Staff Report - January 2nd, 2018

January 2nd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1.454 Middle Street
 - 2.24 Johnson Court
 - 3. 129 Market Street
 - 4. 501 Islington Street
 - 5. 177 State Street

- Recommend Approval

PUBLIC HEARINGS - OLD BUSINESS:

A. 37 Sheafe Street (Moderate - Rear Additions)

PUBLIC HEARINGS - NEW BUSINESS:

1. 127-137 High Street (Moderate - Rear Additions)

WORK SESSIONS – OLD BUSINESS:

- A. 57 Salter Street (Moderate Rear Additions)
- B. 325 Marcy Street (Moderate Windows)

WORK SESSIONS - NEW BUSINESS:

1. 11 Meeting House Hill Road (Moderate - side addition)

January 9th MEETING

WORK SESSIONS – NEW BUSINESS:

2. 111 Maplewood Ave. (Major - 4 story mixed use building)



HISTORIC DISTRICT COMMISSION

MEETING DATE: January 2nd & 9th <u>APPLICATIONS: 11</u>

Project Address: 37 SHEAFE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A

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	<u>on (including red</u>	<u>ır balcony)& enlarge mudro</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/ Demolish	ned:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive	\square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects):		
\Box Literal Replication (i.e. 6-16 Cong	gress, Jardinière Buildin	g, 10 Pleasant Street)
☐ Invention within a Style (i.e., Po	orter Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Portwa	ılk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e. McI	ntyre Building, Citizen's	s Bank, Coldwell Banker)
H. Project Type:		
\Box Consent Agenda (i.e. very sm	all alterations, add	litions or expansions)
☑ Minor Project (i.e. small altera	ations, additions or	expansions)
☐ Moderate Project (i.e. signific	ant additions, alte	rations 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

- Add a rear addition with a second story over the kitchen and enlarge the ground-floor mudroom.
- Add a second floor rear balcony.
- Add skylights to the rear addition.
- Please note that the applicant has modified the mud room design to remove a second floor window as requested during the work session.

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



Zoning Map

INFO/ EVALUATION CRITERIA SUBJECT PROPERTY Project Information Existing Building Proposed Building (+/-) GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 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 NEIGHBORHOOD CONTEXT Abutting Structures (Average) NEIGHBORHOOD CONTEXT NEIGHBORHOOD CONTEXT Abutting Structures (Average) Surrounding Structures (Average) Surrounding Structures (Average) Surrounding Structures (Average) Fund of the Lot of	
Project Information Existing Building Proposed Building (+/-) GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) Proposed Building Proposed Building Structures (Average) MINOR PROJECT - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON	
GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) MINOR PROJECT - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON	2-19 enied
1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON	
4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) NINOR PROJECT - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON	
4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) NINOR PROJECT - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON	FOR AISSION ate: 1-2
4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) NINOR PROJECT - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON	
5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON	AllS:
6 Number of Stories - INSTALL A REAR ADDITION WITH A SECOND STORY AND BALCONY ON 7 Building Coverage (% Building on the Lot)	
	ON MIS COMMIS CO
▶ 8 Scale (i.e. height, volume, coverage) Appropriate □ Inappropriate □	priate
9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	Distance originate origina
11 Architectural Style (i.e. traditional – modern)	ALC DISTR RET Case Applied App
12 Poofs	priate
Table Tabl	
14 Roof Projections (i.e. chimneys, vents, dormers)	A P P P P P P P P P P P P P P P P P P P
₹ Soof Materials □ Appropriate □ Inappro	
16 Cornice Line Appropriate Inappro	orioto
17 Eaves, Gutters and Downspouts	priate Drigte
Z 2 18 Walls Appropriate Inappro	priate L T C
Soling / Material Appropriate Inappropriate Inappropri	priate \rightarrow
20 Projections (i.e. bays, balconies)	
21 Doors and Windows Appropriate Inappro	priate
S 2 Window Openings and Proportions Appropriate Inappro	priate
O 23 Window Casing/ Trim	priate S > -
24 Window Shutters / Hardware	oriate
	priate S = 5
O 26 Doors Appropriate Inappro	
27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings Appropriate Inappro	- To 15
28 Projections (i.e. porch, portico, canopy)	
29 Landings/ Steps / Stoop / Railings	
31 Signs (i.e. projecting, wall)	
2 32 Mechanicals (i.e. HVAC, generators)	
30 Lighting (i.e. wall, post) Appropriate Inapprocess 31 Signs (i.e. projecting, wall) Appropriate Inapprocess 32 Mechanicals (i.e. HVAC, generators) Appropriate Inapprocess 33 Decks Appropriate Inapprocess 34 Gargaes/Barns / Sheds (i.e. doors, placement) Appropriate Inapprocess Approcess Approcess Appropriate Inapprocess Approcess	
34 Garages/Barns / Sheds (i.e. doors, placement)	
35 Fence / Walls (i.e. materials type)	
36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees)	
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)	The second secon
H. Purpose and Intent:	
1. Preserve the integrity of the District:	
2. Assessment of the Historical Significance: □ Yes □ No 5. Complement and enhance the architectural and historic character:	
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 ☐
I. Review Criteria / Findings of Fact: 1. Consistent with special and defining Yes No 3. Relation to historic and architectural value of existing structure: Yes	No
2. Compatibility of design with surrounding properties:	

