Historic District Commission
Staff Report – May 3rd, 2017

May 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:
1. 39 Mount Vernon Street (HVAC) - Approved
2. 133 Islington Street (skylight) - Approved
3. 459 Islington Street (fencing and lights) - Approved

PUBLIC HEARINGS – NEW BUSINESS:
1. 38 Chapel Street (Minor – windows)
2. 33 Humphrey’s Court (Minor – porch)
3. 28 Chestnut Street (Moderate – sign)
4. 113 Congress Street (Minor – awning & façade)

WORK SESSIONS:
A. 244 South Street (Moderate – rear addition)
B. 46-64 Maplewood Ave. (Major – 3.5 story building)
C. 206 Court Street (Moderate – 3 story addition)

May 10th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

PUBLIC HEARINGS – NEW BUSINESS:
1. 35 Park Street (Minor – door & window)

WORK SESSIONS:
D. 163 Deer Street (Major – a new mixed-use building)
E. 157 Deer Street (Major – a new mixed-use building)
F. 299 Vaughan Street (Major – Hotel)
G. 113 Congress Street (Major – storefront windows)
H. 410-430 Islington Street (Major – 13 unit development)
HISTORIC DISTRICT COMMISSION

MEETING DATES: May 3rd and 10th
APPLICATIONS: 16

WS-A
WS-B
WS-C
WS-D
WS-E
WS-F
PH-1
PH-2
PH-3
PH-4
WS-G
WS-H
I. Neighborhood Context:
   - The structure is located along Chapel Street and is surrounded by 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:
     i. Replace 14 windows with new aluminum clad, double-hung, SDL windows with a 6/6 muntin pattern and,
     ii. Repair and/or replace damaged clapboards.
   - Note that the applicant states that the existing windows are replacement windows from the 1980-90s.
   - Replacement in-kind of the clapboards is permitted as an exempt activity.

Design Guideline Reference – Guidelines for Window and Doors (08).

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

C
## 38 CHAPEL STREET – PUBLIC HEARING #1 (MINOR PROJECT)

### PROJECT REVIEW ELEMENT

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### DECISIONS

- **Decision:** Approved with stipulations
- **Withdrawn:**
- **Continued:**
- **Postponed:**
- **Terminated:**

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### MINOR PROJECT

- INSTALL NEW WINDOWS ONLY -

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### PROPERTY EVALUATION FORM

- **Property:** 38 CHAPEL STREET
- **Commission Case No.:** 1
- **Date of Review:** 5-3-17

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### HISTORIC DISTRICT COMMISSION MEMBERS

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### STAFF

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### HISTORIC DISTRICT COMMISSION MEMBERS

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### SITE DESIGN

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### BUILDING DESIGN - MATERIALS

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### HISTORIC DISTRICT COMMISSION MEMBERS

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### BUILDING DESIGN - MATERIALS

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### SITE DESIGN

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### GENERAL BUILDING INFORMATION

(ESTIMATED FROM THE TAX MAPS & ASSESSOR’S INFO)

### ABUTTING STRUCTURES

(Average)

### SURROUNDING STRUCTURES

(Average)

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### INFORMATION / EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
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<td>Building Coverage (% Building on the Lot)</td>
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</table>
Historic District Commission

Project Address: 33 HUMPHREY’S COURT
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:
- Zoning District: GRB
- Land Use: Single Family
- Land Area: 2,767 SF - +/-
- Estimated Age of Structure: c. 1897
- Building Style: Queen Anne
- Historical Significance: Contributing
- Public View of Proposed Work: View from Humphrey’s Court
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To enclose porch with windows, a door and steps.

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, Jardinère 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 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.

J. Staff Comments and/ or Suggestions for Consideration:

- The Applicant is proposing to:
  - Enclose the existing porch on the east elevation
  - The siding is proposed to be beveled to match the existing siding.
  - Marvin Integrity windows are proposed with SDL, double-hung, and the 2/2 muntin pattern consistent with the historic structure.
  - The proposed door is a fiberglass, paneled door with glazing.

