# Historic District Commission Staff Report – February 1st, 2017

### February 1st MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Approval of Minutes (1-4-17)
- Request for an Extension
  - 1. 121 State Street
- Administrative Approvals:

1. 73 Daniel Street (HVAC)	- TBD
2. 200 Marcy Street (windows)	- TBD
3. 172 Hanover Street (window)	- Approved

4. 105 Daniel Street (windows)
5. 404 Daniel Street (balcony)
6. 536 Marcy Street (windows)
7. 2 Bow Street (lighting)
- Approved
- Approved

8. 28 Dennett Street (windows) - TBD

# **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 390 New Castle Ave. (Moderate Conversion)
- 2. 437 Marcy Street (Minor-dormer)
- 3. 15 Pleasant Street (Minor-glass conservancy)

# **WORK SESSIONS (Old Business):**

- A. 206 Court Street (Moderate 3 story addition)
- B. 73 Prospect Street (Minor Addition)

# February 8th MEETING

Conflict of Interest Presentation – City Attorney

# **WORK SESSIONS (Old Business)**:

- C. 46-64 Maplewood Ave. (Major new 3.5 story building)
- D. 165 Deer Street (Major two new mixed-use buildings)
- E. 299 Vaughan Street (Major Hotel)



# HISTORIC DISTRICT

1st and 8th

APPLICATIONS: 17

**MEETING DATES: February** 

**Project Address:** 390 NEW CASTLE AVE. **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #1 Meeting Type:** 

#### **Existing Conditions:**

- Zoning District: <u>SRB</u> Land Use: <u>Accessory Building</u>
- Land Area: 3,485 SF +/-
- Estimated Age of Structure: c. 1880

- Building Style: NA
  Historical Significance: C
  Public View of Proposed Work: View from New Caste Ave.
- Unique Features: Former Toll House Property
- Neighborhood Association: Little Harbor

<u>B.</u>	Proposed Work:	Convert accessor	<u>y building</u>	<u>to a resic</u>	<u>lential u</u>	ise.
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B. Prop	osed work: Convert accesso	<u>ry bullaing to a resid</u>	<u>dentiai use.</u>
C. Othe	er Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot I	ocation:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existi	ng Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	☐ Principal	✓ Accessory	Demolition
F. Sensi	itivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"
G. Desi	gn Approach (for Major Project	<u>'s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ing, 10 Pleasant Street)
	$\hfill\Box$ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Proje	ect Type:		
	Consent Agenda (i.e. verv	small alterations, add	ditions 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:

a. The lot is located along New Castle Ave. at the gateway to Portsmouth from New Castle, NH. It is surrounded with mainly 2-5 story, wood-sided structures with deep front yard setbacks.

#### J. Staff Comments / Suggestions:

- The Applicant is proposing to restore most of the exterior of the historic structure with modifications to the doors and windows, fencing and adding an HVAC unit to the property.
- Note that there are currently two accessory structures located on the property.
- At the request of the HDC, the applicant has agreed to include a reconstruction of the cupola and finials to the historic structure. A cedar shingle roof has also been added and the windows have been modified.
- Design Guideline Reference: Guidelines for Exterior Woodwork (05), Windows and Doors (08) and Site Elements and Streetscapes (09)

