ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
  1. 236 Union Street - Recommend Approval
  2. 124 State Street - Recommend Approval
  3. 179 Pleasant Street - Recommend Approval
  4. 220 South Street - Recommend Approval
  5. 403 Deer Street #7 - TBD
  6. 206 Court Street - Recommend Approval
  7. 5 Junkins Ave. - TBD
  8. 229 Pleasant Street - Recommend Approval
  9. 420 Islington Street - Recommend Approval
  10. 77 Daniel Street - TBD

EXTENTION REQUESTS – NEW BUSINESS:

1. 73 Prospect Street - Lenny Cushing, 73 Prospect, LLC

PUBLIC HEARINGS – NEW BUSINESS:

1. 37 Sheafe Street (Moderate – Rear Addition)
2. 56 Salter Street (Minor – Windows and Doors)
3. 113 Congress Street (Minor – storefront and lighting)

WORK SESSIONS – OLD BUSINESS:

A. 127-137 High Street (Moderate – Rear Additions)

WORK SESSIONS – NEW BUSINESS:

1. 57 Salter Street (Moderate – Window and Dormers)
2. 325 Marcy Street (Moderate – Windows)
MEETING DATE: December 5th
APPLICATIONS: 17

HISTORIC DISTRICT COMMISSION

APPLICATIONS:

PH-1
PH-2
PH-3
WS-1
WS-2
WS-A
Permit Requested: 37 SHEAFE STREET
Certificate of Approval

A. Property Information - General:

   Existing Conditions:
   - Zoning District: CD4
   - Land Use: Residential
   - Land Area: 2,613 sf +/-
   - Estimated Age of Structure: c. 1820
   - Building Style: Federal
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from Custom House Way and Sheafe Street
   - Unique Features: Single Family
   - Neighborhood Association: Downtown

B. Proposed Work: To add a rear addition (including rear balcony).

C. Other Permits Required:

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 (e.g. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (e.g. 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 Shaefe Street. It is surrounded with many brick and wood-frame 2.5 -3 story structures with no setbacks from the sidewalk.

J. Staff Comments and/or Suggestions for Consideration:
   - The Application is proposing to:
     - Add a rear addition with a second story over the kitchen and enlarge the ground-floor mudroom.
     - A second floor rear balcony is also proposed.

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

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

C
37 SHEAFE STREET – PUBLIC HEARING #1 (MINOR)

MINOR PROJECT
– INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ONLY –

HISTORIC DISTRICT COMMISSION MEMBERS

STAFF

INFO/ EVALUATION CRITERIA

SUBJECT PROPERTY

NEIGHBORHOOD CONTEXT

No. Project Information

Existing Building

Proposed Building (+/-)

Abutting Structures

( average)

Surrounding Structures

(Average)

GENERAL BUILDING INFORMATION

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

1. Gross Floor Area (SF)
2. Floor Area Ratio (FAR / Lot Area)
3. Building Height / Street Wall Ratio
4. Building Height – Zoning (Feet)
5. Building Height – Street Wall / Cornice (Feet)
6. Number of Stories
7. Building Coverage (% Building on the Lot)

PROJECT REVIEW ELEMENT

APPLICANT’S COMMENTS

HDC SUGGESTIONS

APPROPRIATENESS

CONTEXT

8. Scale (i.e. height, volume, coverage...)
9. Placement (i.e. setbacks, alignment...)
10. Massing (i.e. modules, banding, setbacks...)
11. Architectural Style (i.e. traditional – modern)
12. Roofs
13. Style and Slope
14. Roof Projections (i.e. chimneys, vents, dormers...)
15. Roof Materials
16. Cornice Line
17. Eaves, Gutters and Downspouts
18. Walls
19. Siding / Material
20. Projections (i.e. bays, balconies...)
21. Doors and Windows
22. Window Openings and Proportions
23. Window Casing / Trim
24. Window Shutters / Hardware
25. Awnings
26. Doors
27. Porches and Balconies
28. Projections (i.e. porches, 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. Fences / Walls (i.e. materials, type...)
36. Grading (i.e. ground floor height, street edge...)
37. Landscaping (i.e. gardens, planters, street trees...)
38. Driveways (i.e. location, material, screening...)
39. Parking (i.e. location, access, visibility...)
40. Accessory Buildings (i.e. sheds, greenhouses...)