Project Address: 127-137 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1

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: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from High Street
- Unique Features: Abuts "The Hill"
- Neighborhood Association: Downtown

<u>B. Proposed Work:</u> <u>To add a new building on the rear and make misc. renovation</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/ Demol	ished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitiv	ve \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projects)	<u>:</u>	
\Box Literal Replication (i.e. 6-16 Cd	ongress, Jardinière Building	g, 10 Pleasant Street)
lacktriangle Invention within a Style (i.e.,	Porter Street Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. Portv	walk, 51 Islington, 55 Cong	gress Street)
\Box Intentional Opposition (i.e. \wedge	AcIntyre 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)

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; and
- 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.
- Design Guideline Reference: Guidelines for Small Scale New Construction & Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

				127-137 HIG	SH STREET – PUBLI	C HEARING #1	(MODERAT	E)	
<u> </u>			INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORH(OOD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	-19 ed ed
			GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & ASSI			(**************************************	2-1 enied
STAFF	•	1	Gross Floor Area (SF)	\		,			╡┍┪┪┪┪
⊻		2	Floor Area Ratio (GFA/ Lot Area)						<u> </u>
S		3	Building Height / Street-Width Ratio		A A	ODERATE P	DO IECT		SS SS O afte:
		4	Building Height – Zoning (Feet)		/٧١	ODLKAIL	NOJLCI		
		5	Building Height – Street Wall / Cornice (Feet)	_ ^[N A NEW STRIC	THE AND PENG	VATE EXIC	TING STRUCTURES –	
		6	Number of Stories	- AL	D A NEW SIRUC	TOKE AND KEIN	JVAIL LAIS	IIING SIKUCIUKES –	
		7	Building Coverage (% Building on the Lot)						DN FINAL STATE OF THE PROPERTY
			PROJECT REVIEW ELEMENT	APPLICANT	'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ON TOWM! No.: 1 D Stipulations
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
	Ö	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	AT TRIC Case
	O	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
S		12	Roofs					□ Appropriate □ Inappropriate	
MEMBERS		13	Style and Slope					□ Appropriate □ Inappropriate	
B		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	RIC STR App
\geq		15	Roof Materials					☐ Appropriate ☐ Inappropriate	
₹		16	Cornice Line					☐ Appropriate ☐ Inappropriate	୷୍ଧ ଜ୍ୟା □ □
	S	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	
ō	M	18	Walls					☐ Appropriate ☐ Inappropriate	
S	ATERIA	19	Siding / Material					☐ Appropriate ☐ Inappropriate	
S	ΑA	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	137 T E S
COMMISSION	~	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
Ž	Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
Ö	DESIG	23 24	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	
			Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
\Box	Ž	25 26	Awnings					□ Appropriate □ Inappropriate	ORTS
Ž	BUILDING	27	Doors Porches and Balconies					□ Appropriate □ Inappropriate	— — — — — —
DISTRICT	BU	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
Ž		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
0		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
HISTORIC		33	Decks					□ Appropriate □ Inappropriate	
王		34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	S S	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	DESIG	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
	П	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
		1. Pro 2. As 3. Co	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property values.	□ Yes □ N □ Yes □ N ∪es: □ Yes □ N	o 5. Comp	ain the special characte Dement and enhance th Date the education, pleas	ne architectural ar	nd historic character: f the District to the city residents and visi	☐ Yes ☐ No ☐ Yes ☐ No itors: ☐ Yes ☐ No
		1. Co	Criteria / Findings of Fact: onsistent with special and defining character of mpatibility of design with surrounding propertie	<u> </u>		on to historic and archite patibility of innovative te		-	

