Historic District Commission
Staff Report – December 7th, 2016

December 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:
- Approval of Minutes (11-2-16)
- Administrative Approvals:
  1. 275 Islington Street (misc.) - Approved
  2. 601 Islington Street (solar panels) - Approved
  3. 138 Maplewood Ave. (water board) - Approved
  4. 24 Market Street (window trim) - Approved
  5. 100 Market Street (louver) - Approved
  6. 774 Middle Street (dormer) - TBD
  7. 53 Whidden Street (fence) - Approved
  8. 383 Pleasant Street (roof) - Approved
  9. 120 Bow Street (HVAC) - Approved
  10. 84 Pleasant Street (lighting) - Approved
  11. 736 Middle Street (windows) - Approved
  12. 175 Market Street (misc.) - Approved

PUBLIC HEARINGS – NEW BUSINESS:
1. 420 Pleasant Street (Minor – Chimney)
2. 200 Marcy Street (Minor – window replacement)
3. 33 Howard Street (Minor – window replacement)
4. 10 Humphrey’s Court (Moderate – garage addition)
5. 401 State Street (Minor – window replacement)

WORK SESSIONS (Old Business):
A. 206 Court Street (Moderate – 3 story addition)
B. 46-64 Maplewood Ave. (Major – new 3.5 story building)
Historic District Commission

Permit Requested:
H 420 PLEASANT STREET
Certificate of Approval
PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:
- Zoning District: General Residential B (GRB)
- Land Use: Multi-Family (5 units)
- Land Area: 4,334 SF / 729 m²
- Estimated Age of Structure: c. 1820
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: View from Pleasant and Franklin Streets
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work:
To remove and rebuild chimney.

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, Jardiniere 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 structure is located along Pleasant Street and is surrounded with many contributing structures. The neighborhood is predominantly 2-3 story wooden residential structures with small lots and narrow setbacks from the street.

J. Staff Comments and Suggestions for Consideration:
The Applicant is proposing to:
- Rebuilt the chimney – including replacement of the bishop’s caps.
- A lime-based mortar and restoration bricks should be used.

Design Guideline Reference: See guidelines for Roofing (04)

K. Aerial Images and Maps:

Aerial and Streetview Image

HISTORIC SURVEY RATING
C
**MINOR PROJECT**

**MAKE REPAIRS TO CHIMNEY ONLY**

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<td>Surrounding Structures (Average)</td>
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**INFO / EVALUATION CRITERIA**

1. Gross Floor Area (sf): 1200
2. Floor Area Ratio (GFA / Lot Area)
3. Building Height / Street Width Ratio: 0.5
4. Building Height – Zoning (Feet): 25
5. Building Height – Street Wall / Corrie (Feet): 20
6. Number of Stories: 2
7. Building Coverage (% Building on the Lot): 50%

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**HISTORIC DISTRICT COMMISSION MEMBERS**

- Portsmouth Historic District Commission
- Case No:
- Date: 12-7-16
- Decision: Approved
- Approved with stipulations
- Withdrawn

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**PROPERTY EVALUATION FORM**

- PORTSMOUTH HISTORIC DISTRICT COMMISSION
- PROPERTY: 420 PLEASANT STREET
- Case No: 16

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**PROPERTY EVALUATION CRITERIA**

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

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**STAFF**

1. Purpose and Intent:
2. Review Criteria / Findings of Fact:
Permit Requested: H. A. D. C. B. Proposed Work: F. E. S. P. Existing Doors Neighborhood Context:

A. Property Information - General:

   Existing Conditions:
   - Zoning District: MRO
   - Land Use: Two-Family
   - Land Area: 10,170 SF +/-
   - Estimated Age of Structure: c. 1882
   - Building Style: Vernacular
   - Number of Stories: 2.5
   - Historical Significance: C
   - Public View of Proposed Work: View from Hancock and Marcy Streets
   - Unique Features: NA
   - Neighborhood Association: South End

B. Proposed Work: To replace windows.

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 the Marcy Street at the foot of Hancock Street adjacent to Strawbery Banke. It is surrounded by a mix of 21/2 story historic wood-clad structures with shallow front yard setbacks with rear yards for gardens, patios and walkways.

J. Staff Comments and/or Suggestions for Consideration:

   The applicant is proposing to:
   - Replace the existing windows with the Anderson 400 Series windows (both double-hung and casement window for egress).

Design Guideline Reference: See guidelines for Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:

   Aerial and Street View Image

   Zoning Map

   HISTORIC SURVEY RATING

   NA
<table>
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<td>Proposed Building (+/-)</td>
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#### GENERAL BUILDING INFORMATION

- Grass Floor Area (SF)
- Floor Area Ratio (GFA Lot Area)
- Building Height / Street Width Ratio
- Building Height - Zoning (Feet)
- Building Height - Street Wall / Cornece (Feet)
- Number of Stories
- Building Coverage (% Building on the Lot)

#### PROJECT REVIEW ELEMENT

**APPLICANT’S COMMENTS**

**HDC SUGGESTIONS**

### APPROPRIATENESS

- Scale (i.e. height, volume, coverage, ...)
- Placement (i.e. setbacks, alignment, ...)
- Massing (i.e. modules, banding, stepbacks, ...)
- Architectural Style (i.e. traditional - modern)
- Roofs
- Style and Slope
- Roof Projections (i.e. chimneys, vents, dormers, ...)
- Roof Materials
- Cornice Line
- Eaves, Gutters and Downspouts
- Walls
- Siding / Material
- Projections (i.e. bay, balconies, ...)
- Doors and Windows
- Window Openings and Proportions
- Window Casings / Trim
- Window Shutters / Hardware
- Awnings
- Doors
- 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, ...)