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





Aerial and Street View Image



Zoning Map

		390	<b>NEW CASTLE A</b>	VE PUBLIC	<b>HEARING #1 (MC</b>	DDERATE PROJ	IECT)						
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOO	D CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Si	urrounding Structures (Average)	<u>-</u>					
ш		GENERAL BUILDING INFORMATION		ROM THE TAX MAPS & A			(**************************************						
ᄔ	1	Gross Floor Area (SF)	•		•	<u>•</u>		<b>~</b> ~ ~ ~ ~ ~					
STA	2	Floor Area Ratio (GFA/ Lot Area)											
S	3	Building Height / Street-Width Ratio			MODERATE P	RO IFCT		SS G					
	4	Building Height – Zoning (Feet)			MODERAILI	KOJLCI		<b>™</b> S S					
	5	Building Height – Street Wall / Cornice (Feet)	- CC	NVFRT & RFN	<b>NOVATE AN EXIST</b>	ING ACCESSO	ORY BIIII DING -	≥ ~_					
	<u> </u>	Number of Stories  Building Coverage (% Building on the Lot)		THE ENTER OF THE	TO TAIL AIT EXIST	IIIO AGGESSI	JKT DOILDING	OMMISSION Io:C Date:2-					
		PROJECT REVIEW ELEMENT	APPLICANT'S	COAAAENITS	HDC SUGG	ECTIONS	APPROPRIATENESS						
			APPLICANI 3	COMMENIA	HDC 30GG	ESTIONS							
EXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate						
I N	10	Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	RIC:					
00	10 11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate						
	12	Roofs					□ Appropriate □ Inappropriate	UAT DISTRIC					
2	13	Style and Slope					□ Appropriate □ Inappropriate						
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Inappropriate</li> </ul>	<b>─ ⋝</b> ∪					
	15	Roof Materials					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	ALU, RIC DIST					
	16	Cornice Line					□ Appropriate □ Inappropriate						
≥	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate						
COMMISSION DESIGN & MATERIALS	18	Walls					☐ Appropriate ☐ Inappropriate						
	19	Siding / Material					□ Appropriate □ Inappropriate	<b>S</b>					
	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate						
	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	RTY OUTH H					
8 8	22	Window Openings and Proportions					□ Appropriate □ Inappropriate						
5   <u>합</u>	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	— ш ў 👸 🗆					
ا ا	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	<b>─ ₾</b> ₭ ;; '					
<u>. 0</u>	25	Storm Windows / Screens					□ Appropriate □ Inappropriate						
	26	Doors					□ Appropriate □ Inappropriate	PORTS					
BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate						
2   "	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate						
,	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b></b> _ & & .					
<u> </u>	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate						
5	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate						
HISTORIC	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	STALL ARRANGE					
<b>=</b>	33 34	Decks Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate						
<b>-</b>	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate						
Z	36	Grading (i.e. ground floor height, street edge)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Inappropriate</li> </ul>						
DESIGI	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate						
E DI	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate						
SIT	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate						
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	NIL1B					
Н.	Purpos	se and Intent:			•								
	1 Pr	eserve the integrity of the District:	□ Yes □ No	1 MC	aintain the special characte	er of the District		□ Yes □					
		sessment of the Historical Significance:			emplement and enhance the		istoric character						
		onservation and enhancement of property valu			•		e District to the city residents and v						
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		Criteria / Findings of Fact:											
		ensistent with special and defining character of											
	2. Co	mpatibility of design with surrounding propertie	es:	⊔ Yes ⊔ No 4. Co	mpatibility of innovative te	cnnologies with surrou	nding properties: 🗆 Yes 🗆 No						

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

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 4,300 SF +/-
- Estimated Age of Structure: c.1885
- Building Style: Queen Anne Historical Significance: Contributing
- Public View of Proposed Work: View from Marcy and Pray Streets
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	<b>Proposed Work:</b>	<u>To install</u>	a door,	new	stairs	and	dormer	on the	<u>e rear</u>	elev	<u>ation.</u>
<u>C.</u>	Other Permits Re	<u>quired:</u>									
								7			

	$\square$ Board of Adjustment	☐ Planning Board	$\square$ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
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L. LAISHING BUILDING TO DE AHETEU	/ Demonshea.	
✓ Principal	Accessory	Demolition

#### F. Sensitivity of Context:

Highly Sensitive	☐ Sensitive	$\overline{\mathbf{V}}$	Low Sensitivity		"Back-of-House"
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#### G. Design

<u>In Approach (for Major Projects):</u>
☑ 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)

Minor Project (i.e. small alterations, additions or expansions)

#### H. Project Type:

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 Marcy Street. It is surrounded with many wood-sided 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side and rear yards.

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

The applicant is proposing to:

- Removal of the existing shed
- Revise the driveway entrance walls and curb cuts
- Replacement of the fence along the rear property line
- Add a third floor dormer to the rear elevation

Note that in reviewing the construction drawings, several other items may need review and approval from the HDC. These may include the window replacement within the second floor balcony as well as the proposed new stairs to the rear of the structure.

Design Guideline Reference: Guidelines for Roofing (04), , Porches Stoops and Decks (06, Windows and Doors (08)& Site elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zonina Map

