## Staff Report – December 6th, 2017

December 6th MEETING

## **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

Administrative Approvals:

1. 235 Islington Street - TBD

2. 30 Maplewood Ave. - Recommend Approval

736 Middle Street - Recommend Approval
 40 Bridge Street - Recommend Approval

5. 437 Marcy Street - TBD

6. 138 Maplewood Ave. - TBD

## **PUBLIC HEARINGS - OLD BUSINESS:**

- A. 220 South Street (Minor siding & windows)
- B. 299 Vaughan Street (Minor add roof deck)

## **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 177 State Street (Minor Garage Change)
- 2. 73 Northwest Street (Minor siding)
- 3. 28 Dennett Street (Moderate windows)
- 4. 8 Bow Street (Minor storefront modifications)

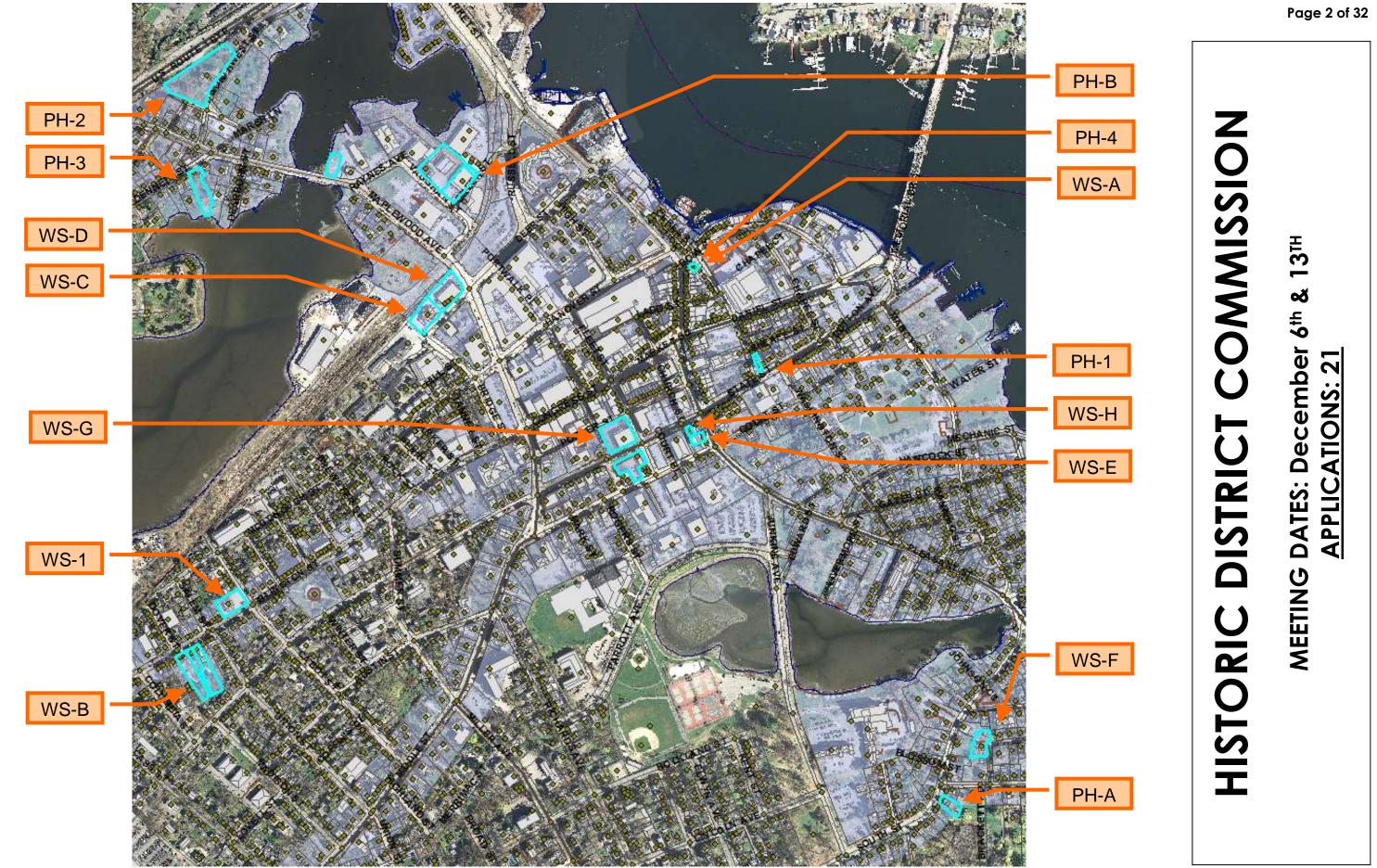
## **WORK SESSIONS:**

- A. 8 Bow Street (Moderate second floor windows and dormers)
- 1. 361 Islington Street (Minor Small Addition)

Design Review Toolkit – 3D Massing Model

### December 13th MEETING

- B. 410 Islington Street (Major-Multifamily buildings)
- C. 163 Deer Street Lot 4 (Major- mixed-use building)
- D. 157 Deer Street Lot 5 (Major- mixed-use building)
- E. 84 Pleasant Street (Moderate demolition of rear addition)
- F. 75 Humphrey's Court (Moderate metal roofing & addition)
- G. 333 State Street (Minor-windows)
- H. 278 State Street (Major rehabilitation and massing)



Project Evaluation Form: **220 SOUTH STREET** M

ermit Requested:	CERTIFICATE	OF APPROVAL
eeting Type:	<b>PUBLIC HEAR</b>	ING #A
<ul> <li>A. Property Information - General:</li> <li>Existing Conditions: <ul> <li>Zoning District: SRB</li> <li>Land Use: Two-Family</li> <li>Land Area: 10,842 SF</li> <li>Estimated Age of Structure: c.</li> <li>Building Style: Queen Anne</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: C</li> <li>Public View of Proposed Work</li> <li>Unique Features: NA</li> <li>Neighborhood Association: Sc</li> </ul> </li> </ul>	: <u>View from South S</u>	<u>treet</u>
B. Proposed Work: To replace/ reloc clapboards.	ate windows & repl	ace asbestos siding with cedar
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/ Demo	olished:	
Principal	Accessory	☐ Significant Demolition
F. Sensitivity of Context:		
$\Box$ Highly Sensitive $oldsymbol{arDelta}$ Sensitive	tive $\Box$ Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Poi	rtwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)

### H. Project Type:

$\hfill \square$ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)

☐ Major Project (i.e. very large alternations, additions or expansions)

### I. Neighborhood Context:

• This 2.5 story structure is located on South Street in the South End and is surrounded with many contributing structures. The neighborhood is predominantly 2.0 to 2.5 story wood-sided structures with a shallow setback from the street edge.

