - Land Use: Commercial
  - Land Area: 11,839 SF +/-
  - Estimated Age of Structure: c.1970
  - Building Style: Modern
  - Historical Significance: NA
  - Public View of Proposed Work: View from Maplewood Ave
  - Unique Features: Out of scale and character
  - Neighborhood Association: Downtown

B. Proposed Work:
Make improvements to the entryway.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardiére Building, 10 Pleasant Street)
- Invention within a Style (i.e. Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

Q. Neighborhood Context:
- The lot is located along Hanover Street and Maplewood Ave. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

N. Background & Suggested Action:
- The applicant proposed to make improvements to the entryway to provide ADA compliant access and improve circulation to the parking lot.

Q. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

-
# Minor Project

- **Purpose and Intent:**
  1. Preserve the integrity of the District:  
  2. Assessment of the Historical Significance:  
  3. Conservation and enhancement of property values:  
  4. Maintain the special character of the District:  
  5. Complement and enhance the architectural and historic character:  
  6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  

- **Review Criteria / Findings of Fact:**
  1. Consistent with special and defining character of surrounding properties:  
  2. Compatibility of design with surrounding properties:  
  3. Relation to historic and architectural value of existing structure:  
  4. Compatibility of innovative technologies with surrounding properties:  

<table>
<thead>
<tr>
<th>HISTORIC DISTRICT COMMISSION MEMBERS</th>
</tr>
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</table>

## Site Design

| 40 Accessory Buildings (i.e., sheds, greenhouses,…) | Inappropriate |

## Building Design / Materials

<table>
<thead>
<tr>
<th>33 Decks</th>
<th>Inappropriate</th>
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</thead>
<tbody>
<tr>
<td>34 Garages/ Barns / Sheds (i.e., doors, placement…)</td>
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</tr>
<tr>
<td>39 Parking (i.e., location, access, visibility…)</td>
<td>Inappropriate</td>
</tr>
</tbody>
</table>

## Project Review Element

| 8 Scale (i.e., height, volume, coverage…) | Inappropriate |
| 9 Placement (i.e., setbacks, alignment…) | Inappropriate |
| 10 Massing (i.e., masses, banding, setbacks…) | Inappropriate |
| 11 Architectural Style (i.e., traditional – modern) | Inappropriate |
| 12 Roofs | Inappropriate |
| 13 Style and Slope | Inappropriate |
| 14 Roof Projections (i.e., chimneys, vents, dormers…) | Inappropriate |
| 15 Roof Materials | Inappropriate |
| 16 Cornice Line | Inappropriate |
| 17 Eaves, Gutters and Downspouts | Inappropriate |
| 18 Walls | Inappropriate |
| 19 Siding / Material | Inappropriate |
| 20 Projections (i.e., bays, balconies…) | Inappropriate |
| 21 Doors and Windows | Inappropriate |
| 22 Window Openings and Proportions | Inappropriate |
| 23 Window Casing / Trim | Inappropriate |
| 24 Window Shutters / Hardware | Inappropriate |
| 25 Storm Windows / Screens | Inappropriate |
| 26 Doors | Inappropriate |
| 27 Porches and Balconies | Inappropriate |
| 28 Projections (i.e., porch, portico, canopy…) | Inappropriate |
| 29 Landings/ Steps / Stoop / Railings | Inappropriate |
| 30 Lighting (i.e., walls, path…) | Inappropriate |
| 31 Signs (i.e., projecting, wall…) | Inappropriate |
| 32 Mechanicals (i.e., HVAC, generators) | Inappropriate |
| 33 Beams | Inappropriate |
| 34 Gutters | Inappropriate |
| 35 Roof Drains | Inappropriate |
| 36 Siding | Inappropriate |
| 37 Siding Material | Inappropriate |

## Subject Property

| 25 Maplewood Ave. – Work Session #G (Major Project) |

## Neighborhood Context

### General Building Information

| 1 Grass Floor Area (SF) | (Estimated from the Tax Maps & Assessor’s Info) |
| 2 Floor Area Ratio (GF/A Lot Area) | |
| 3 Building Height / Street Width Ratio | |
| 4 Building Height – Zoning (Feet) | |
| 5 Building Height – Street Wall / Cornice (Feet) | |
| 6 Number of Stories | |
| 7 Building Coverage (% Building on the Lot) | |