Project Address: 57 SALTER STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single Family
- Land Area: 10,700 SF +/-
- Estimated Age of Structure: c.1800

- Building Style: <u>Federal</u>
 Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from Salter Street & Riverfront</u>
- Unique Features: <u>Outbuilding</u>
 Neighborhood Association: <u>South End</u>

<u>B.</u>	<u>Proposed Work:</u>	To add stairs	<u>, dormers,</u>	windows	and c	doors to	an c	<u>outbu</u>	<u>ildin</u>	ζ
										_

C. Other Permits Required:

$\overline{\checkmark}$	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Locati	on:		
$\overline{\checkmark}$	Terminal Vista	☐ Gateway	☐ Mid-Block
	Intersection / Corner Lot	☐ Rear Lot	
E. Existing Bu	ilding to be Altered/ Demo	olished / Constructed	<u>l:</u>
	Principal	✓ Accessory	\square Significant Demolition
F. Sensitivity	of Context:		
	Highly Sensitive Sensit	ive \square Low Sensitivity	"Back-of-House"

G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Stree
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

H. Project Type:

Consent Agenda	(i.e. very	' small	alterations,	additions	or expansions

☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

- 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)

L. 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 vard 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.
- Note that the applicant has requested a postponement of this item until the February meeting.

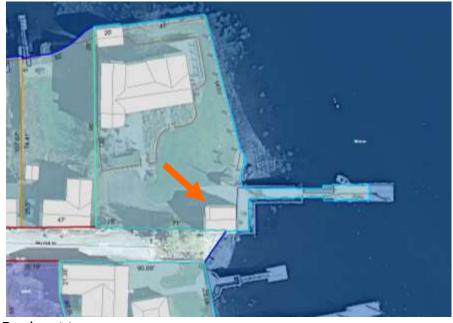
Design Guideline Reference - Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		57	7 SALTER STREE	T – WOR	K SESSION	I #A (MODE	RATE PROJECT)		
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY			NEIGHBORHOOD CON	ITEXT	
		Project Information	Existing Building	Proposed Building (+		Abutting Structures (Average)	Surrounding (Ave	g Structures	
		GENERAL BUILDING INFORMATION	•		AAPS & ASSESSOR'		(July)	-9-/	
ᄩ	1	Gross Floor Area (SF)	, -	-					
STA	2	Floor Area Ratio (GFA/ Lot Area)							
^	3	Building Height / Street-Width Ratio				DERATE P	PO IFCT		OR SION
	4	Building Height – Zoning (Feet)					KOJLCI		
	5	Building Height – Street Wall / Cornice (Feet)	_ /	ADD STAI	IRS DORM	FRS AND W	/INDOWS & DOORS	ONLY -	A M A M A
	6	Number of Stories	•	יאונ טטא	INS, DOM	ILINO, AIND IN	INDOWS & DOOKS	OINE	7 5 0
	/	Building Coverage (% Building on the Lot)	4.5511.6.4.1.151.6						
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS		HDC SUGG	ESTIONS	APPROPRIATENESS	
×	8	Scale (i.e. height, volume, coverage)						opropriate 🗆 Inappropriate	 ⊢ ö
	9	Placement (i.e. setbacks, alignment)						opropriate 🗆 Inappropriate	ATRIC Se No
ļ	10	Massing (i.e. modules, banding, stepbacks)						opropriate 🗆 Inappropriate	— ∢ ⋛ ၿ
O	11	Architectural Style (i.e. traditional – modern)						opropriate 🗆 Inappropriate	
7	12	Roofs						opropriate 🗆 Inappropriate	
MEMBERS	13	Style and Slope						opropriate 🗆 Inappropriate	
2	14	Roof Projections (i.e. chimneys, vents, dormers)						opropriate 🗆 Inappropriate	
 	15	Roof Materials						opropriate 🗆 Inappropriate	
	16	Cornice Line						opropriate 🗆 Inappropriate	
l l	17	Eaves, Gutters and Downspouts						opropriate 🗆 Inappropriate	EV HISTO ALTER
Y A	18	Walls						opropriate 🗆 Inappropriate	— <u> </u>
	19	Siding / Material						opropriate 🗆 Inappropriate	> \
≨∣≨	20	Projections (i.e. bays, balconies)						opropriate 🗆 Inappropriate	RT OUTH Y:57
- <	21	Doors and Windows						opropriate 🗆 Inappropriate	— ~ તે રૂં
	22	Window Openings and Proportions						opropriate 🗆 Inappropriate	