### J. Staff Comments and Suggestions for Consideration:

- The applicant is proposing to:
  - i. Add 2 windows on east elevation;
  - Move one window on the north elevation; and
  - iii. Remove storm windows and install double hung windows on south side porch.
- Note the applicant was informed that additional specifications for the windows are needed in order to hold this public hearing. Additionally, at the last HDC meeting, the applicant was discouraged from applying cedar shingles to the principal structure. Wood clapboards were preferred. The applicant had submitted a request to postpone until the December meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

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





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJECT	T PROPERTY	NEI	GHBORHOOD CONTEXT
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures
Nia		Building	Building (+/-)	(Average)	(Average)
No	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & AS	SSESSOB'S INEO)	
1	Gross Floor Area (SF)	(ESTIMATED	TROM THE TAX MATS & AS	SSESSOR S INFO)	
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4			lack	<b>MODERATE PRO</b>	JECI
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6	Number of Stories	- REPLACE	MINDOM2 AN	ID AREZIOS ZIDING A	VITH CEDAR SHINGLES ONLY -
7	Building Coverage (% Building on the Lot)				
	PROJECT REVIEW ELEMENT	HDC CO	MMENTS	HDC SUGGESTION	IS APPROPRIATENESS
8					□ Appropriate □ Inappropriate
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
10					□ Appropriate □ Inappropriate
1					□ Appropriate □ Inappropriate
1:					□ Appropriate □ Inappropriate
1;	3 Style and Slope				□ Appropriate □ Inappropriate
14	· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate
1.					□ Appropriate □ Inappropriate
1	S Cornice Line				□ Appropriate □ Inappropriate
1:	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
18	3 Walls				□ Appropriate □ Inappropriate
19	Siding / Material				□ Appropriate □ Inappropriate
(	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
,	Doors and Windows				□ Appropriate □ Inappropriate
	2 Window Openings and Proportions				□ Appropriate □ Inappropriate
	3 Window Casing/ Trim				□ Appropriate □ Inappropriate
2	Window Shutters / Hardware				□ Appropriate □ Inappropriate
2	5 Awnings				□ Appropriate □ Inappropriate
-	Doors Doors				□ Appropriate □ Inappropriate
	Porches and Balconies				□ Appropriate □ Inappropriate
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
2					□ Appropriate □ Inappropriate
(	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
3					□ Appropriate □ Inappropriate
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
3	B Decks				□ Appropriate □ Inappropriate
34					□ Appropriate □ Inappropriate
3.	, , , ,				□ Appropriate □ Inappropriate
3	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
3					□ Appropriate □ Inappropriate
38					□ Appropriate □ Inappropriate
3					□ Appropriate □ Inappropriate
4(	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
	pose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property valu	□ Yes □ No □ Yes □ No ∪es: □ Yes □ No	5. Cor	·	e District: nitectural and historic character: ad welfare of the District to the city residents and v

**PUBLIC HEARING #B Meeting Type:** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>Urban General (CD5)</u>
- Land Use: Retail and Public Parking Lot
- Land Area: 56,192 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: Industrial
- Historical Significance: NC
- Public View of Proposed Work: View from Green and Vaughan Streets
- Unique Features: Abuts North Mill Pond
- Neighborhood Association: North End

<u>B.</u>	Proposed Work:	Construct (	<u>a roof-dec</u>	k and	<u>associated</u>	rooftop	<u>structures.</u>
						-	

	-		
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	✓ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
	Principal	Accessory	☐ Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensit	ive $\square$ Low Sensitivity	"Back-of-House"

G.	Design	App	proach (	(for Ma	or Pro	iects):

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, 3S Artspace, Coldwell Banker)

### H. Project Type:

ionsent Ag	genda (i.e.	very small	l alterations,	additions of	or expansion:
	onsent Ag	onsent Agenda (i.e.	onsent Agenda (i.e. very small	onsent Agenda (i.e. very small alterations,	onsent Agenda (i.e. very small alterations, additions o

- 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)

Page 5 of 32

### 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. Architectural styles in this neighborhood vary considerably from historically significant traditional wood-sided structures to large contemporary brick and masonry structures.

#### J. Staff Comments / Suggestions:

- The Applicant is seeking to add a roof deck to the northern section of the proposed hotel. Note that this concept was suggested by several members of the HDC when the hotel project was reviewed. Additionally, some of the rooftop HVAC equipment has been relocated to be less visible from the street.
- At the 11-7-17 meeting the HDC asked for additional dimensional data on the roof deck area. The primary issue was to evaluate the rhythm of the skyline and stepdown features of the original building design. The revised plans show the massing impacts to the previously-approved building and how both parking and mechanical equipment will be screened from public view.
- Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

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





Aerial and Street View Image



**Zoning Map** 

	299 VAUGHAN STREET – PUBLIC HEARING #B (MINOR)										
			INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHO	OD CONTEXT			
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures			
	-		,	Building	Building (+/-)	(Average)		(Average)	<b>RX</b>		
<u></u>			GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & ASSE	ESSOR'S INFO)					
STAFF		2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)		AAINIOD DDO IECT						
ST	•	3	Building Height / Street-Width Ratio								
	-	4	Building Height – Zoning (Feet)		MINOR PROJECT						
		5	Building Height – Street Wall / Cornice (Feet)		CONSTRUCT A P	OOE DECK AN	D DELOCATE	E LIVAC ONLY	FOR MISSION S Date: 12 ons De		
		6	Number of Stories	_	CONSTRUCT A R	OOF-DECK AN	D KELOCAIE	HVAC ONLY -			
		7	Building Coverage (% Building on the Lot)					1	DN F COMMIS No: B Do pulations Withdrawn		
			PROJECT REVIEW ELEMENT	APPLICANT'	S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ODD COMMI No: BD Stipulations		
	×	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate			
	ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	RIC:		
	S	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	TRIC TRIC Cas		
	$\vdash$	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate			
SS		12	Roofs Style and Slope					☐ Appropriate ☐ Inappropriate	EET SOONE		
Ë	-	13 14	Roof Projections (i.e. chimneys, vents, dormers)					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>			
Š		15	Roof Materials					□ Appropriate □ Inappropriate			
COMMISSION MEMBERS		16	Cornice Line					☐ Appropriate ☐ Inappropriate			
		17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate			
	IS	18	Walls					☐ Appropriate ☐ Inappropriate			
	TERIA	19	Siding / Material					☐ Appropriate ☐ Inappropriate			
	•	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	VAU VAU		
₹	×	21	Doors and Windows					□ Appropriate □ Inappropriate			
₹	Z.	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate			
0	DESIG	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate			
		24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	<b>一</b>		
<u> </u>	SN N	25	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate	ORTS		
ISTRICT	BUILDING	26 27	Doors Porches and Balconies					□ Appropriate □ Inappropriate	<u> </u>		
ST	BU	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
		29	Landings/ Steps / Stoop / Railings					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>			
	-	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	&		
HISTORIC		31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	_		
9		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate			
<u>S</u>		33	Decks					☐ Appropriate ☐ Inappropriate			
I		34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
	z	35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	200		
	DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate			
	DE	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate			
	SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
	5	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
	H	40 Purpos	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:					☐ Appropriate ☐ Inappropriate			
		-					(II D				
			eserve the integrity of the District:	□ Yes □ No		ain the special characte		d laista via ala avez ete er	□ Yes □ No		
			sessment of the Historical Significance:	☐ Yes ☐ No	· · · · · · · · · · · · · · · · · · ·	plement and enhance th			☐ Yes ☐ No		
			onservation and enhancement of property val	ues: 🗆 Yes 🗆 No	6. Promo	ne the education, pleas	ure and wellare of	the District to the city residents and v	visitors: □ Yes □ No		
			Criteria / Findings of Fact:	f currounding propertie	s. Data 3 Data+i	on to historic and archita	actural value of evia	ting structure:			
			onsistent with special and defining character o mpatibility of design with surrounding propertion			on to historic and archite patibility of innovative tec		•			
		Z. CO	mpanding of design with surrounding properties	73.	1 163 110 4. COMP		SITIOIOGIES WIIII SUII	outiding brobernes. $\Box$ res $\Box$ 140			

177 STATE STREET **Project Address:** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1 Existing Conditions:** • Zoning District: CD4 Land Use: Mixed-Use Land Area: 2,460 SF +/-Estimated Age of Structure: c.1850 Building Style: <u>Italianate</u>
Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from State and Penhallow Streets</u> Unique Features: Part of a residential row block Neighborhood Association: Downtown B. Proposed Work: To replace windows and make chimney repairs. C. Other Permits Required: ☐ City Council ☐ Planning Board ☐ Board of Adjustment 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 alternations, additions or expansions)

#### I. Neighborhood Context:

• This historically significant building is located at the corner of Penhallow and State Streets. It is surrounded with many 2.5 – 3 story brick structures with shallow setbacks to the street and small pocket garden areas.