### HISTORIC DISTRICT COMMISSION MEMBERS

#### BUILDING DESIGN / MATERIALS

#### SITE DESIGN

### PROPERTY EVALUATION FORM

#### PORTSMOUTH HISTORIC DISTRICT COMMISSION

**PROPERTY: 200 MARCY STREET Case No: 2**

- Date: 12/7/16
- Decision: **Approved with stipulations**

#### CONTINUE

### H. 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:

### I. 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:
Historic District Commission

Project Address: 33-35 HOWARD STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:
   • Existing Conditions:
     - Zoning District: GRB
     - Land Use: Single-Family
     - Land Area: 3,518 SF +/-
     - Estimated Age of Structure: 1858
     - Building Style: Greek Revival
     - Number of Stories: 2.5
     - Historical Significance: Contributing
     - Public View of Proposed Work: Back-of-House
     - Neighborhood Association: South End

B. Proposed Work:
   - Replace 5 windows on the rear of the structure.

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, Jardiniere 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 lot and structure is located along Howard Street and is surrounded by a variety of 2-3 story wood-sided structures. The neighborhood has predominantly small lots with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:
   • Due to the fact that the Applicant fell the windows were a replacement-in-kind, most of the proposed work has already been completed. In discussing the project with the Applicant it has been suggested that the Design Guidelines indicated that HDC review was not needed as the proposed windows were a replacement-in-kind. The Guidelines do not state this but it’s clear that some residents are unaware of what constitutes a replacement-in-kind and many complete work without inquiring as to whether or not HDC approval is required. In this case, with 5 windows being replaced HDC approval is required.
   • According to the documentation provided from the applicant, the existing windows, while not original to the house, were likely installed in the late 19th century. Notably, the Applicant has stated photographs indicating significant water infiltration associated with these rear windows.
   • The replacement windows are proposed as double-hung, Anderson Woodwright 400 Series windows. Note that these are insert windows so the opening size has been reduced.
   • If approved, a stipulation should be included that states “written approval from the condo association is required prior to issuance of a building permit”.

• Design Guideline Reference: See guidelines for Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:
## MINOR PROJECT
- REPLACE 5 REAR WINDOWS ONLY -

### PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**
**PROPERTY: 33-35 HOWARD STREET**
**Case No.: 3 Doct. 12-7-16**

### 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  

### STAFF

#### GENERAL BUILDING INFORMATION

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<td>(Estimated from the Tax Maps &amp; Assessor’s Info)</td>
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#### PROJECT REVIEW ELEMENT

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<td>14 Roof Projections (i.e., chimneys, vents, dormers...)</td>
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<td>37 Landscaping (i.e., gardens, plants, street trees...)</td>
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A. Property Information - General:

Existing Conditions:
- Zoning District: GRB
- Land Use: Single Family
- Land Area: 2,178 SF
- Estimated Age of Structure: c.1894
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from Humphrey’s Court
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To remove chimney, replace garage and add mudroom connector.

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, SS 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)

J. Neighborhood Context:
- The building is located along Humphrey’s Court and is surrounded with wood-sided 1.5 to 2.5 story historic structures with shallow setbacks and accessory buildings located in the rear yard.

K. Staff Comments and/or Suggestions for Consideration:
- The Applicant is proposing to:
  - Replace the existing garage and constructing a new garage with a mudroom.
  - The existing chimney is proposed to be permanently removed.
- Note that the HDC recommended that the window panes should retain the same orientation and size and should be reduced in number higher up the building wall. The revised plans appear to reflect that condition.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

L. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

C
## 10 HUMPHREY'S COURT – PUBLIC HEARING #4 (MODERATE PROJECT)

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<td>2</td>
<td>Floor Area Ratio (GFA: Lot Area)</td>
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<td>3</td>
<td>Building Height / Street Wall Ratio</td>
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<td>4</td>
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<td>Building Height – Street Wall / Corinice (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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### HISTORIC DISTRICT COMMISSION MEMBERS

### BUILDING DESIGN & MATERIALS

### SITE DESIGN

### APPRAISAL

### PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 10 HUMPHREY'S COURT Case No: 4**

**Date: 12-7-16**

- [ ] Approved with Stipulations
- [ ] Continued
- [ ] Approved
- [ ] Postponed
- [ ] Denied
- [x] Withdrawn

**Decision:**

- [ ] Yes
- [ ] No

### 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
**Historic District Commission**

**Project Evaluation Form:** 401 STATE STREET
**Certificate of Approval**
**Public Hearing #5**

---

**A. Property Information - General:**

**Existing Conditions:**
- Zoning District: CD4
- Land Use: Mixed Use
- Land Area: 30,760 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: High Victorian Gothic
- Number of Stories: 3
- Historical Significance: Focal Structure
- Public View of Proposed Work: View from State Street
- Unique Features: Important structure to commemorate American colonial revival
- Neighborhood Association: Downtown Residents

**B. Proposed Work:** To replace windows.

**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. Sensitive to 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 exceptionally large, multi-storied brick structure is a landmark building that is located along State Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5 to 3 story wooden residential structures with narrow setbacks from the street.