		437 M <i>F</i>	ARCY STREET – PU	JBLIC HEARING #2	2 (MINOR)		
	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORH	OOD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	1
		Building	Building (+/-)	(Average)		(Average)	
No.		/====					<b> </b>
	GENERAL BUILDING INFORMATION	(ESIIM)	ATED FROM THE TAX MAPS & A	422E22OK.2 INLO)			<b>2</b> 2 7
2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						
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4				MINOR PRO	JJECI		<b>H</b> 1155
5	Building Height – Street Wall / Cornice (Feet)	DEMONE C	LIED AND MODIE	V FENIOE WINDOW		AFR A REAR STAIRS ONLY	— ₹ ŏ
6		- KEWOVE 2	HED AND MODIF	Y FENCE, WINDOW	I, ADD DOR <i>i</i>	MER & REAR STAIRS ONLY -	<b>Z</b> § 8
7	Building Coverage (% Building on the Lot)						<b>□</b> ○ ::
	PROJECT REVIEW ELEMENT	APPLIC#	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	<u>ပ</u> ပုံ <u> </u>
<b>5</b> 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
8 9 10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
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36	<b>9</b> ( )					☐ Appropriate ☐ Inappropriate	
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<u> 38</u>	, ,					□ Appropriate □ Inappropriate	
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40	5 ( ( ) ) )					□ Appropriate □ Inappropriate	
1. P 2. A 3. C	ose and Intent: reserve the integrity of the District: assessment of the Historical Significance: Conservation and enhancement of property val	☐ Yes ☐ ☐ Yes ☐ Ues: ☐ Yes ☐	No 5. Co	aintain the special characte emplement and enhance the emote the education, pleas	ne architectural ar		☐ Yes ☐ Yes ors: ☐ Yes
1. C	w Criteria / Findings of Fact: Consistent with special and defining character of ompatibility of design with surrounding properties.			lation to historic and archite empatibility of innovative te		=	

**Project Address: 15 PLEASANT STREET** Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #3 Meeting Type:** 

#### **Existing Conditions:**

- Zoning District: <u>Urban Center (CD5)</u>
- Land Use: Parking Lot
- Land Area: 14,675 SF +/-
- Estimated Age of Structure: c.1870

- Building Style: <u>Italianate</u>
  Historical Significance: <u>C</u>
  Public View of Proposed Work: <u>View from State Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.                                    </u>	Proposed Work:	Construct (	a gl	<u>lass conservat</u>	tory roo	<u>f on rear</u>	<u>addition c</u>	<u>and ad</u>	<u>d wind</u>	<u>wob</u>
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C. Other Permits Required:						
$\square$ 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	<u>:</u>				
☑ Principal	Accessory	☐ Demolition				
F. Sensitivity of Context:						
☐ Highly Sensitive <b>☑</b> Sensitive	ive $\square$ 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)				
☐ 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, add	ditions 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:

a. The lot is located along Pleasant Street. It is surrounded with a wide variety of 3-4 story brick- or stone clad structures with no front yard setbacks.

#### J. Background / Suggested Action:

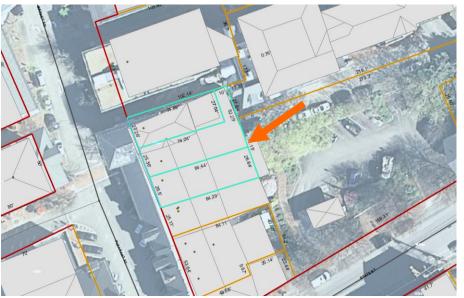
- The Applicant is proposing to construct a new glass conservatory roof on the second floor of an existing addition to the historic structure.
- Other changes include adding a black metal guardrail, modifying an existing roof vent, restoring the existing canopy on Pleasant Street, installing new copper downspouts and adding exterior storm windows.
- Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