### J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

• Modify the garage design by reducing the size of the addition and adding a surface parking space given the proposed garage was too small to support a vehicle.

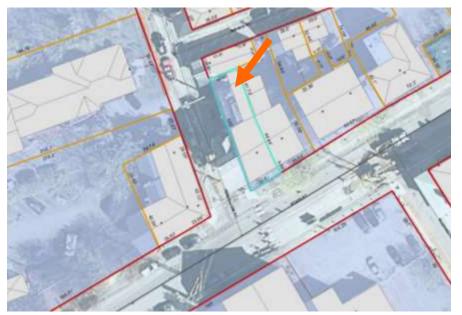
Design Guideline Reference – Guidelines for Exterior Maintenance (03) and Windows and Doors (08).

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

			177 ST <i>A</i>	ATE STREET – PUBI	LIC HEARING #1	(MINOR)				
		INFO/ EVALUATION CRITERIA		CT PROPERTY			OOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>8-17</b> enied		
		GENERAL BUILDING INFORMATION Gross Floor Area (SF)								
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	3			MINOR PROJECT						
	4	=			MINORPRO	JJECI		FO   18810   e: 12-		
	5	3 3 3		AAC	DIFY GARAGE A		MIV			
	6	Number of Stories		- MC	DIFT GARAGE A		INLT -			
	7	Building Coverage (% Building on the Lot)						ON F COMMIS :1 Date:		
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS			
	_ 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
[	٩	Trace in (increasing and in the initing					□ Appropriate □ Inappropriate			
_	8 9 10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
	ال	Architectural Style (i.e. traditional – modern)			<del></del>		□ Appropriate □ Inappropriate			
S	12	Roofs					□ Appropriate □ Inappropriate	ALUARIC DISTRICE DISTRICE CAS		
MEMBERS	13	Style and Slope					□ Appropriate □ Inappropriate	ALL IC DI EET C		
BE	14						□ Appropriate □ Inappropriate			
≨	15	Roof Materials					□ Appropriate □ Inappropriate			
À E	16						□ Appropriate □ Inappropriate	VA VA TORIC STREI		
	17						□ Appropriate □ Inappropriate			
	18 19 20						□ Appropriate □ Inappropriate			
$\Xi$	19						□ Appropriate □ Inappropriate			
							□ Appropriate □ Inappropriate			
COMMISSION	≥ 21						□ Appropriate □ Inappropriate	<b>ERTY 100114 H 177 STA</b> Approved		
$\leq 1$	22						□ Appropriate □ Inappropriate			
O I	22 23 24 24						□ Appropriate □ Inappropriate			
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STRICT	25 26 27						□ Appropriate □ Inappropriate			
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$\mathbf{\Sigma}$	30						□ Appropriate □ Inappropriate			
<u>ج</u> ا	31	<u> </u>					□ Appropriate □ Inappropriate			
HISTORIC	32	,					☐ Appropriate ☐ Inappropriate			
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	z 35						☐ Appropriate ☐ Inappropriate			
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	40						☐ Appropriate ☐ Inappropriate			
<u>H</u> .		ose and Intent:	- V - 1							
		Preserve the integrity of the District:			ntain the special characte			□ Yes □ No		
		Assessment of the Historical Significance:			nplement and enhance th			☐ Yes ☐ No		
	3. (	Conservation and enhancement of property val	ues: 🗆 Yes 🗆 I	No 6. Pron	note the education, pleas	ure and weltare of	the District to the city residents and vis	sitors: $\square$ Yes $\square$ No		
<u>l.</u>	Revie	ew Criteria / Findings of Fact:								
		Consistent with special and defining character o	f surrounding propert	ies: □Yes□No 3. Relo	ation to historic and archite	ectural value of ex	isting structure: ☐ Yes ☐ No			

**73 NORTHWEST STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

Existing	Co	ndition	s:
			••

- Zoning District: <u>GRA</u>Land Use: <u>Single-Family</u>
- Land Area: <u>1.74 A +/-</u>
- Estimated Age of Structure: <u>c.1850</u>

- Building Style: <u>Greek Revival</u>
  Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from Northwest Street</u>
  Unique Features: <u>Abuts Rt. 1 Bypass</u>
  Neighborhood Association: <u>Christian Shore</u>

<u>B.</u>	<b>Proposed Work:</b>	<u>To replace</u>	<u>: wood siding</u>	<u>, with com</u>	<u>posite siding</u>

C. Other Permits Required:							
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
☐ Terminal Vista	Gateway	☑ Mid-Block					
$\ \square$ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	Accessory	Demolition					
F. Sensitivity of Context:							
$\square$ Highly Sensitive $\square$ Sensiti	ive 🗹 Low Sensitivity	√ 🗌 "Back-of-House'					
G. Design Approach (for Major Project	<u>s):</u>						
$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)					
$\ \square$ Invention within a Style (i.e.	., Porter Street Townhouses	s, 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:							
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
☑ Minor Project (i.e. small alt	☑ 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)

### **Neighborhood Context:**

• The building is located along Northwest Street. It is surrounded with many 1.5 to 2.5 wood –frmae and sided structures with shallow setbacks and large side or rear garden areas.

### Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

i. The applicant proposes to replace all the wood siding with composite siding.