  Note that no details have been provided for the stairs and landing.

Design Guideline Reference – Guidelines for Window and Doors (08).

K. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING

C
### 33 HUMPHREY’S COURT – PUBLIC HEARING #2 (MINOR PROJECT)

#### MINOR PROJECT

- ENCLOSE PROCH AND ADD STEPS AND LANDING ONLY –

#### PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY:** 33 HUMPHREY’S COURT

**COMMISSION NO:** 2

**DATE:** 5-3-17

**Decision:** [ ] Approved [ ] Approved with Stipulations [ ] Denied

**History District Commission Members**

**Building Design & Materials**

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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
Historic District Commission

Project Evaluation Form: THE MUSIC HALL
Certificate of Approval
Public Hearing #3

A. Property Information - General:
   - Existing Conditions:
     - Zoning District: CD5
     - Land Use: Theater/Assembly Use
     - Land Area: 10,842 SF
     - Estimated Age of Structure: c.1900
     - Building Style: Romanesque
     - Number of Stories: 2
     - Historical Significance: C
   - Public View of Proposed Work: View from Congress and Chestnut Streets
   - Unique Features: Cultural Landmark
   - Neighborhood Association: Downtown

B. Proposed Work:
   - To replace the marquee sign and replace 4 banners with a blade sign.

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, Jardinere 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 alterations, additions or expansions)

I. Neighborhood Context:
   - This 2 story structure is located on Chestnut and Congress Streets and is surrounded by 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 is proposing to:
     - i. Replace the existing marquee sign with a new marquee sign
     - ii. Replace the 4 vertical banners with a lit blade sign.
   - Note that the BOA on 4-18-17 approved the variances needed for the blade sign on 4-18-17.

K. Aerial Image, Street View and Zoning Map:

   - Aerial and Street View Image
   - Zoning Map

## Property Evaluation Form

### CHESTNUT STREET / MUSIC HALL – PUBLIC HEARING #3 (MODERATE PROJECT)

<table>
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<th>No.</th>
<th>Project Information</th>
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<th>Surrounding Structures (Average)</th>
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### Site Design

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<td>Accessory buildings (e.g., sheds, greenhouses...)</td>
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### Context

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<td>Proportion to the neighborhood</td>
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### HDC Suggestions

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### Review Criteria / Findings of Fact

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

Project Evaluation Form:

113 CONGRESS STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:
- Zoning District: CDS
- Land Use: Commercial
- Land Area: 8,241 SF
- Estimated Age of Structure: c.1931
- Building Style: Modern
- Number of Stories: 3
- Historical Significance: Intrusion
- Public View of Proposed Work: View from Congress Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Replace front windows with retractable windows and screens.

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, 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 alternations, additions or expansions)

I. Neighborhood Context:
   - The building is located in the heart of the business district on Congress Street and is surrounded by a wide variety of significant and non-contributing structures.

J. Staff Comments and / or Suggestions for Consideration:
   - The applicant is proposing to:
     - Replace the storefront windows with retractable windows with a roll-down screen.

Design Guideline Reference – Guidelines for Windows & Doors (08) and Signs & Awnings (11).

K. Aerial Image, Street View and Zoning Map:

Aerial and Streetview Images

HISTORIC SURVEY RATING

I
## 113 CONGRESS STREET – PUBLIC HEARING #4 (MINOR)

### PROPERTY EVALUATION FORM

#### PORTSMOUTH HISTORIC DISTRICT COMMISSION

**PROPERTY: 113 CONGRESS STREET Case No.: 4 Date: 5-3-17**

<table>
<thead>
<tr>
<th>No.</th>
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<td>2</td>
<td>Floor Area Ratio (GFA / Lot Area)</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>5</td>
<td>Building Height – Street Wall / Corr. (Feet)</td>
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</tr>
<tr>
<td>6</td>
<td>Number of Stories</td>
<td></td>
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<tr>
<td>7</td>
<td>Building Coverage % (Building on the Lot)</td>
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### MINOR PROJECT – INSTALL NEW STOREFRONT WINDOWS ONLY –

### PROJECT REVIEW ELEMENT

<table>
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<tr>
<th>CONTEXT</th>
<th>APPLICATION'S 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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<td>9</td>
<td>Placement (i.e., setbacks, alignment, …)</td>
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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>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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</table>

### Historic District Commission Members

### Building Design

### Site Design

### 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. Compatiblity 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: Hi Di. HE.