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





Aerial and Street View Image



Zoning Map

15 PLEASANT STREET – PUBLIC HEARING #3 (MODERATE PROJECT)									
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)		
		GENERAL BUILDING INFORMATION		FROM THE TAX MAPS & AS			(**************************************		
ᄩ	1	Gross Floor Area (SF)			•	<u> </u>			
STA	2	Floor Area Ratio (GFA/ Lot Area)						FOR MISSION Date: 2-1	
S	3	Building Height / Street-Width Ratio		<b>A</b>	<b>MODERATE P</b>	PO IFCT			
	4	Building Height – Zoning (Feet)			NODEKAILI	KOJLCI		18810 ate: 2	
	5	Building Height – Street Wall / Cornice (Feet)	- CONSTRUC	T GLASS CON	SERVATORY ROC	DE & MISC M	ODIFICATIONS ONLY -	<b>Z Q</b> §	
	6	Number of Stories	CONSTRUC	OLASS CON	SERVATORT ROC	71 & MISC. M	ODITIONIS ONLI	<b>Z</b> 🔰 👸 🚊	
	/	Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	A PRI IC A NIT'S	COMMENTS	HDC SUGG	EESTIONS	APPROPRIATENESS	<del>-</del> 0 0 1	
	0	Scale (i.e. height, volume, coverage)	AITLICANIS	COMMENTS	1100 3000	LITONI			
\	0	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
NO	10	Massing (i.e. modules, banding, stepbacks)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	RIC;	
8	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
	12	Roofs					□ Appropriate □ Inappropriate	ALU/ RIC DIST STREET C	
MEMBERS	13	Style and Slope					□ Appropriate □ Inappropriate		
<b>8</b>	14	Roof Projections (i.e. chimneys, vents, dormers)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>		
Ĭ	15	Roof Materials					□ Appropriate □ Inappropriate		
) 	16	Cornice Line					□ Appropriate □ Inappropriate	□     ≥     ≥     □	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	TS A	
	18	Walls					□ Appropriate □ Inappropriate		
2   ₹	19	Siding / Material					□ Appropriate □ Inappropriate		
SS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
COMMISSION DESIGN & MATERIALS	21	Doors and Windows					□ Appropriate □ Inappropriate	RTY OUTH H 5 PLEAS	
≩∣°z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate		
<u>ତ  </u>	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	☐ M Ş ∵l ⊢	
O B	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	ORTS, ERTY	
<b>5</b>	25	Storm Windows / Screens					□ Appropriate □ Inappropriate		
BUILDING	26	Doors					□ Appropriate □ Inappropriate		
IN IN	27	Porches and Balconies					□ Appropriate □ Inappropriate		
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate		
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	_ <b></b>	
$\approx$	30	Lighting (i.e. wall, post)  Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate		
Ö	31 32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate		
ST	33	Decks					<ul><li>□ Appropriate</li><li>□ Inappropriate</li><li>□ Appropriate</li><li>□ Inappropriate</li></ul>		
HISTORIC	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate		
	35	Fence / Walls / Screenwalls (i.e. materials, type)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>		
Z U	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
DESIG	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	A TIME	
ш	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
ST	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	1/1/	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	VV	
<u>H.</u>	<u>Purpos</u>	se and Intent:							
	1 Pr	eserve the integrity of the District:	□ Yes □ No	1 Mai	ntain the special characte	er of the District		□ Yes □ I	
<ol> <li>Preserve the integrity of the District:</li> <li>Assessment of the Historical Significance:</li> <li>Yes   No</li> <li>Maintain the special character of the District:</li> <li>Complement and enhance the architectural and historic character:</li> </ol>									
		onservation and enhancement of property val			•		ne District to the city residents and visit		
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<u>I. F</u>		Criteria / Findings of Fact:	f		P 1 . 1.5.1 . 5				
		onsistent with special and defining character c					=		
	2. Co	mpatibility of design with surrounding properti	es:	⊔ Yes ⊔ No 4. Con	npatibility of innovative te	ecnnologies with surro	unding properties: 🗆 Yes 🗆 No		

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

A.	Pro	perty	Info	orm	atio	n -	Ge	neral:
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#### **Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Institutional
- Land Area: 2,969 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court and Church Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add a 3-Story	<u>rear addition with e</u>	<u>levator.</u>				
C. Other Permits Required:						
☑ 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:						
☐ Highly Sensitive ☑ Sensi	tive $\square$ Low Sensitivit	y 🗌 "Back-of-Hou				
G. Design Approach (for Major Projects):						

	Liter	al Replication	ı (i.e. 6-1 <i>6</i>	Congress,	Jardinière	Building,	10 Pleasan	t Street)
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☐ 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:

Ш	Consent A	Agenda	(ı.e. ver	y small	alterations,	additions	or exp	ansions)

- ☐ 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:

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

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

This application proposes to:

- Renovate the existing historic building
- Add a modern 3-Story addition with an internal egress stair and elevator.

Note that the recent submittal does not appear to be consistent with the stipulations included in the BOA decision. Thus, if the building design is modified as proposed the Applicant will need to obtain subsequent approval from the BOA prior to scheduling a public hearing for the Certificate of Approval. The Applicant has also requested that this Work Session be continued to the February 8th meeting.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zonina Map

206 COURT STREET – WORK SESSION #A (MODERATE PROJECT)	
CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT	
ion Existing Proposed Abutting Structures Surrounding Structures	
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MODERATE PROJECT	FC AISS
- CONSTRUCT A 3-STORY REAR ADDITION -	<b>_</b> _ ≧ ŏ
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**Project Address:** 73 PROSPECT STREET **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #B Meeting Type:** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>General Residential (GRA)</u>
  Land Use: <u>Multi-Family (4)</u>
- Land Area: 18,715 SF +/-
- Estimated Age of Structure: c.1800

- Building Style: NA
  Historical Significance: NA
  Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>B.</u>	Proposed Work:	Renovate exterior	r, remove por	<u>ch &amp; sh</u>	<u>ned struc</u>	<u>tures &amp; ac</u>	<u>dd additions.</u>
		-					