Design Guideline Reference – Guidelines for Exterior Maintenance (03) and Exterior Woodwork (05).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA   SUBJECT PROPERTY   NEIGHBORHOOD CONTEXT
Project Information   Existing   Building   Proposed   Abutting Structures   (Average)
GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area (SF) Floor Area (SF) Floor Area (SF) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Height - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Street Wall / Cornice (Feet) Number of Stories Building Leight - Stor
Constitution   Control
Gross Floor Area (SF) Floor Area Ratio (GFA/Lot Area) Building Height - Zoning (Feet) Building Height - Street Wall / Comice (Feet) Number of Stories Building Height - Street Wall / Comice (Feet) Number of Stories Building Coverage (F, 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, bonding, stepbacks) Architectural Style (i.e. traditional – modern) Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Doors and Windows  MINOR PROJECT - INSTALL NEW SIDING ONLY –  INSTALL NEW SIDING O
Floor Area Ratio (GFA/ Lot Area)
Deliding Height - Street Wall / Comice (Feet)   Number of Stories   Suilding on the Lot)
Deliding Height - Street Wall / Comice (Feet)   Number of Stories   Suilding on the Lot)
Number of Stories   Suilding Coverage (% Building on the Lot)
Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  APPLICANT'S COMMENTS  HDC SUGGESTIONS  APPROPRIATENESS  Scale (i.e. height, volume, coverage)    Appropriate   Inappropriate   Inappropr
PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Appropriate   Inappropriate   Ina
Scale (i.e. height, volume, coverage)    Appropriate   Inappropriate   Naspropriate   Nasprop
Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. fraditional – 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. bays, balconies)  Massing (i.e. modules, banding, stepbacks)  Appropriate   Inappropriate   Inappropriate   Pappropriate   Inappropriate
Appropriate   Inappropriate   Style (i.e. traditional – modern)   Appropriate   Inappropriate   Style and Slope   Appropriate   Inappropriate   Inappropriat
Appropriate   Inappropriate   Style (i.e. traditional – modern)   Appropriate   Inappropriate   Style and Slope   Appropriate   Inappropriate   Inappropriat
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. bays, balconies)  Appropriate   Inappropriate   Inapp
Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)  Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials  Conice Line  Eaves, Gutters and Downspouts  Walls  Siding / Material  Projections (i.e. bays, balconies)  Appropriate   Inappropriate   Inapprop
Roof Materials  Cornice Line  Eaves, Gutters and Downspouts  Walls  Siding / Material  Projections (i.e. bays, balconies)  Doors and Windows  Appropriate   Inappropriate
Cornice Line  Eaves, Gutters and Downspouts  Walls Siding / Material Projections (i.e. bays, balconies)  Doors and Windows  Appropriate   Inappropriate   I
$\perp$ $\perp$ $\wedge$
Window Caring / Trim
Window Casing/ IIII  Window Shutters / Hardware  Appropriate   Inappropriate   Inappropriate   Appropriate   Inappropriate   I
Awnings Appropriate Inappropriate
Doors Appropriate   Inappropriate
Porches and Balconies Appropriate   Inappropriate
Projections (i.e. porch, portico, canopy)    Appropriate   Inappropriate
Appropriate Inappropriate
Lighting (i.e. wall, post)
Signs (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)  Appropriate   Inappropriate   Inappropr
Mechanicals (i.e. HVAC, generators)       Appropriate       Inappropriate         Decks       Appropriate       Inappropriate
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)  □ Appropriate □ Inappropriate
Driveways (i.e. location, material, screening)
Parking (i.e. location, access, visibility)         □ Appropriate       □ Inappropriate
Accessory Buildings (i.e. sheds, greenhouses)
<u>e and Intent:</u>
serve the integrity of the District:   Yes No  Maintain the special character of the District:  Serve the integrity of the District:  Or and the Allisted and the American Serve the Ame
essment of the Historical Significance:    Yes   No   5. Complement and enhance the architectural and historic character:   Yes   No   6. Proposed the advention of the Printing of the Printing to the Printi
nservation and enhancement of property values: $\square$ Yes $\square$ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: $\square$ Y
Criteria / Findings of Fact:
nsistent with special and defining character of surrounding properties: 🗆 Yes 🗀 No 💍 3. Relation to historic and architectural value of existing structure: 💢 🗎 Yes 🖂 No
npatibility of design with surrounding properties: $\square$ Yes $\square$ No 4. Compatibility of innovative technologies with surrounding properties: $\square$ Yes $\square$ No

**Project Address: 28 DENNETT STREET Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #3 Meeting Type:** 

A.	Pro	perty	Information	-	<b>General:</b>
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### **Existing Conditions:**

- Zoning District: <u>GRA</u>
- Land Use: Residential
- Land Area: 14,810 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Dennett Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

### **B.** Proposed Work: To replace the windows on the front facade.

C. Other Permits Required:								
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council						
D. Lot Location:								
$\square$ Terminal Vista	Gateway	☑ Mid-Block						
☐ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/ Demolished:								
✓ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
$\square$ Highly Sensitive $oxedsymbol{oxtime}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"								
G. Design Approach (for Major Project	<u>s):</u>							
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)								
$\square$ Invention within a Style (i.e	☐ 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:								
$\hfill\Box$ 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 Dennett Street. It is surrounded with many wood-sided 2.5 story historic structures with little to 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:

- Replace the existing 9/6 true-divided, wood windows with 9/6 SDL Pella windows.
- Note that the windows are old but appear to not be original.

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

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





Aerial and Street View Image



Zoning Map

#### 28 DENNETT STREET - PUBLIC HEARING #3 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** FORM (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **DISTRICT COMMISSION** Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Date: Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE WINDOWS ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate **MEMBERS DENNETTSTREET** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate PROPERTY: 28 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 **Decks** □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ 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: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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

**Project Address: 8 BOW STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD5</u>
- Land Use: Mixed-Use
- Land Area: 1,475 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow and Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

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2. Troposed Work							
C. Other Permits Required:							
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council							
D. Lot Location:							
$\square$ Terminal Vista $\square$ Gateway $\square$ Mid-Block							
$lacktriangle$ Intersection / Corner Lot $\ \square$ Rear Lot							
E. Existing Building to be Altered/ Demolished:							
Principal Accessory Demolition							
F. Sensitivity of Context:							
$\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "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)

☐ Moderate Project (i.e. significant additions, alterations or expansions)

Major Project (i.e. very large alternations, additions or expansions)

Minor Project (i.e. small 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 no front yard setbacks.

### J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The applicant is proposing to:

- Relocate the front entry door to provide at-grade handicap access;
- Repair the lower paneling and sign band;
- Remove and replace windows; and
- Enlarge the side entry door and ass a new second floor window.

### Design Guideline Reference – Exterior Maintenance (03) and Windows and Doors (80)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### 8 BOW STREET - PUBLIC HEARING #4 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures Existing Proposed** FORM (Average) Buildina Building (+/-) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdraw4 Date: with Stipulations Building Height - Street Wall / Cornice (Feet) - MODIFY STOREFRONT & CHANGE 2nd FLOOR WINDOWS ONLY -Number of Stories Z O Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Case No.:4 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Approved **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate STREET 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved ROPERTY:8 BOW Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate 80 DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 **Decks** □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ 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: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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

☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

□ Yes □ No

2. Compatibility of design with surrounding properties:

**Project Address: 8 BOW STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD5</u>
- Land Use: Mixed-Use
- Land Area: 1,475 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow and Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

B	Proposed Work:	To modify	<u>y the storefron</u>	<u>t anc</u>	<u>l remove anc</u>	l rep	<u>lace wind</u>	OWS.

C. Other Permits Required:								
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council						
D. Lot Location:								
$\square$ Terminal Vista	☐ Gateway	☐ Mid-Block						
✓ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/ Demolished:								
Principal	Accessory	Demolition						
F. Sensitivity of Context:								

$\square$ Highly Sensitive $oxedsymbol{arDelta}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-Hous
--

G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Stre
--

- 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)
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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 alternations, additions or expansions)

#### L. 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The applicant is proposing to:

- Relocate the front entry door to provide at-grade handicap access.
- Replace windows on the first floor with thermal-pane windows.

### Design Guideline Reference – Windows and Doors (08)

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### 8 BOW STREET - WORK SESSION #A (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** FORM (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdraw4 Date: with Stipulations Building Height - Street Wall / Cornice (Feet) - MODIFY AND REPLACE 1ST FLOOR WINDOWS ONLY -Z O Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT e No.: 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Approved **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate ALU Cas Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) STREET □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 □ Appropriate □ Inappropriate BOW Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate ω 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш **PROPERTY** Window Casing/ Trim □ Appropriate □ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate 80 DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 **Decks** □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ 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: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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

☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

□ Yes □ No

2. Compatibility of design with surrounding properties:

**Project Address: 361 ISLINGTON STREET** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1** A. Property Information - General: **Existing Conditions:** • Zoning District: <u>General Residence C (GRC)</u> 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 Islinaton and Rockingham Streets Unique Features: NA Neighborhood Association: Islington Creek B. Proposed Work: Add dormer(s) along Islington and Rockingham and add rear addition. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: Terminal Vista Gateway Mid-Block ☑ Rear Lot ☐ Intersection / Corner Lot E. Existing Building to be Altered/ Demolished / Constructed: 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 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. <u>Background & Suggested Action:</u>

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.