SITE DESIGN

BUILDING DESIGN / MATERIALS

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 37 SHEAFE STREET Case No.: 12-5-18

Decision: Continued

View Criteria / Findings of Fact: 1. Consistent with special and defining
2. Compatibility of design with surrounding properties:

H. Purpose and Intent:

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

37 SHEAFE STREET

Continued

Withdrawn

Approved with Stipulations

Denied

Approved

Postponed

Withdrawn

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

Date

Page

4

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**I. Neighborhood Context:**
- This 2.5 story contributing wood structure is located along Salter Street and is surrounded with many 2-2.5 story contributing structures. The neighborhood has small lots with structures that have shallow setbacks from the street edge.

**J. Staff Comments and Suggestions for Consideration:**
- The Applicant proposes to replace the rear door and remove a large picture window and replace it with three smaller, double-hung windows.

**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

---

**Historic District Commission**

**Project Evaluation Form:** 56 SALTER STREET
**Permit Requested:** CERTIFICATE OF APPROVAL
**Meeting Type:** PUBLIC HEARING #2

**A. Property Information - General:**

- **Existing Conditions:**
  - Zoning District: WB (Waterfront Business)
  - Land Use: Single Family
  - Land Area: 4720 SF +/-
  - Estimated Age of Structure: c. 1890
  - Building Style: Queen Anne
  - Number of Stories: 2.5
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Salter Street
  - Neighborhood Association: South End

- **Proposed Work:** Replace rear door and one large window with three smaller windows.

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

- **Lot Location:**
  - □ Terminal Vista
  - □ Gateway
  - □ Mid-Block
  - □ Intersection / Corner Lot
  - □ Rear Lot

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

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

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

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

### General Building Information
- **Floor Area (SF):**
- **Floor Area Ratio (FAR):**
- **Building Height (Street Wall):**
- **Building Height – Zoning (Feet):**
- **Building Height – Street Wall / Cornice (Feet):**
- **Number of Stories:**
- **Building Coverage (% of building on the Lot):**

### Project Review Element
- **Scale (i.e., height, volume, coverage...):**
- **Placement (i.e., setbacks, alignment...):**
- **Massing (i.e., modules, banding, setbacks...):**
- **Architectural Style (i.e., traditional, modern):**
- **Roofs:**
- **Style and Slope:**
- **Roof Projections (i.e., chimneys, vents, dormers...):**
- **Roof Materials:**
- **Cornice Line:**
- **Eaves, Gutters and Downspouts:**
- **Walls:**
- **Railing / Material:**
- **Projections (i.e., bays, balconies...):**
- **Doors and Windows:**
- **Window Openings and Proportions:**
- **Window Casings / Trim:**
- **Window Shutters / Hardware:**
- **Awnings:**
- **Doors:**
- **Porches and Balconies:**
- **Landings / Steps / Stoop / Railings:**
- **Lighting (i.e., wall, post...):**
- **Signs (i.e., projecting, wall...):**
- **Mechanicals (i.e., HVAC, generators):**
- **Decks:**
- **Garages (i.e., doors, placement...):**
- **Fence / Walls (i.e., materials, type...):**
- **Grading (i.e., ground floor height, street edge...):**
- **Landscape (i.e., gardens, planters, street trees...):**
- **Driveways (i.e., location, material, screening...):**
- **Parking (i.e., location, access, visibility...):**
- **Accessory Buildings (i.e., sheds, greenhouses...):**

### HDC Comments
- **Appropriateness:**
  - Appropriate
  - Inappropriate

### HDC Suggestions
- **Approved with Stipulations**
- **Denied**
- **Continued**
- **Postponed**
- **Withdrawn**

## Subject Property

### Proposed Building (m²)
- **Existing Building:**
- **Abutting Structures (Average):**
- **Surrounding Structures (Average):**

## Neighborhood Context

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

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

Project Evaluation Form: 113 CONGRESS STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #3

A. Property Information - General:
- Existing Conditions:
  - Zoning District: CDS
  - Land Use: Commercial
  - Land Area: 8,241 SF ±
  - Estimated Age of Structure: c.1931
  - Building Style: Modern
  - Number of Stories: 2
  - Historical Significance: Intrusion
  - Public View of Proposed Work: View from Congress Streets
  - Unique Features: NA
  - Neighborhood Association: Downtown

B. Proposed Work: Replace front windows and doors and add sign lighting.

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

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

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

F. Sensitivity of Context:

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

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

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

J. Staff Comments and/or Suggestions for Consideration:
- The applicant is proposing to:
  - Replace the existing aluminum doors and window frames with new doors and windows;
  - Add sidelights to the doors;
  - Add goose-neck lighting to the wall sign.