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/ Demo	olished / Constructed	<u>.</u>					
✓ Principal	Accessory	☐ Demolition					
F. Sensitivity of Context:							
$\square$ Highly Sensitive $oldsymbol{arnothing}$ Sensit	ive $\square$ 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	ng, 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	$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)						
$\square$ Minor Project (i.e. small alte	erations, additions or e	expansions)					
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)					
☐ Major Project (i.e. very larg	ae alternations, additi	ions or expansions)					

#### I. Neighborhood Context:

a. The lot is located Prospect Street at the edge of the Historic District. It is surrounded with a wide variety of 2.5 story wood-clad structures with shallow front yard setbacks and rear yards.

#### J. Background / Suggested Action:

The applicant proposes to:

- Renovate the exterior of the main house
- Remove the porch and accessory shed structures
- Construct two additions to the southwest and northwest of the main house
- Reconstruct the exterior center chimney.

#### K. Staff Comments/ Suggestions:

- The Applicant is proposing 5 different massing options for the building. All 5 options propose significant alterations the exterior appearance of the historic structure. Careful consideration of how the historic structure is impacted by the addition(s) will be important to assess; especially given the location of the building on the corner lot. To that end, Option B appears more sympathetic to the original design intent of the historic structure.
- <u>Design Guideline Reference</u>: Guidelines for Small Scale New Construction and Additions (10)

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





Aerial and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zonina Map

			13 PROSPECT	<u> 21KFFI – MC</u>	OKK 2F22ION #R (V	VINOK PROJE			
		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHO	OOD CONTEXT		
		Project Information	Existing	Proposed	Abutting Structure		Surrounding Structures		
		•	Building	Building (+/-)			(Average)	<b>⊢</b> ≶ ?	
<b></b>		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAP	'S & ASSESSOR'S INFO)				
NAT	1	Gross Floor Area (SF)		MAINIOD DDO ICOT					
-	2	Floor Area Ratio (GFA/ Lot Area)		MINOR PROJECT					
•	3	Building Height / Street-Width Ratio		DEAAO\/E	DODOU AND CUE	DC AND ADD	A DDITION(C)	FOR MISSION Date:2-	
	4	Building Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)		- KEWOVE	PORCH AND SHE	D2 AND ADD	ADDIIION(2)	<b>—</b>	
	<u>5</u>	Number of Stories			ONL	<b>V</b> _			
	7	Building Coverage (% Building on the Lot)			ONL	.1 —		<b>Z</b> ≥ ∞	
$\overline{}$		PROJECT REVIEW ELEMENT	A PPI IC A NIT'	S COMMENTS	HDC SII	GGESTIONS	APPROPRIATENESS	$\overline{}$	
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X	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate		
Ę	10	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate		
၂ ပ္ပ	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate		
<b>—</b>	10	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
	12	Roofs State and Slone					□ Appropriate □ Inappropriate		
	13 14	Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	~ ~	
MEMBERS		Roof Materials					□ Appropriate □ Inappropriate		
	15 16	Cornice Line					□ Appropriate □ Inappropriate		
<u> </u>	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate		
	18	Walls					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	EV IISTO	
SIGN & MATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate		
I E	20	Projections (i.e. bays, balconies)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	<b>⊣ ≽ ±</b> 0	
¥	21	Doors and Windows					☐ Appropriate ☐ Inappropriate		
త	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate		
2	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	⊒шξ∺	
IS I	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate		
G DE	25	Storm Windows / Screens					□ Appropriate □ Inappropriate	PRTS, RTY	
BUILDING	26	Doors					□ Appropriate □ Inappropriate		
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate		
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	$ m{\alpha}$ $^{+}$ $m{\circ}$	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	— 🖵 🛣	
)	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate		
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
2	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	70- 10- 10- 10- 10- 10- 10- 10- 10- 10- 1	
	33	Decks					□ Appropriate □ Inappropriate		
:	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate		
Z	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate		
<u> </u>	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
S	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
Ц	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
<u>H.</u>	<u>Purpo</u>	se and Intent:							
	1. Pre	eserve the integrity of the District:	□ Yes □ No	5 4	. Maintain the special chara	cter of the District:		□ Ye:	
		sessment of the Historical Significance:			. Complement and enhance		d historic character:	□ Ye:	
		onservation and enhancement of property value			· · · · · · · · · · · · · · · · · · ·		the District to the city residents and vis		
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<u>I. h</u>		Criteria / Findings of Fact:	currounding propagitie	o. ¬Voo¬No	Dolation to historia and are	hitaatural valua af asii	ating structure.		
		onsistent with special and defining character of s	<u> </u>				<del>-</del>		
	2. CO	mpatibility of design with surrounding properties	•	$\sqcup$ res $\sqcup$ No 4.	. Compatibility of innovative	recnnologies with sur	rounding properties: 🗆 Yes 🗆 No		