Existing Conditions:
- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 7,776 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Georgian
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a rear addition and make exterior renovations & add 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
- ☐ 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:
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
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- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

J. Neighborhood Context:
- The building is located along South Street. 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:
- ii. Add a 2.5 story rear addition with ground-floor parking.
- iii. Replace windows, add a door
- iv. Repair the siding and trim
- v. Add a chimney, and
- vi. Add a rear deck.


L. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
## 244 SOUTH STREET – WORK SESSION #A (MODERATE)

**MOODERATE PROJECT**
- CONSTRUCT A REAR ADDITION AND NEW CHIMNEY ONLY –

### INFO/EVALUATION CRITERIA

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<td>Building Coverage (% Building on the Lot)</td>
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### STAFF

#### GENERAL BUILDING INFORMATION
(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)

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### HISTORIC DISTRICT COMMISSION MEMBERS

#### BUILDING DESIGN & MATERIALS

#### SITE DESIGN

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

### PROPERTY EVALUATION FORM

<table>
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<th>PORTSMOUTH HISTORIC DISTRICT COMMISSION</th>
<th>PROPERTY NO. 244 SOUTH STREET</th>
<th>Case No. A Date: 5-3-17</th>
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<td>Decision:</td>
<td>Approved with Modifications</td>
<td>Withdrawn</td>
<td>Approved</td>
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Historic District Commission

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

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 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)
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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 alterations, additions or expansions)

I. Neighborhood Context:
   - ☑ The lot is located along Maplewood Ave., Deer and Bridge Streets. It is surrounded by a wide variety of 1-3 to 5-story brick-clad structures with shallow to no front yard setbacks.

J. Staff Comments / Suggestions:
   - The maximum building height for this property is 3.5 stories or up to 40 feet. Based on feedback from the Commission during the Work Sessions, the Applicant is now considering a four (4) story building as the penthouse level will exceed the maximum area requirement and the minimum setbacks from outside building wall. The proposed height increase will require a CUP.
   - Under the CUP, the Applicant is proposing the civic space to be wide pedestrian sidewalks and alleyways as well as underground parking, the use of high quality building materials, and a wide variety of scaling elements such as horizontal bands, awnings, boxed-bays, pilasters and a pedestrian arcade on an expanded section of the ground-floor.

Note, as requested by the HDC, the applicant has submitted color schemes for the façade as well as a revised site plan, building elevations and details on the bays, brackets, railing systems.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map
**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 46-64 MAPLEWOOD AVE**

**Case No:** [Redacted]

**Decision:** [Redacted]

### 46-64 MAPLEWOOD AVE. – WORK SESSION #B (MAJOR)

#### INFO/ EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>GENERAL BUILDING INFORMATION</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Information (ESTIMATED FROM THE TAX MAPS &amp; ASSESSOR’S INFO)</td>
<td>Existing Building</td>
<td>Proposed Building (+/-)</td>
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#### STAFF

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<th>CONTACT</th>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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</table>

### 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
5. Complement and enhance the architectural and historic character: [ ] Yes [ ] No

Historic District Commission

Project Address: 206 COURT STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: WORK SESSION #C

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4-1L
- Land Use: Institutional
- Land Area: 2,769 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court and Church Streets
- Unique Features: Karnan House
- 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. 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, 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 alterations, additions or expansions)

I. Neighborhood Context:

- The property is located along Court Street. It is surrounded with many wood- and brick-sided 2.5 - 3 story structures with little to no front yard setbacks and shallow side yards.

J. Staff Comments and/or Suggestions for Consideration:

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

Note that the applicant has requested a continuance to the June meeting for this project.