Design Guideline Reference – Masonry & Stucco (07), Windows and Doors (08), Site Elements & Streetscapes (09), Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORE	IOOD CONTEXT		
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)				
1	Gross Floor Area (SF)	•		•				
2	Floor Area Ratio (GFA/ Lot Area)							
3	3 Building Height / Street-Width Ratio							
4	Building Height – Zoning (Feet)			WODLKAILI	KOJLCI			
5	Building Height – Street Wall / Cornice (Feet)	- SITE ALTERATIONS AND SIDE ADDITION ONLY -						
6	Number of Stories		- SIIL ALII	INATIONS AND S	IDE ADDIII	SIN SINE! -		
/	Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS		
ľ	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
+	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate		
+	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
1	Roofs					□ Appropriate □ Inappropriate		
	Style and Slope					□ Appropriate □ Inappropriate		
1	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate		
1	Roof Materials					□ Appropriate □ Inappropriate		
1	Cornice Line					□ Appropriate □ Inappropriate		
1	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate		
-	Walls					☐ Appropriate ☐ Inappropriate		
	Siding / Material					□ Appropriate □ Inappropriate		
	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
	Doors and Windows					□ Appropriate □ Inappropriate		
	Vindow Openings and Proportions					□ Appropriate □ Inappropriate		
-	Window Casing/ Trim					□ Appropriate □ Inappropriate		
-	Window Shutters / Hardware					□ Appropriate □ Inappropriate		
_	Storm Windows / Screens					□ Appropriate □ Inappropriate		
_	Doors Doors					□ Appropriate □ Inappropriate		
_	Porches and Balconies					□ Appropriate □ Inappropriate		
	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate		
	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate		
	ighting (i.e. wall, post)					□ Appropriate □ Inappropriate		
	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate		
	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
-	Decks					□ Appropriate □ Inappropriate		
l	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate		
+	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate		
	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
+	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
1	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
1	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
e o ser ess	and Intent:  Tive the integrity of the District:  Sment of the Historical Significance:  Pervation and enhancement of property value	☐ Yes ☐ ☐ Yes ☐ S: ☐ Yes ☐	No 5. Co	intain the special characte mplement and enhance th mote the education, pleas	ne architectural d			

410-30 ISLINGTON STREET **Project Address: Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION/ PUBLIC HEARING #B Meeting Type:** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD4-L2</u>
- Land Use: Residential Multi-Family
- Land Area: 39,968 SF +/-
- Estimated Age of Structure: <u>c.1850</u> Building Style: <u>Greek Revival / Colonial</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington Street
- Unique Features: Rear Yard Development

B.	Proposed	<u>Work:</u>	<u>lo renovate thre</u>	<u>ee historic struc</u>	<u>ctures &amp; adc</u>	<u>l 4 new structu</u>	res.

<ul> <li>Neighborhood Association: <u>G</u></li> </ul>	<u> Soodwin's Park</u>	
B. Proposed Work: To renovate three	e historic structures 8	<u>&amp; add 4 new structures.</u>
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/ Demo	olished / Constructed	• •
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensit	ive $\square$ Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)

Elleral Replication (i.e. 6-16 Congress, Jardiniere Building, 10 Fleasant Site	361
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street	<b>&gt;</b> †)
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 expansion	าร)
---	-----

- Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very significant alternations, additions or expansions)

### I. Neighborhood Context:

• The structure is located along lower Islington Street near the West End. It is surrounded with mainly woodframe 2.5 story historic structures with shallow or no front yard setbacks on relatively small lots.

### J. Background & Suggested Action:

The applicant proposes to:

- Renovate the 3 historic structures along Islington Street;
- Add four new townhouse structures with 8 dwelling units within the rear yard of the property; and
- Demolition of the rear additions and attached garages and side ells.
- Note that the HDC and TAC have both recommended the building footprints and volumes be reduced to afford adequate circulation and parking on the site. Alternative parking and building layouts are to be presented and discussed at the meeting.

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

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





Aerial and Street View Image



Zoning Map

#### 410 - 430 ISLINGTON STREET - WORK SESSION / PUBLIC HEARING #B (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Date: 12-13-17 **Project Information Abutting Structures** Existina **Proposed Surrounding Structures FORM** (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - RENOVATE 3 HISTORIC STRUCTURES & ADD 3 NEW STRUCTURES -Number of Stories No:B Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Case DISTRICT with 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Approved **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC ON 14 Roof Projections (i.e. chimneys, vents, dormers...) 4 □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** :410-30 ISLINGT 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate **OMMISSION** 18 □ Appropriate □ Inappropriate Approved Continued Siding / Material 19 □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate **Decision:** 25 Storm Windows / Screens 80 **PROPERTY** □ Appropriate □ Inappropriate DISTRICT 26 Doors Appropriate | Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate Lighting (i.e. wall, post... STORIC □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 **Decks** □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. 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: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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. Comp of innovative technologies with surrounding properties: ☐ Yes ☐ No

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

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD5</u>
- Land Use: Commercial Bank
- Land Area: 17,130 SF +/-
- Estimated Age of Structure(s): c.1985

- Building Style: <u>NA</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Deer and Bridge Streets</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

<b>B</b> .	<b>Proposed Work:</b>	Construct a 4-	story mixed-use	<u>building.</u>

C. Other Permits Required:	
☐ Board of Adjustment	$lacktriangledown$ Planning Board $\ \square$ City Council
D. Lot Location:	
$\Box$ Terminal Vista	$\square$ Gateway $oxdiv 2$ Mid-Block
$\Box$ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/ Demo	olished / Constructed:
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
☐ Highly Sensitive <b>☑</b> Sensitive	tive $\square$ Low Sensitivity $\square$ "Back-of-House
G. Design Approach (for Major Project	<u>'s):</u>
$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Building, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	., Porter Street Townhouses, 100 Market Street)
☑ Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, 3S Artspace, Coldwell Banker)
H. Project Type:	
$\Box$ Consent Agenda (i.e. very	small alterations, additions or expansions)
$\square$ Minor Project (i.e. small alt	erations, additions or expansions)
☐ Moderate Project (i.e. sign	nificant additions, alterations or expansions

Major Project (i.e. very large alternations, 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. <u>Background & Suggested Action:</u>

- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first and second phase - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- 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 applicant has inserted the proposed buildings into the City's 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