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

#### A. Property Information - General:

#### **Existing Conditions:**

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

<u>B.</u>	Proposed Work:	Construct a 4 stor	<u>y mixed-use</u>	<u>building.</u>
	-		-	_

C. Other Per	mits Required:	•	_
	Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Locat	ion:		
	Terminal Vista	Gateway	☐ Mid-Block
	Intersection / Corner Lot	Rear Lot	
E. Existing Bu	uilding to be Altered/ Demo	olished / Constructed	<u>l:</u>
	Principal	☐ Accessory	Demolition
F. Sensitivity	of Context:		
	Highly Sensitive 🗹 Sensiti	ve 🗌 Low Sensitivity	"Back-of-House"
G. Design A	pproach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildir	ng, 10 Pleasant Street)
	Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Col	ngress Street)
	Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Ty	pe:		
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	Minor Project (i.e. small alte	erations, additions or	expansions)
	Moderate Project (i.e. sign	ificant additions, alte	erations or expansions)

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

#### I. Neighborhood Context:

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

#### J. Staff Comments / Suggestions:

- Over the past two years, the Commission has reviewed many architectural styles for this building. The general consensus appears to support a more contemporary building design with more modern building materials and forms.
- The maximum building height for this property is 3.5 stories or up to 40 feet. Based on feedback from the Commission during the Work Sessions, the Applicant is now considering a four (4) story building as the penthouse level will exceed the maximum area requirement and the minimum stepbacks from outside building wall. The proposed height increase will require a CUP.
- Under the CUP, the Applicant is proposing the civic space to be wide pedestrian sidewalks and alleyways as well as underground parking, the use of high quality building materials and a wide variety of scaling elements such as horizontal bands, awnings, boxed-bays, pilasters and a pedestrian arcade on an expanded section of the ground-floor.
- Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**Zoning Map** 

				RK SESSION #C (	<u>`</u>	
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	·	Building	Building (+/-)	(Average)		Surrounding Structures (Average)
		(ESTIMATED	FROM THE TAX MAPS & AS	SESSOR'S INFO)		
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	PROJECT REVIEW ELEMENT	APPLICANT'S	S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS
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
12	Roofs					☐ Appropriate ☐ Inappropriate
13	Style and Slope					☐ Appropriate ☐ Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate
15	Roof Materials					☐ Appropriate ☐ Inappropriate
16	Cornice Line					☐ Appropriate ☐ Inappropriate
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40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility)	Project Information   Existing Building	Project Information Existing Building (F)  GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & AS  1 Gross Floor Area (SF) 2 Floor Area (SF) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height / Street-Width Ratio 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. sebtocks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 19 Siding / Material 20 Projections (i.e. boys, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Cosing/ Tim 24 Window Shutters / Hordware 25 Show Windows / Streens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings / Steps / Stoop / Roilings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheet / Street redes) 35 Pence / Wills / Screenwalls (i.e. materials, reperting) 36 Proveways (i.e. location, materials, screening) 37 Landscaping (i.e. gardens, planters, street trees) 38 Dirveways (i.e. location, materials, respecting) 39 Parking (i.e. location, materials, respecting) 30 Praking (i.e. location, materials, respecting) 30 Dirveways (i.e. location, materials, screening) 31 Drackscaping (i.e. gardens, planters, street trees) 39 Driveways (i.e. location, materials, respecting) 30 Dirveways (i.e. location, materials, screening) 30 Dirveways (i.e. location, materials, screening) 31 Driveways (i.e. location, materials, screening) 31 Driveways (i.e. location, materials, screening)	Project Information	Project Information  Esting Building Building (H/-)  GENERAL BUILDING INFORMATION  GENERAL BUILDING INFORMATION  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF)  3 Building (Hoght / Steet / Midth Rotto  4 Building Height / Steet / Willing Structures  4 Building Height / Steet / Willing Structures  5 Building Height / Steet / Willing Structures  6 Number of Stories  7 Building Coverage (F Building on the tot)  PROJECT REVIEW ELEMENT  8 Scale (a. height / Sweet / Willing on the tot)  PROJECT REVIEW ELEMENT  APPLICANT'S COMMENTS  Building (a. models) bronding steebooks]  10 Mosting (a. models) bronding steebooks]  11 Archifectural Style (p.e. haddifonal – modern)  12 Noof  13 Syle and Storie  14 Roof Projections (p.e. chimneys, vents, dormers)  15 Roof Material  16 Cornice Line  17 Ecows, Sulfess and Downspouls  18 Sidng / Material  19 Sidng / Material  20 Projections (p.e. pody, bottonies)  21 Doors and Windows  22 Window Opening and Proportions  23 Window Casing / Tim  24 Window Stuffers / Hordware  25 Storm Mindows / Screen  26 Doors  27 Porches and Balconies  28 Projections (p.e. porch, porfico, canopy)  29 Londings / Steet / Stooy / Roilings  30 Lighting (p.e. wall, p.e. ricel circle, y.e.,)  30 Downson (Stooy & Stooy / Roilings)  31 Signs (p.e. projecting, wall)  32 Mechanical (p.e. projecting, wall)  33 Driveways (p.e. projecting, liptins, steet ledge)  34 Driveways (p.e. location, materials, streening)  35 Parking (p.e. location, neterials, streening)  36 Parking (p.e. location, neterials, streening)  37 Parking (p.e. location, neterials, streening)  38 Driveways (p.e. location, materials, streening)  39 Parking (p.e. location, neterials, streening)  30 Parking (p.e. location, neterials, streening)  30 Parking (p.e. location, neterials, streening)  39 Parking (p.e. location, neterials, streening)  30 Parking (p.e. location, neterials, streening)  30 Parking (p.e. location, neterials, streening)