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

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
## 206 COURT STREET – WORK SESSION #C (MODERATE)

### MODERATE PROJECT

- CONSTRUCT A 3-STORY REAR ADDITION ONLY –

### PROPERTY EVALUATION FORM

<table>
<thead>
<tr>
<th>PROPERTY EVALUATION FORM</th>
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<th>PROPERTY:206 COURT STREET Case No.:C Date: 5-3-17</th>
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### 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

Project Address: 163 DEER STREET (LOT 4)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

A. Property Information - General:
   Existing Conditions:
   • Zoning District: Urban General (CD5)
   • Land Use: Commercial Bank
   • Estimated Age of Structure(s): c. 1985
   • Building Style: NA
   • Historical Significance: NA
   • Public View of Proposed Work: View from Deer and Bridge Streets
   • Unique Features: Abuts the Pan Am Rail Corridor
   • Neighborhood Association: North End

B. Proposed Work:
   Construct a 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, 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:
   □ 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 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:
   • The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first phase - the review of the surrounding neighborhood context – the Applicant is presenting plans to address the building locations as well as massing and scale. So far, the context also includes many buildings not yet constructed that are: 1) pending issuance of a building permit (i.e. HarborCorp); 2) pending final approval from the HDC (i.e. 46-64 Maplewood Ave.); or, 3) are outside the Historic District and are pending Planning Board approval (i.e., the other GL Rogers buildings and the City’s Deer Street Parking Garage.
   • The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The proposed buildings should also be inserted into the City’s 3D Massing Model to provide more informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).

   • Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:  

   Aerial and Street View Image
   HISTORIC SURVEY RATING
   Zoning Map
MAJOR PROJECT
- CONSTRUCT A 4-STORY MIXED-USE BUILDING -
Historic District Commission

Project Address: 157 DEER STREET (LOT 5)
Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #E
Meeting Type: 

A. Property Information - General:
   - Existing Conditions:
     - Zoning District: Urban General (CD5)
     - Land Use: Commercial Office
     - Land Area: 21,050 SF +/-
     - Estimated Age of Structure(s): c. 1970
     - Building Style: NA
     - Historical Significance: NA
     - Public View of Proposed Work: View from Maplewood Ave., and Deer Street
     - Unique Features: Abuts the Pan Am Rail Corridor
     - Neighborhood Association: North End

B. Proposed Work:
   - Construct a 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. Parkwalk, 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)

J. 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:
   - The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first phase - the review of the surrounding neighborhood context – the Applicant is presenting plans to address the building locations as well as massing and scale. So far, the context also includes many buildings not yet constructed that are: 1) pending issuance of a building permit (i.e., Harbor Corp); 2) pending final approval from the HDC (i.e. 46-64 Maplewood Ave.); or 3) are outside the Historic District and are pending Planning Board approval (i.e. the other GL Rogers buildings and the City’s Deer Street Parking Garage).
   - The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The revised building elevations should also be inserted into the City’s 3D Massing Model to provide more informed feedback on the proposed building placement, footprint, materials, facade treatment, height and roof form(s).
   - Note that the HDC requested the building designer consider a lower profile on the 5th floor using increased stepbacks, pitched roofs, banding, bays and other massing techniques to reduce the scale of the building along Maplewood Ave.

M. Aerial Image, Street View and Zoning Map: 

HISTORIC SURVEY RATING:

Zoning Map
## 157 Deer Street (Lot 5) – Work Session #E (Major)

### Property Evaluation Form

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY:** 157 Deer Street

**Case #:** 157 Deer Street

**Date:** 3-17

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

### Major Project

**Construct a 5-Story Mixed-Use Building**

### Info/ Evaluation Criteria

<table>
<thead>
<tr>
<th>General Building Information</th>
<th>Neighborhood Context</th>
</tr>
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<tbody>
<tr>
<td>Project Information</td>
<td>Abutting Structures (Average)</td>
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</tbody>
</table>