K. Aerial Image, Street View and Zoning Map:

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

HISTORIC SURVEY RATING
1
<table>
<thead>
<tr>
<th>No.</th>
<th>GENERAL BUILDING INFORMATION</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
<th>Surrounbackd Structures (Average)</th>
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<td>Building Coverage % (Building on the Lot)</td>
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### Project Review Element

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<tr>
<th>No.</th>
<th>Context</th>
<th>Applicant's Comments</th>
<th>HDC Suggestions</th>
<th>Appropriateness</th>
</tr>
</thead>
<tbody>
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<td>Scale (i.e. height, volume, coverage)</td>
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<td>9</td>
<td>Placement (i.e. setbacks, alignment…)</td>
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<td>Massing (i.e. modules, banding, stepbacks…)</td>
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<td>Architectural Style (i.e. traditional – modern)</td>
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<td>Roofs</td>
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<td>Style and Slope</td>
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<td>Roof Projections (i.e. chimneys, vents, dormers…)</td>
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<td>15</td>
<td>Roof Materials</td>
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<td>Cornice Line</td>
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<td>Fences, Gutters and Downspouts</td>
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<td>Window Casing/ Trim</td>
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<td>Porches and Balconies</td>
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<td>Projections (i.e. porches, porclo, canopy…)</td>
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<td>Landing Stairs / Stoop / Railings</td>
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<td>Lighting (i.e. wall, post…)</td>
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<td>Signs (i.e. projecting, wall…)</td>
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<td>Garages/ Barns / Sheds (i.e. doors, placement…)</td>
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<td>Fence / Walls (i.e. materials, type…)</td>
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<td>Grading (i.e. ground floor height, step edge…)</td>
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<td>Accessory buildings (i.e. sheds, greenhouses…)</td>
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### Property Evaluation Form

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**
**PROPERTY: 113 CONGRESS STREET Case No.: 3 Date: 5-18-15**

**MINOR PROJECT**
- INSTALL NEW LIGHTING AND STOREFRONT DOORS & WINDOWS ONLY -

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

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

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

Page 8 of 14
Historic District Commission

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

A. Property Information - General:
   - Existing Conditions:
     - Zoning District: CD4-L1
     - Land Use: Multifamily
     - Land Area: 3,920 SF +/-
     - Estimated Age of Structure: c.1820 & c.1860
     - Building Style: Federal
     - Number of Stories: 3.5
     - Historical Significance: Contributing
     - Public View of Proposed Work: View from High Street
     - Unique Features: Abuts “The Hill”
     - Neighborhood Association: Downtown

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

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

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

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

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

G. Design Approach (for Major Projects):
   - ☐ Literal Replication (i.e. 6-16 Congress, 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 State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

J. Staff Comments and/ or Suggestions for Consideration:
   - The applicant is proposing the following:
     - Replace the rear addition on 137 High Street with an addition that includes a two-car garage;
     - Restore the historic structure at 127 High Street;
     - Add a new single family structure on the combined lot with no change in overall density.
     - Note that the applicant received a variance for the proposed project as designed. The approval was appealed through a request for rehearing which was denied on 11-20-18.

K. Aerial Image, Street View and Zoning Map:

   Aerial and Street View Image

   Zoning Map

HISTORIC SURVEY RATING

C
**127-137 HIGH STREET – WORK SESSION #A (MODERATE)**

<table>
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**HISTORIC DISTRICT COMMISSION MEMBERS**

**Building Design - Materials**

**Staff**

**Property Evaluation Form**

**127-137 HIGH STREET Case No.:**

**Project Evaluation Form**

**Decision:**

- [ ] Approved
- [ ] Withdrawn
- [ ] Postponed
- [ ] Continued
- [ ] Approved with stipulations

**HIGH STREET**

1. **Purpose and Intent:**
   - Preserve the integrity of the District: [Yes] [No]
   - Assesement of the Historical Significance: [Yes] [No]
   - Conservation and enhancement of property values: [Yes] [No]
   - Maintain the special character of the District: [Yes] [No]
   - Complement and enhance the architectural and historic character: [Yes] [No]
   - Promote the education, pleasure and welfare of the District to the city residents and visitors: [Yes] [No]