Project Address: 165 DEER STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: WORK SESSION #D

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>Urban General (CD5)</u>
- Land Use: Commercial Office and Bank
- Land Area: 43,500 SF +/-
- Estimated Age of Structure(s): c.1970/1985
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Maplewood Ave., Deer and Bridge Streets</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

<u>B.</u>	Proposed Work:	Construct two	<u>mixed-use</u>	<u>buildings.</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	<u>l:</u>
☑ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e.	, Porter Street Townhouse:	s, 100 Market Street)
☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	gress Street)
$\square$ 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)
$\square$ Minor Project (i.e. small alte	erations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
☑ Major Project (i.e. very lar	ge alternations, addi	tions or expansions)

#### I. Neighborhood Context:

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

#### J. Background & Suggested Action:

- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first phase the review of the surrounding neighborhood context the Applicant is presenting plans to address the building locations as well as massing and scale. So far, the context also includes many buildings not yet constructed that are: 1) pending issuance of a building permit (i.e. HarborCorp); 2) pending final approval from the HDC (i.e. 46-64 Maplewood Ave.); or, 3) are outside the Historic District and are pending Planning Board approval (i.e. the other GL Rogers buildings and the City's Deer Street Parking Garage.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The proposed buildings should also be inserted into the City's 3D Massing Model to provide more informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

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





Aerial and Street View Image



HISTORIC SURVEY RATING

Zoning Map

#### 165 DEER STREET - WORK SESSION #D (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information** Existing **Abutting Structures Surrounding Structures Proposed** (Average) (Average) Buildina Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION Date:2<u>-8-1</u> COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - CONSTRUCT A 3 ½ & A 5-STORY MIXED-USE BUILDING -Number of Stories Building Coverage (% Building on the Lot) 7 No:D **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Φ 10 Massing (i.e. modules, banding, stepbacks... ☐ Appropriate ☐ Inappropriate dS Postponed 11 **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 STR 15 **Roof Materials** Appropriate □ Inappropriate Cornice Line 16 □ Appropriate □ Inappropriate DEER 17 Eaves, Gutters and Downspouts ш □ Appropriate □ Inappropriate COMMISSION 18 Walls Appropriate | Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) Appropriate | Inappropriate **Doors and Windows** 9 21 Appropriate | Inappropriate . 四 四 Window Openings and Proportions Appropriate | Inappropriate ROPERTY Window Casina/ Trim Appropriate | Inappropriate 24 Window Shutters / Hardware Appropriate 🗆 Inappropriate Decision: 25 Storm Windows / Screens DISTRICT Appropriate 🗆 Inappropriate 26 Doors □ Appropriate □ Inappropriate Ž 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate 29 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 □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 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: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No 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

Historical Significance: NC

Unique Features: <u>Abuts North Mill Pond</u> Neighborhood Association: North End