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





Aerial and Street View Image



Zoning Map

				163 DEER \$	STREET (LOT 4) -	<b>WORK SESSION</b>	<b>#C (MAJOR)</b>		
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY				
			Project Information	Existing	Proposed				- 7
			·	Building	Building (+/-)				—— <b>\$</b> 1 je o
ш			GENERAL BUILDING INFORMATION						
STAFF	L	1	Gross Floor Area (SF)						FOR MISSION Ite: 12-13
Ĭ	-	2	Floor Area Ratio (GFA/ Lot Area)			MAJOR PRO	OJECI		
0,	H	3	Building Height / Street-Width Ratio Building Height – Zoning (Feet)		_ CONSTRUCT	A 4-STORY MIX	ED HEE BIHLE	NING ONLY -	
	-	_ <del></del> 5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT	A 4-31OKI MIX	LD-03L DOILL	ING CIVET -	41S
		6	Number of Stories						MMI ate tions
		7	Building Coverage (% Building on the Lot)						OM OM Classic
			PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS				COMMIS COMMIS COMMIS D:C Date:1 Stipulations
-	-	8	Scale (i.e. height, volume, coverage)	·					
	ONTEXT	9	Placement (i.e. setbacks, alignment)						
	Z	10	Massing (i.e. modules, banding, stepbacks)						
	ŏ	11	Architectural Style (i.e. traditional – modern)						
S		12	Roofs						ALUAT RIC DISTRIC EET Case N Approved with
2		13	Style and Slope						
BE		14	Roof Projections (i.e. chimneys, vents, dormers)						AL RIC DIEET CHAPTON POSTECT
MEMBERS		15	Roof Materials						TORIC STREEJ B App
×		16	Cornice Line						<b>&gt; &gt; &gt; &gt; = = =</b>
		17	Eaves, Gutters and Downspouts						
5	TERIALS	18	Walls						
Sic	됩	19	Siding / Material						
S	MAI	20	Projections (i.e. bays, balconies)						
COMMISSION	~ ~	21	Doors and Windows						ERTY MOUTH H 163 DEE Approved Continued
Ž	S S	22	Window Openings and Proportions Window Casing/ Trim						— <b>— Б</b> ₹ :
$\mathcal{C}$	ESIG	24	Window Casing/ IIIII  Window Shutters / Hardware						
	$\Box$	25	Storm Windows / Screens						<b>— — — — — — — — — —</b>
DISTRICT	BUILDING	26	Doors Doors						ROPTS/OPERTY CISION:
곧	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	27	Porches and Balconies						
<u>S</u>	표	28	Projections (i.e. porch, portico, canopy)	-					<b>─</b> ~ ~ ~
		29	Landings/ Steps / Stoop / Railings						<u> </u>
$\overline{\Omega}$		30	Lighting (i.e. wall, post)						
N N		31	Signs (i.e. projecting, wall)						
7	L	32	Mechanicals (i.e. HVAC, generators)						
HISTORIC	L	33	Decks						
		34	Garages/ Barns / Sheds (i.e. doors, placement)						
	Ϋ́	35	Fence / Walls / Screenwalls (i.e. materials, type)						
	DESIGN	36	Grading (i.e. ground floor height, street edge)						
	<u> </u>	37 38	Landscaping (i.e. gardens, planters, street trees)  Driveways (i.e. location, material, screening)						
	SITE	39	Parking (i.e. location, material, screening)						A STATE OF THE STA
		40	Accessory Buildings (i.e. sheds, greenhouses)	- <u> </u>					The same of the sa
	H. P		se and Intent:			<u>l</u>			
	1 2 3	Pre 2. Ass 3. Co	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu Criteria / Findings of Fact:	☐ Yes ☐ N ☐ Yes ☐ N ☐ Yes ☐ N	No 5. Coi	intain the special charact mplement and enhance t mote the education, plec	the architectural and	I historic character: the District to the city residents ar	☐ Yes ☐ No ☐ Yes ☐ No ad visitors: ☐ Yes ☐ No
·			onsistent with special and defining character of	surrounding properti	ies: □Yes□No 3. Relo	ation to historic and archi	tectural value of exis	ting structure: 🗆 Yes 🗆 No	
			mpatibility of design with surrounding propertie	<u> </u>		mpatibility of innovative to		-	

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

### A. Property Information - General:

### **Existing Conditions:**

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

<u>B.</u>	<u>Proposed Work:</u>	<u>Construct</u>	a 5-sto	ry, mixed	<u>i-use building</u>
	-			-	_

b. Hoposca W	<u> </u>	y, mixed ese belian	<u> </u>
C. Other Permit	s Required:		
□ Вос	ard of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location	• •		
□ Те	rminal Vista	Gateway	☐ Mid-Block
<b>☑</b> In	tersection / Corner Lot	☐ Rear Lot	
E. Existing Build	ing to be Altered/ Demo	olished / Constructed	<u>l:</u>
<b>☑</b> Pr	incipal	Accessory	Demolition
F. Sensitivity of	Context:		
☐ Hiç	ghly Sensitive 🗹 Sensit	ive $\square$ Low Sensitivity	"Back-of-House"
G. Design Appr	oach (for Major Project	<u>s):</u>	
Lite	eral Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
□ Inv	ention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
☐ Ab	ostract Reference (i.e. Poi	twalk, 51 Islington, 55 Cor	ngress Street)
	entional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:	<u>.</u>		
	onsent Agenda (i.e. very	small alterations, add	ditions or expansions)
☐ Mil	nor Project (i.e. small alte	erations, additions or	expansions)
_ Mo	oderate Project (i.e. sigr	nificant additions, alte	erations or expansions)
<b>☑</b> M	ajor Project (i.e. very lar	ge alternations, addi	tions 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 and second phase - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- 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 applicant has inserted the proposed buildings into the City's 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