DESIGN & MATERIALS	23	Window Casing/ Trim					i	opropriate Inappropriate	□
) ä	24	Window Shutters / Hardware						opropriate 🗆 Inappropriate	OPE
. S	25	Storm Windows / Screens						opropriate 🗆 Inappropriate	$ \wedge$ $\stackrel{\sim}{\sim}$ \circ
BUILDING	26	Doors						opropriate Inappropriate	
	27	Porches and Balconies						opropriate Inappropriate	— ~ ~ ~
2	28	Projections (i.e. porch, portico, canopy)						opropriate Inappropriate	<u> </u>
2	29	Landings/ Steps / Stoop / Railings						opropriate Inappropriate	
<u> </u>	30	Lighting (i.e. wall, post)					i	opropriate Inappropriate	
{	31	Signs (i.e. projecting, wall)						opropriate Inappropriate	
-	32 33	Mechanicals (i.e. HVAC, generators) Decks						opropriate Inappropriate	
O I C I C I C I C I C I C I C I C I C I	34	Garages/ Barns / Sheds (i.e. doors, placement)						opropriate Inappropriate	-
-	_	Fence / Walls / Screenwalls (i.e. materials, type)						opropriate Inappropriate	
z	35 36	Grading (i.e. ground floor height, street edge)						opropriate Inappropriate	
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)						opropriate Inappropriate	
	20	Driveways (i.e. location, material, screening)						opropriate Inappropriate	THE PARTY
SITE	39	Parking (i.e. location, access, visibility)						opropriate Inappropriate	
S							-	opropriate Inappropriate	
LI	40 Purpo	Accessory Buildings (i.e. sheds, greenhouses)					∐ Aţ	opropriate 🗆 Inappropriate	
<u>н.</u>		se and Intent:	- V N		A A A autus Joseph III		or of the o District.		¬ V
		eserve the integrity of the District:	□ Yes □ No			e special characte			☐ Yes [
		sessment of the Historical Significance:	□ Yes □ No				ne architectural and historic ch		☐ Yes [
	3. Co	onservation and enhancement of property values	s:		6. Promote the	e education, pleas	sure and welfare of the District	to the city residents and vi	isitors: \Box Yes \Box
<u>l.</u>	<u>Review</u>	Criteria / Findinas of Fact:							
	1. Co	onsistent with special and defining character of su	urrounding properties:	☐ Yes ☐ No	3. Relation to	historic and archite	ectural value of existing structu	re: □ Yes □ No	
	2. Co	mpatibility of design with surrounding properties:		☐ Yes ☐ No	4. Comp of in	novative technolo	gies with surrounding propertie	s: □ Yes □ No	
					•		_		

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

	<u>A.</u>	Property	<u>/ Information</u>	-	General:
--	-----------	----------	----------------------	---	-----------------

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>2,200 SF +/-</u>
- Estimated Age of Structure: c.1790
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>

- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Pickering and Marcy Streets</u>
- Unique Features: NA

 Neighborhood Association: Sc 	outh End	
B. Proposed Work: To replace 21 wir	ndows with Anderso	n 400 series windows.
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:	
Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)

H. Project

<u> Type:</u>
$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansions
Minor Project (i.e. small alterations, additions or expansions)

Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)

Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

☐ 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 frontyard 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.
 - Note that the applicant has requested a postponement of this item until the February meeting and will coordinate with the Planning Department to explore alternative window replacement options.