Project Address: Permit Requested:	299 VAUGHAN STREET CERTIFICATE OF APPROV				
Meeting Type:	WORK SESSION #E				
A. Property Information - General:					
<ul> <li>Existing Conditions:</li> <li>Zoning District: <u>Urban General</u></li> <li>Land Use: <u>Retail and Public</u></li> <li>Land Area: <u>56,192 SF +/-</u></li> <li>Estimated Age of Structure</li> <li>Building Style: Industrial</li> </ul>	<u>c Parking Lot</u>				

Public View of Proposed Work: <u>View from Green and Vaughan Streets</u>

B. Proposed Work: Construct a 5 story hotel building with parking.

C. Other Permits Required:	
$\Box$ Board of Adjustment	$lacktriangledown$ Planning Board $\ \square$ City Council
D. Lot Location:	
Terminal Vista	$\square$ Gateway $\square$ Mid-Block
✓ Intersection / Corn	er Lot 🗌 Rear Lot
E. Existing Building to be Altered	/ Demolished / Constructed:
Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
$\Box$ Highly Sensitive $oldsymbol{ abla}$	Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"
G. Design Approach (for Major I	<u>rojects):</u>
$\Box$ Literal Replication (i.	e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
$\square$ Invention within a S	tyle (i.e., Porter Street Townhouses, 100 Market Street)
☑ Abstract Reference	e (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Oppositi	On (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
Consent Agenda (i.	e. very small alterations, additions or expansions)
$\square$ Minor Project (i.e. sn	nall alterations, additions or expansions)
☐ Moderate Project (	.e. significant additions, alterations or expansions)

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

#### I. Neighborhood Context:

a. The lot is located along Green and Vaughan Streets. It is surrounded with mainly brick 1-5 story structures with shallow front yard setbacks.

#### J. Staff Comments / Suggestions:

- The Applicant is seeking to commence the 4-Step Design Process for a Major Project. As such, the first phase of the review is the surrounding neighborhood context. The context is defined as the buildings (footprints, height, massing and materials) including the historical development of the site and the surrounding neighborhood. Importantly, the context also includes many buildings not yet constructed that are, pending issuance of a building permit, the 250,000 SF HarborCorp Project. The new four story mixed-use building at 233 Vaughan Street and the 3S Art Space building to the north. The context also includes other character-defining elements such as North Mill Pond and the existing pedestrian trail along the rear of the property.
- The HDC should carefully assess the surrounding context in order to provide informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

#### K. <u>Aerial Image</u>, <u>Street View and Zoning Map:</u>





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

NC

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	_	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT		
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures		
		·	Building	Building (+/-)	(Average)		(Average)	<b>-</b>   <b>S</b>	
ш		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
STAFF	1	Gross Floor Area (SF)							
7	2	Floor Area Ratio (GFA/ Lot Area)			_				
S	3	Building Height / Street-Width Ratio			MAJOR PRO	) IFCT		POR	
	4	Building Height – Zoning (Feet)						<b>LL</b>	
	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT	A 5-STORY MIXE	FD-IISE HOTE	I RIIII DING -		
	6	Number of Stories		CONSTRUCT	A 3-31OKT MIXI		L DOILDING	Z	
	/	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS		
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
"	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
Ć	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	_	
ر	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
S	12	Roofs					□ Appropriate □ Inappropriate		
MEMBERS	13	Style and Slope					☐ Appropriate ☐ Inappropriate		
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate		
<b>≥</b>	15	Roof Materials					☐ Appropriate ☐ Inappropriate		
<b>V</b> E	16	Cornice Line					☐ Appropriate ☐ Inappropriate		
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	П	
COMMISSION SPECIALS	18	Walls					☐ Appropriate ☐ Inappropriate		
<u>∪</u>   §	19	Siding / Material					☐ Appropriate ☐ Inappropriate		
SS	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate		
$\Xi \mid \Xi$	21	Doors and Windows					☐ Appropriate ☐ Inappropriate		
$\leq  \cdot $	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate		
<b>★</b>	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	ш	
$\mathcal{L}$	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate		
_	25	Storm Windows / Screens					□ Appropriate □ Inappropriate		
U Z	26	Doors					□ Appropriate □ Inappropriate		
DISTRICT	27	Porches and Balconies					□ Appropriate □ Inappropriate		
<u>S</u>	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate		
│	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate		
U	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate		
Ž	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
HISTORIC	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
ST	33	Decks					□ Appropriate □ Inappropriate		
	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate		
	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	The state of the s	
2	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate		
DEGI DA	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	OLO CO	
2	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	- <	
	39	Parking (i.e. location, access, visibility)						Brein St	
		Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	7	
1	40	se and Intent:					□ Appropriate □ Inappropriate		