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





Aerial and Street View Image



Zoning Map

			157 D	DEER STRE	et (lot	5) – WORK SESSION :	#D (MAJOR)		
			INFO/ EVALUATION CRITERIA				NEIGHBORHOOD CONTEX	(T	
			Project Information			Abutting Structures (Average)	Surrounding Stru (Average)	ctures	
			GENERAL BUILDING INFORMATION	•					<b>RM</b> 3-17 Denied
F		1	Gross Floor Area (SF)				LECT		<u>୍</u> ~ ୪ ୬ ୬
STA		2	Floor Area Ratio (GFA/ Lot Area)			MAJOR PRO	JJECI		FOR MISSION te: 12-13
S		3	Building Height / Street-Width Ratio		001				
		4	Building Height – Zoning (Feet)		- CON	NSTRUCT A 5-STORY N	NIXED-USE BUILDING –		
		5	Building Height – Street Wall / Cornice (Feet)						<b>— A —</b> Sons
		7	Number of Stories  Building Coverage (% Building on the Lot)						<b>Z</b> § \$ io io io
		/	PROJECT REVIEW ELEMENT				ΔΡ	PROPRIATENESS	DON F COMMIS O:D Date:1 Stipulations
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\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	₹	0	Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)					oriate   Inappropriate	
	[	10	Massing (i.e. modules, banding, stepbacks)					oriate □ Inappropriate oriate □ Inappropriate	ATI TRICI Se NG
5		11	Architectural Style (i.e. traditional – modern)					oriate   Inappropriate	
, <del>-</del>	+	12	Roofs					oriate   Inappropriate	
RS	-	13	Style and Slope					oriate   Inappropriate	
MEMBERS		14	Roof Projections (i.e. chimneys, vents, dormers)					oriate   Inappropriate	ALUA RIC DISTR EET Case
	-	15	Roof Materials					oriate 🗆 Inappropriate	EVA HISTORIC ER STREE
Ä		16	Cornice Line					oriate 🗆 Inappropriate	
		17	Eaves, Gutters and Downspouts					oriate 🗆 Inappropriate	
$\mathbf{Z} \mid \mathbf{z}$	3	18	Walls					oriate 🗆 Inappropriate	<b>─ ─ ♀ ☆ ☆</b> ▽ ╭
	2	19	Siding / Material					oriate 🗆 Inappropriate	
SS	:	20	Projections (i.e. bays, balconies)					oriate 🗆 Inappropriate	RTY OUTH H    57 DEE    Approved
3 3	2	21	Doors and Windows					oriate 🗆 Inappropriate	RTY OUTH OUTH IST D Approv
COMMISSION	2	22	Window Openings and Proportions					oriate 🗆 Inappropriate	ERTY AOUTH H 157 DEE Approved
0 2	2	23	Window Casing/ Trim				□ Appro	oriate 🗆 Inappropriate	☐ <b>Ш Š ;</b>
Ŭ E	<u>:</u>	24	Window Shutters / Hardware				□ Appro	oriate 🗆 Inappropriate	OPI ORTSA ERTY
<u> </u>	2 2	25	Storm Windows / Screens				□ Appro	oriate 🗆 Inappropriate	
		26	Doors				□ Appro	oriate 🗆 Inappropriate	
DISTRICT	2	27	Porches and Balconies				☐ Appro	oriate 🗆 Inappropriate	
		28	Projections (i.e. porch, portico, canopy)				☐ Appro	oriate 🗆 Inappropriate	
_		29	Landings/ Steps / Stoop / Railings					oriate 🗆 Inappropriate	•-
2	-	30	Lighting (i.e. wall, post)					oriate 🗆 Inappropriate	
~	-	31	Signs (i.e. projecting, wall)					oriate 🗆 Inappropriate	
$\mathbf{\Sigma}$	-	32	Mechanicals (i.e. HVAC, generators)					oriate 🗆 Inappropriate	4
HISTORIC		33	Decks					oriate 🗆 Inappropriate	
<b>-</b>	_	34	Garages/Barns / Sheds (i.e. doors, placement)					oriate 🗆 Inappropriate	
2	<u> </u>	35	Fence / Walls / Screenwalls (i.e. materials, type)					oriate   Inappropriate	
DEG D.N	ב ב	36	Grading (i.e. ground floor height, street edge)					oriate   Inappropriate	
	<u>;</u> ⊢ ;	37	Landscaping (i.e. gardens, planters, street trees)					oriate   Inappropriate	
TI S	=	38 39	Driveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)				• •	oriate   Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)					oriate   Inappropriate   Inappropriate	
Н.			e and Intent:					onate   inappropriate	
<u>-11</u>		-		J Voc □ No		1 Maintain the special character	or of the District:		UVOO UVO
			<b>O</b> ,	Yes No		4. Maintain the special characte		ator:	□ Yes □ No
			S .	Yes No		·	ne architectural and historic charac		☐ Yes ☐ No
			1 1 /	☐ Yes ☐ No		6. Promote the education, pleas	ture and welfare of the District to th	ie city residents and vis	sitors: 🗆 Yes 🗆 No
<u>l.    </u>			Criteria / Findings of Fact:		V	O Baladian to title to the	a di mail contra de Contra		
			nsistent with special and defining character of surrounding					□ Yes □ No	
	2.	Cor	mpatibility of design with surrounding properties:		Yes □ No	4. Compatibility of innovative te	chnologies with surrounding prope	ties: □ Yes □ No	

**Project Address: 84 PLEASANT STREET** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #E** A. Property Information - General: **Existing Conditions:** • Zoning District: CD4 Land Use: Mixed-Use Land Area: 4,016 SF +/-Estimated Age of Structure: c.1880 Building Style: NA Historical Significance: Contributing Public View of Proposed Work: View from Church Street Unique Features: NA Neighborhood Association: Downtown B. Proposed Work: Demolition of the rear section of the building along Church Street. C. Other Permits Required: ✓ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ✓ Mid-Block Terminal Vista ☐ Rear Lot ☐ Intersection / Corner Lot E. Existing Building to be Altered/ Demolished / Constructed: Principal □ Accessory Demolition F. Sensitivity of Context: lacktriangle Highly Sensitive  $\Box$  Sensitive  $\Box$  Low Sensitivity  $\Box$  "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 along Pleasant Street next to the former State Street Saloon Building. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks or side yards.

### J. Background & Suggested Action:

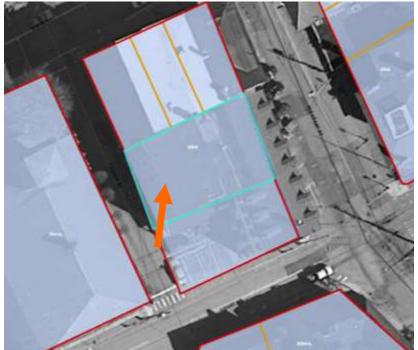
- The application is proposing to replace the rear CMU addition with a new volume. Note that the BOA recently approved the variance required to remove and replace the residential dwelling units without off-street, on-site parking.
- <u>Design Guideline Referenc:e</u>: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

## HISTORIC SURVEY RATING

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				<u> </u>	STREET – WORK S	<u> </u>	<u> </u>	<u>· / </u>			
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOO	DD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	:	Surrounding Structures (Average)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
			GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	ESSOR'S INFO)			<u> </u>		
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		2	Floor Area Ratio (GFA/ Lot Area)								
)		3	Building Height / Street-Width Ratio			<b>MAJOR PRO</b>	) IFCT				
		4 Building Height – Zoning (Feet)			MAJORIK	JILOI		FOR MISSION Offer: 12-			
		5	Building Height – Street Wall / Cornice (Feet)		- DEMOLISH	AND REPLACE R	FAR ADDITIO	N ONLY -	<b> </b> ≥ ¤		
	-	6	Number of Stories  Building Coverage (% Building on the Lot)		DEMOLISIT	AND KEI LAGE K		IN OILE	ZŽ		
		/		ADDUCAA	IT'S COAAAFAITS	LIDC SUCC	FCTIONS	A DDD ODDI A TENESS			
		_	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	E211ON2	APPROPRIATENESS			
5	ONIEXI	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	≝	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
[	· • · · · · · · · · · · · · · · · · · ·	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
		11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	UAT. DISTRIC		
		12	Roofs Children and Clause					☐ Appropriate ☐ Inappropriate	⊣ —. તે :		
	-		Style and Slope					☐ Appropriate ☐ Inappropriate			
	-	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate			
<u> </u>		15 16	Roof Materials  Cornice Line					☐ Appropriate ☐ Inappropriate			
	<u> </u>	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
ر	_	18	Walls					□ Appropriate □ Inappropriate	EV HISTO ANT SI		
	⋖ —	19	Siding / Material					<ul><li>□ Appropriate</li><li>□ Inappropriate</li><li>□ Appropriate</li><li>□ Inappropriate</li></ul>	⊢ ĭ ĭ ૅ		
SICION & WATERIALS		20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	→ ۲ ×		
	>—	21	Doors and Windows		<u> </u>			□ Appropriate □ Inappropriate	<b>⊣ ►</b> 5 🏖		
<u> </u>	∞	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	⊣ ☎ ਠੋ ਜ਼		
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	~	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	<b>□ PE</b>		
<b>)</b> (	ט ט	25	Storm Windows / Screens					□ Appropriate □ Inappropriate			
	_	26	Doors					☐ Appropriate ☐ Inappropriate	OPE PORTSM PERTY:84		
; │ ┋		27	Porches and Balconies					□ Appropriate □ Inappropriate	— 🔪 а ш		
<u> </u>	<b>2</b>	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	$\exists$ $lacksquare$		
	;	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
5	;	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
5		32	Mechanicals (i.e. HVAC, generators)		-			□ Appropriate □ Inappropriate	20,		
:	;	33	Decks					□ Appropriate □ Inappropriate			
		34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
2	<u>ج</u> اج	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate			
		36						□ Appropriate □ Inappropriate	THE PARTY OF THE		
6	<b>□</b>   ;										
1	<u></u>								11 2 1 1 1 kg		
	<u> </u>	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
Н.	. Pur 1. 2. 3.	37 38 39 rpose Pre Asse Col	Criteria / Findings of Fact: nsistent with special and defining character of street with special and street with special and street with special special street with special speci		No 5. Comp No 6. Promo	·	ne architectural and ure and welfare of th	□ Appropriate □ Inappropriate □ Inapp	tors:		