#### Project Review Element

<table>
<thead>
<tr>
<th>8. Scale (i.e., height, volume, coverage,…)</th>
<th>Appropriate</th>
<th>Inappropriate</th>
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<tbody>
<tr>
<td>Placement (i.e., setbacks, alignment,…)</td>
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<tr>
<td>Massing (i.e., modules, banding, setbacks,…)</td>
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<tr>
<td>Architectural Style (i.e., traditional – modern)</td>
<td></td>
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<tr>
<td>Roof Materials</td>
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<tr>
<td>Cornice Line</td>
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<tr>
<td>Eaves, Gutters and Downspouts</td>
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<tr>
<td>Walls</td>
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<tr>
<td>Sidings / Materials</td>
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</tr>
<tr>
<td>Projections (i.e., bays, balconies,…)</td>
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<tr>
<td>Doors and Windows</td>
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<tr>
<td>Window Openings and Proportions</td>
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<td>Window Casings / Tim</td>
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<td>Window Shutters / Hardware</td>
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<td>Storm Windows / Screens</td>
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<td>Doors</td>
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<tr>
<td>Porches and Balconies</td>
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<tr>
<td>Projections (i.e., porch, portico, canopy,…)</td>
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<tr>
<td>Landings / Steps / Stoop / Railings</td>
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<tr>
<td>Lighting (i.e., wall, post,…)</td>
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<tr>
<td>Signs (i.e., projecting, wall,…)</td>
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<tr>
<td>Mechanicals (i.e., HVAC, generators)</td>
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<tr>
<td>Decks</td>
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<tr>
<td>Garages / Barns / Sheds (i.e., doors, placement,…)</td>
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<tr>
<td>Fence / Walls / Screenwalls (i.e., materials, type,…)</td>
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<tr>
<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>Driveways (i.e., location, material, screening,…)</td>
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<td></td>
</tr>
<tr>
<td>Parking (i.e., location, access, visibility,…)</td>
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<tr>
<td>Accessory Buildings (i.e., sheds, greenhouses,…)</td>
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<td></td>
</tr>
</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 architectural value of existing structure:
   - [ ] Yes
   - [ ] No
4. Compatibility of innovative technologies with surrounding properties:
   - [ ] Yes
   - [ ] No

---

**Page 20 of 26**
I. **Neighborhood Context:**
   - The lot is located along Green and Vaughan Streets. It is surrounded with mainly brick 1-5 story structures with shallow front yard setbacks.

J. **Staff Comments / Suggestions:**
   - The Applicant is seeking to commence the 4-Step Design Process for a Major Project. As such, the first phase of the review is the surrounding neighborhood context. The context is defined as the buildings (footprints, height, massing and materials) including the historical development of the site and the surrounding neighborhood. Importantly, the context also includes many buildings not yet constructed that are, pending issuance of a building permit, the 250,000 SF HarborCorp Project. The new four story mixed-use building at 233 Vaughan Street and the 3S Art Space building to the north. The context also includes other character-defining elements such as North Mill Pond and the existing pedestrian trail along the rear of the property.
   - The HDC should carefully assess the surrounding context in order to provide informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
   - Note that revised plans from the Applicant will be provided at the 5-10-17 meeting.


![Aerial and Street View Image](image)

**HISTORIC SURVEY RATING**

**NC**
MAJOR PROJECT
- CONSTRUCT A 5-STORY MIXED-USE HOTEL BUILDING -

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

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

Project Evaluation Form: 135 CONGRESS STREET
CERTIFICATE OF APPROVAL
WORK SESSION # G

Meeting Type: Project H

A. Property Information - General:
Existing Conditions:
• Zoning District: CD5
• Land Use: Commercial
• Land Area: 6,680 AAF
• Estimated Age of Structure: c. c. 1905
• Style of Structure: Neo-Classical
• Number of Stories: 3
• Historical Significance: Contributing
• Public View of Proposed Work: From the Worth Lot and Congress Street
• Unique Features: former YMCA Building
• Neighborhood Association: Downtown

B. Proposed Work: To restore the historic building and add a rear addition.

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, Jardinère 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 Congress and Middle Streets and is surrounded with many other masonry and wood sided, 2-3 story contributing structures. Importantly, the Worth block directly abuts the rear addition.