**J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to replace 5 existing vinyl windows with an aluminum-clad Pella replacement window.
- The windows are proposed to be double-hung with no muntins.
- Note that previous blanket approval from the HDC (2-1-2012) stated that all the windows would be Anderson 400 series with a full-divided light with spacer bar, a Terratone bronze color, and use a half screen.

---

**Design Guideline Reference: See guidelines for Windows and Doors (08)**

---

**Aerial Image, Street View and Zoning Map:**

---

**CERTIFICATE OF APPROVAL**

---

**Planning Board**

---

**HISTORIC SURVEY RATING**

---

**F**
MINOR PROJECT
– WINDOW REPLACEMENT 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
Historic District Commission

206 COURT STREET
CERTIFICATE OF APPROVAL
WORK SESSION #A

Project Address: 206 COURT STREET
Certificate of Approval

Meeting Type: WORK SESSION #A

A. Property Information - General:

   Existing Conditions:
   • Zoning District: CD4-1L
   • Land Use: Institutional
   • Land Area: 2.260 SF
   • Estimated Age of Structure: c.1820
   • Building Style: Federal
   • Number of Stories: 2.0
   • Historical Significance: Contributing
   • Public View of Proposed Work: View from Court Street
   • Unique Features: NA
   • Neighborhood Association: Downtown

B. Proposed Work:
   • To add a 3-Story rear addition with elevator.

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

G. Design Approach for Major Projects:
   ☐ Literal Replication (i.e. 6-16 Congress, Jardinerie 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, Caldwell 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 property is located along Court Street. It is surrounded with many wooden and brick framed 2.5 - 3 story historic structures with no front yard setbacks with little to no side yards.

M. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:
   • Renovate the existing historic building
   • Add a 3-Story addition with egress stair and elevator.

Note that the recent submittal does not appear to be consistent with the stipulations included in the BOA decision. Thus, if the design is modified as proposed, the Applicant will likely need to obtain subsequent approval from the BOA prior to scheduling a public hearing for the Certificate of Approval.

Design Guideline Reference – Guidelines for Windows and Doors (08 and Small Scale Construction & Additions (10)).

N. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
### General Building Information

1. **Existing Building**
2. **Proposed Building (+/-)**
3. **Surrounding Structures (Average)**

### Project Review Element

<table>
<thead>
<tr>
<th>No.</th>
<th>Existing Building</th>
<th>Proposed Building</th>
<th>Surrounding Structures</th>
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<td>Floor Area Ratio (GFA/LOT Area)</td>
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<td>3</td>
<td>Building Height / Street-Wall Ratio</td>
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<td>Building Height – Zoning (Feet)</td>
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<td>5</td>
<td>Building Height – Street Wall / Cornice (Feet)</td>
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<td>6</td>
<td>Number of Stories</td>
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<td>7</td>
<td>Building Coverage (% Building on the Lot)</td>
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</tbody>
</table>

### 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 architetural value of existing structure:  
   - **Yes**  
   - **No**  
4. Compatibility of innovative technologies with surrounding properties:  
   - **Yes**  
   - **No**
Historic District Commission

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

A. Property Information - General:

Existing Conditions:
- Zoning District: Urban General (CD4)
- Land Use: Parking Lot
- Land Area: 56.673 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]
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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]

O. 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.

J. Background & Suggested Action:
- Note that at the last meeting on this project the HDC recommended that the applicant continue to refine the building design toward a more contemporary expression.
- The Applicant is still considering the final height of the proposed building but has submitted drawings to fully comply with the Character-Based Zoning Height of 45 feet.
- Upon receipt of the revised drawings we will forward any comments pertaining to a request for a Condition Use Permit if required for this project.

K. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING

-
# MAJOR PROJECT

## INSTALL A 3 1/2- 4 STORY MIXED USE BUILDING ONLY

## Property Evaluation Form

### Historic District Commission Members

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<tr>
<td>40. Accessory Buildings (i.e., sheds, greenhouses…)</td>
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</tbody>
</table>

### Site Design

<table>
<thead>
<tr>
<th>HISTORIC DISTRICT COMMISSION MEMBERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Design / Materials</td>
</tr>
<tr>
<td>SITE DESIGN</td>
</tr>
<tr>
<td>Historic District Commission Members</td>
</tr>
</tbody>
</table>

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### 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

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### Decision:

- Approved
- Continued
- Approved with stipulations
- Deferred
- Withdrawn
- Postponed