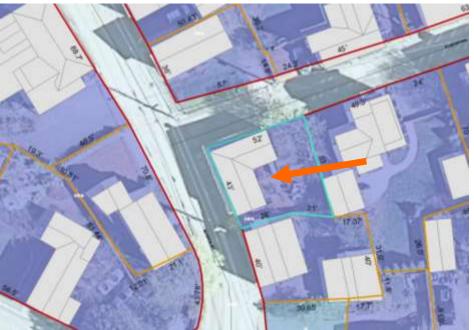
Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows & Doors (08).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT			
	Project Information lo.	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)	.		•	<u> </u>				
	2 Floor Area Ratio (GFA/ Lot Area)								
	3 Building Height / Street-Width Ratio		MINOR PROJECT						
	4 Building Height – Zoning (Feet)				JLCI				
	5 Building Height – Street Wall / Cornice (Feet)		_ IN	STALL 21 NEW WIN	NDOWS OI	NIY _			
	Number of Stories		•••	SIALL ZI INLW WII	100113 01	161			
	7 Building Coverage (% Building on the Lot)			-					
	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS			
<	8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, glianment)					□ Appropriate □ Inappropriate			
-	i i i i i i i i i i i i i i i i i i i					□ Appropriate □ Inappropriate			
_	 Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) 					□ Appropriate □ Inappropriate			
-	12 Roofs					□ Appropriate □ Inappropriate			
	13 Style and Slope					□ Appropriate □ Inappropriate			
	13 Style and slope 14 Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate			
	15 Roof Materials					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate			
_	16 Cornice Line					□ Appropriate □ Inappropriate			
	17 Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
<u> </u>	18 Walls					□ Appropriate □ Inappropriate			
	19 Siding / Material					□ Appropriate □ Inappropriate			
	20 Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
	21 Doors and windows					☐ Appropriate ☐ Inappropriate			
	Window Openings and Proportions					□ Appropriate □ Inappropriate			
	23 Window Casing/ Trim					☐ Appropriate ☐ Inappropriate			
:	24 Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate			
- :	25 Awnings					☐ Appropriate ☐ Inappropriate			
	26 Doors					□ Appropriate □ Inappropriate			
:	27 Porches and Balconies					□ Appropriate □ Inappropriate			
- :	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
	29 Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate			
<u> </u>	30 Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
<u>_</u> ;	31 Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate			
	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate			
-	33 Decks					☐ Appropriate ☐ Inappropriate			
+	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate			
, —	Fence / Walls (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			
	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
1. 2.	Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	□ Yes □ □ Yes □ ∪es: □ Yes □	No 5. Co	aintain the special character emplement and enhance the emote the education, pleass	e architectural c	and historic character: of the District to the city residents and vi			
. Rev	iew Criteria / Findings of Fact: Consistent with special and defining character of			·		·			

Project Evaluation Form: 11 MEETING HOUSE HILL ROAD **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>3,422 SF +/-</u>
- Estimated Age of Structure: c.1790
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Manning and Meeting House Hill Streets</u>
- Unique Features: 1980s 2 story garage replaced a larger single family house
- Neighborhood Association: South End

	<u> </u>		
<u>B.</u>	Proposed Work: To extend or repla	ace the 2 story gard	age and add a connector.
<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:	
	✓ Principal	✓ Accessory	☐ Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive \square Sensitiv	ve \square Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	. Design Approach (for Major Projects	<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. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e. I	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	<u>Project Type:</u>		
	$\hfill\Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or e	expansions)
	☑ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	☐ Major Project (i.e. very larg	ge alternations, additi	ions or expansions)