J. Staff Comments and Suggestions for Consideration:
• The applicant proposes to:
  i. Restore the Congress Street façade to its original design
  ii. Rehabilitate the entire building
  iii. Add a glass addition to the rear of the building to maintain the view and appearance of the large historic glass windows on the rear wall.

Note: the applicant’s revised site plan conforms to all the zoning requirements of the CD5 Character District.


K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING
C

Zoning Map
<table>
<thead>
<tr>
<th>INFO / EVALUATION CRITERIA</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
<td>Existing Building</td>
<td>Proposed Building (+/-)</td>
</tr>
<tr>
<td>1</td>
<td>General Building Information</td>
<td>(Estimated from the Tax Maps &amp; Assessor's Info)</td>
</tr>
</tbody>
</table>

## Project Information

### MODERATE PROJECT

- **Restore Façade and Install New Glass Addition Only** -

### Site Design

- **Historic District Commission Members**
  - Case No.: 135 Congress Street
  - Case No.: G
  - Date: 5-3-17

### Historic District Commission Staff

- **Project Review Element**
  - HDC Comments
  - HDC Suggestions
  - Appropriateness

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
<th>HDC Comments</th>
<th>HDC Suggestions</th>
<th>Appropriateness</th>
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<tbody>
<tr>
<td>1</td>
<td>Gross Floor Area (SF)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Floor Area Ratio (GFA/ Lot Area)</td>
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<td></td>
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<tr>
<td>3</td>
<td>Building Height / Street-Width 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 / Cornice (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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</tr>
</tbody>
</table>

### Historic District Commission Members

- **Building Design Materials**
  - Porches and Balconies
  - Doors and windows
  - Windows
  - Roofs
  - Style and Slope
  - Roof Projections (i.e., chimneys, vents, dormers...)
  - Roof Materials

### 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 Address: 410-30 ISLINGTON STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #H

A. Property Information - General:
- Existing Conditions:
  - Zoning District: CD4-L2
  - Land Use: Residential - Multi-Family
  - Land Area: 39,948 SF
  - Estimated Age of Structure: c.1850
  - Building Style: Greek Revival / Colonial
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Islington Street
  - Unique Features: Rear Yard Development
  - Neighborhood Association: Goodwin’s Park

B. Proposed Work:
- To renovate three historic structures & add 3 new structures.

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

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

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

F. Sensitivity of Context:
- [x] 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)
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H. Project Type:
- [ ] Consent Agenda (i.e., very small alterations, additions or expansions)
- [x] Minor Project (i.e., small alterations, additions or expansions)
- [ ] Moderate Project (i.e., significant alterations, additions or expansions)
- [x] Major Project (i.e., very significant alterations, additions or expansions)

I. Neighborhood Context:
- The structure is located along lower Islington Street near the West End. It is surrounded with mainly wood-frame 2½ story historic structures with shallow or no front yard setbacks on relatively small lots.

J. Background & Suggested Action:
The applicant proposed to:
- Renovate the 3 historic structures along Islington Street
- Add three new townhouse structures with 8 dwelling units.
- Demolition of rear additions and attached garages and side els.

Note the applicant is proposing two options for redevelopment: a three building layout and a 2 buildings layout. Both proposed 8 new dwelling units. I would suggest a site walk would be very helpful as the topography of these lots significantly changes behind the historic structures. Additionally, it will be important to fully understand the relationship between the proposed new structures and the surrounding historic structures on the three streets that line these properties.

Design Guideline Reference – Guidelines for All Sections (01-12)

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING
C
# Major Project

## Renovate 3 Historic Structures and Add 3 New Structures

### Neighborhood Context

<table>
<thead>
<tr>
<th>Subject Property</th>
<th>Abutting Structures (Average)</th>
<th>Surrounding Structures (Average)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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### Project Review Element

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<td>Building Coverage (% Building on the Lot)</td>
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### Purpose and Intent

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historic Significance: ☐ Yes ☐ No
3. Compatibility 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

### Compatibility of Design with Surrounding Properties

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No