**75 HUMPHREY'S COURT Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #F** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>GRB</u>Land Use: <u>Single Family</u>
- Land Area: 11,340 SF +/-
- Estimated Age of Structure: c.1955

- Building Style: Colonial Revival
  Historical Significance: Non-Contributing
  Public View of Proposed Work: View from Humphrey's Court
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	<b>Proposed Work:</b>	To demolish	the rear	addition,	chang	e roof	<u>&amp; relocate</u>	windows	& doors

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/ Demoli	ished:				
✓ Principal	Accessory	☐ Demolition			
F. Sensitivity of Context:					
$\square$ Highly Sensitive $\square$ Sensitive $oxdivartooldright$ Low Sensitivity $\square$ "Back-of-House"					
G. Design Approach (for Major Projects):	<u>:</u>				
Literal Replication (i.e. 6-16 Co	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:					
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)					
☑ Minor Project (i.e. small alterations, additions or expansions)					
☐ Moderate Project (i.e. signifi	☐ Moderate Project (i.e. significant additions, alterations or expansions)				
☐ Major Project (i.e. very large	☐ Major Project (i.e. very large alternations, additions or expansions)				

### L. 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.

### M. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Demolish the rear addition.
- Replace windows and doors
- Replace the asphalt roof with metal.

Note that the issue as to the appropriateness of the proposed metal roof on the existing principal structure was a concern for some members of the Commission.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10), Windows and Doors (08), Roofing (04) and Site Elements and Streetscapes (09)

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# **HISTORIC SURVEY RATING**

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#### 75 HUMPHREY'S COURT – WORK SESSION #F (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 12-13-17 **Project Information Existing Abutting Structures Surrounding Structures Proposed FORM** (Average) (Average) Building Building (+/-) No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Withdrawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) DEMOLITION OF ADDITION AND REPLACEMENT ADDITION ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Approved with Case 9 Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate **HISTORIC** 4 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate ш HUMPHREY Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Siding / Material **PORTSMOUTH** □ Appropriate □ Inappropriate Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate EP. 21 **Doors and Windows** □ Appropriate □ Inappropriate Window Openings and Proportions 22 □ Appropriate □ Inappropriate 23 Window Casing/Trim □ Appropriate □ Inappropriate **△** 5 Window Shutters / Hardware PROPERTY:Z □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) Δ\_ □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks ☐ Appropriate ☐ Inappropriate 34 Garages/ Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses... □ Appropriate □ Inappropriate H. 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: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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

**Project Address: 333 STATE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #G** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD4</u>
- Land Use: Commercial
- Land Area: 24,393 SF +/-
- Estimated Age of Structure: 1957
- Building Style: <u>Colonial Revival</u> Historical Significance: <u>Intrusive</u>
- Public View of Proposed Work: <u>View from State and Fleet Streets</u>
- Unique Features: good example of mid-century Colonial Revival design Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	<u>Replace windows.</u>

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:					
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"			
G. Design Approach (for Major Projects):					
$\Box$ Literal Replication (i.e. 6-16	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)				
$\Box$ Invention within a Style (i.e	☐ 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:					
$\ \square$ Consent Agenda (i.e. very small alterations, additions or expansions)					
$\square$ Minor Project (i.e. small alterations, additions or expansions)					
☑ Moderate Project (i.e. significant additions, alterations or expansions)					
$\square$ Major Project (i.e. very lar	$\square$ Major Project (i.e. very large alternations, additions or expansions)				

### P. Neighborhood Context:

• The lot is located along Court, State and Fleet Streets. It is surrounded with mainly brick 1.5-3 story structures with shallow to no front yard setbacks. Note that this lot was created by merging three previous lots with structures in the 1970s.

### L. Background & Suggested Action:

- The applicant is proposing to:
- Remove and Replace the windows (which appear to be original)
- Note that the HDC requested the applicant provide detailed survey information on the condition of each window seeking to be replaced.
- I would suggest that this item be re-advertised if the applicant requests a subsequent meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**HISTORIC SURVEY RATING** 

Zoning Map

#### 333 STATE STREET - WORK SESSION #G (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** (Average) (Average) Buildina Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION **DISTRICT COMMISSION** Gross Floor Area (SF) Date: 12-1 Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MODERATE PROJECT** Building Height – Zoning (Feet) Withdrawn with Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE WINDOWS ON BOTH STRUCTURES ONLY -Z O Number of Stories Building Coverage (% Building on the Lot) 7 No:O **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Case 10 4 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) Approved 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope Appropriate | Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **X Cornice Line** 16 □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate AII Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and Windows** 21 □ Appropriate □ Inappropriate PROPERTY:333 EP. Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens 80 □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate 40 Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ 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: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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

☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

□ Yes □ No

2. Compatibility of design with surrounding properties:

**Project Address: 278 STATE STREET Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #H** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: <u>1,742 SF +/-</u>
- Estimated Age of Structure: c.1900 Building Style: Commercial
- Number of Stories: <u>5</u>
- Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: Scale and Massing
- Neighborhood Association: Downtown

<u>B.</u>	B. Proposed Work: To consider and discuss	s rehabilitation and new construction options.				
<u>C.</u>	C. Other Permits Required:					
	☐ Board of Adjustment ☑ Pl	anning Board 🗌 City Council				
<u>D.</u>	D. Lot Location:					
	$\square$ Terminal Vista $\square$ Go	ateway 🗌 Mid-Block				
	$lacktriangle$ Intersection / Corner Lot $\ \square$ Re	ear Lot				
<u>E.</u>	E. Existing Building to be Altered/ Demolished / Constructed:					
	✓ Principal □ Ac	ccessory Demolition				
<u>F.</u>	F. Sensitivity of Context:					
	$lacktriangle$ Highly Sensitive $\Box$ Sensitive $\Box$	Low Sensitivity $\square$ "Back-of-House"				
<u>G.</u>	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)					
<u>H.</u>	H. Project Type:					
	$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)					
	$\square$ 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 State Street. The property is (was) surrounded with many brick and wood-sided historic buildings ranging from 3 to 4 stories in height. There are no setbacks along the front- or sideyard.

### J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

 Consideration for potential restoration/ rehabilitation of the existing fire-damaged building at 278 State Street and general discussion of design issues pertaining to life-safety code requirements and the integration of the abutting lot and associated new building(s) into the entire site.

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Windows and Doors (08), and commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### 278 STATE STREET - WORK SESSION #H (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn - POTENTIAL FOR REHAB/RECONSTRUCTION OF THE FIRE-DAMAGED BUILDING with Stipulations Building Height – Street Wall / Cornice (Feet) NOL Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Case 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ST **Doors and windows** □ Appropriate □ Inappropriate 278 Window Openings and Proportions Appropriate 🗆 Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate ٔ چ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. 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: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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