2. **Review Criteria / Findings of Fact:**
   - Consistent with special and surrounding character of surrounding properties: [Yes] [No]
   - Compatibility of design with surrounding properties: [Yes] [No]
   - Relation to historic and architectural value of existing structure: [Yes] [No]
   - Compatibility of innovative technologies with surrounding properties: [Yes] [No]
A. Property Information - General:

Existing Conditions:
- Zoning District: WB
- Land Use: Single Family
- Land Area: 11,700 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Salter Street & Riverfront
- Unique Features: Outbuilding
- Neighborhood Association: South End

B. Proposed Work: To add stairs, dormers, windows and doors to an outbuilding.

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
- ☐ Significant Demolition

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

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

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

I. Neighborhood Context:
- This outbuilding is located along the terminal vista to the Piscataqua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

J. Background & Suggested Action:
- The applicant proposed to:
  - Renovate the existing structure and convert the outbuilding to a residential use.
  - New windows are proposed as well as new doors, a dormer and relocation of an existing stair.

Design Guideline Reference – Guidelines for Roofing (04). Exterior Woodwork (06). Windows and Doors (08). and Site Elements and Streetscapes (09)

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

### General Building Information

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### Project Review Element

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### Purpose and Intent

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

### Review Criteria / Findings of Fact

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

Project Evaluation Form: 325 MARCY STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

A. Property Information - General:
   - Existing Conditions: General Residential B (GRB)
   - Land Use: Single-Family
   - Land Area: 2,200 SF +/-
   - Estimated Age of Structure: c. 1790
   - Building Style: Federal
   - Number of Stories: 2
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from Pickering and Marcy Streets
   - Unique Features: NA
   - Neighborhood Association: South End

B. Proposed Work: To replace 21 windows with Anderson 400 series windows.

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

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

E. Existing Building to be Altered/ Demolished:
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   - ☐ Accessory
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   - ☐ Moderate Project (i.e., significant additions, alterations or expansions)
   - ☐ Major Project (i.e., very large alternations, additions or expansions)

I. Neighborhood Context:
   - This contributing historic structure is located along Marcy Street and is surrounded with many other wood, 2.5 story contributing structures and has no front yard setback.

J. Staff Comments and Suggestions for Consideration:
   - The applicant proposes to:
   - Replace 21 historic windows with Anderson 400 Series insert windows.
   - Repair the existing trim and casing.

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

K. Aerial Image, Street View and Zoning Map:

[Images of aerial and street view, along with a zoning map showing the location of 325 Marcy Street]
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<td>Appropriate, Inappropriate</td>
</tr>
<tr>
<td>31 Signs (i.e. projecting, wall...)</td>
<td></td>
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<td>Appropriate, Inappropriate</td>
</tr>
<tr>
<td>32 Mechanicals (i.e. HVAC, generators)</td>
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<td>Appropriate, Inappropriate</td>
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<tr>
<td>33 Decks</td>
<td></td>
<td></td>
<td>Appropriate, Inappropriate</td>
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<tr>
<td>34 Garages (i.e. doors, placement...)</td>
<td></td>
<td></td>
<td>Appropriate, Inappropriate</td>
</tr>
<tr>
<td>35 Fence / Walls (i.e. materials, type...)</td>
<td></td>
<td></td>
<td>Appropriate, Inappropriate</td>
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<tr>
<td>36 Grading (i.e. ground floor height, street edge...)</td>
<td></td>
<td></td>
<td>Appropriate, Inappropriate</td>
</tr>
<tr>
<td>37 Landscaping (i.e. gardens, planters, street trees...)</td>
<td></td>
<td></td>
<td>Appropriate, Inappropriate</td>
</tr>
<tr>
<td>38 Driveways (i.e. location, material, screening...)</td>
<td></td>
<td></td>
<td>Appropriate, Inappropriate</td>
</tr>
<tr>
<td>39 Parking (i.e. location, access, visibility...)</td>
<td></td>
<td></td>
<td>Appropriate, Inappropriate</td>
</tr>
<tr>
<td>40 Accessory buildings (i.e. sheds, greenhouses...)</td>
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<td>Appropriate, Inappropriate</td>
</tr>
</tbody>
</table>

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

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