I. Neighborhood Context:

• This contributing historic structure is located along Meeting House Hill Road and Manning Street and is surrounded with many other wood, 2-2.5 story contributing structures and has a shallow frontyard setback.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Extend or replace the existing 2-story garage with a 2 ½ story garage and upper floor dwelling unit.
 - Add a single story connector to the c.1790 Drisco House.
 - Note that this application has been submitted by the Principal Planner who will be presenting the project at the work session along with his design consultant.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small Scale New Construction & Addition (10).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	CIID IE	CT PROPERTY	NEICH	BORHOOD CONTEXT				
	<u> </u>									
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
	No.		201141119		((·······				
		GENERAL BUILDING INFORMATION	(ESTIMATI	D FROM THE TAX MAPS & A	SSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<u> </u>							
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio		.	MODERATE PROJE	CT				
	4	Building Height – Zoning (Feet)								
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	- REPLACE	2-STORY GARG	GE WITH 2 1/2 STORY STR	UCTURE WITH A CONNECTOR –				
	7	Building Coverage (% Building on the Lot)	1(2) 2/ (0)		-					
	,	PROJECT REVIEW ELEMENT	LIDC C	CAAAAENITC	LIDC SUCCESTIONS	A DDD ODDI A TENECC				
	0		нос с	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
	8	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate				
ŀ	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate				
H	11	Architectural Style (i.e. traditional – modern)				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 				
_	12	Roofs				□ Appropriate □ Inappropriate				
F	13	Style and Slope				□ Appropriate □ Inappropriate				
ŀ	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate				
	15	Roof Materials				□ Appropriate □ Inappropriate				
ŀ	16	Cornice Line				□ Appropriate □ Inappropriate				
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate				
ŀ	18	Walls				□ Appropriate □ Inappropriate				
	19	Siding / Material				□ Appropriate □ Inappropriate				
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate				
	21	Doors and windows				□ Appropriate □ Inappropriate				
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate				
	23	Window Casing/ Trim				□ Appropriate □ Inappropriate				
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate				
	25	Awnings				□ Appropriate □ Inappropriate				
	26	Doors				□ Appropriate □ Inappropriate				
	27	Porches and Balconies				□ Appropriate □ Inappropriate				
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate				
:	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate				
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate				
<u> </u>	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate				
	33	Decks				□ Appropriate □ Inappropriate				
L	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate				
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate				
L	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate				
	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate				
ļ	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate				
-	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate				
L	40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:				□ Appropriate □ Inappropriate				

Project Evaluation Form: 111 MAPLEWOOD AVE. **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #2 Meeting Type:**

<u>A.</u>	P	<u>ro</u>	perty	<u>Information</u>	-	General:
_	•	•	_	1010		

Existing Conditions:

- Zoning District: CD4
- Land Use: <u>Commercial</u> Land Area: <u>101,495 SF +/-</u>
- Estimated Age of Structure: vacant property
- Building Style: <u>NA</u> Number of Stories: <u>3-4</u>
- Historical Significance: NA
 Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: Gateway location
- Neighborhood Association: North End

<u>B.</u>	Proposed Work:	<u>To add a 3-4 s</u>	<u>story commercia</u>	<u>l building</u>	<u>g and</u>	<u>parking.</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:	
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projects	<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 Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ 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:

• This property is located within the heart of the urban renewal area where 100s of historic buildings were removed in the 1960s. As such, other than the remaining historic structures located across Maplewood Ae. All other structure have been constructed since that time. This property is unique situated at the gateway to the downtown business district.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Design and construct a 3-4 story commercial building and associated parking and park areas.
- Note that the neighborhood context, proposed massing, and any conceptual building plans will be submitted to the HDC at the January 2nd meeting.

Design Guideline Reference - Guidelines for Commercial Development & Storefronts (12).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		INICO / EVALUATION CRITERIA			MORK SESSION			
INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY NEIGHBORHOOD CONTEXT				_	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	≥ 5
	140.	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
 	1	Gross Floor Area (SF)	(L311MF	TED I ROM THE TAX MAI 3 & A	332330 K 3 H41 O)			~ ≥ -
	2	Floor Area Ratio (GFA/ Lot Area)						FO AISSIO Porte:
)	3	Building Height / Street-Width Ratio) IECT		O SS &
	4	Building Height – Zoning (Feet)			MAJOR PRO	JJECI		∟ ≗≥
	5	Building Height – Street Wall / Cornice (Feet)		CONSTRUC	T A 2/4 STORY C	CAAAAEDCIA	DILLIDING	_ ≥ <
	6	Number of Stories		- CONSTRUC	T A 3/4 STORY CO	OMMERCIA	L BUILDING -	Zξ
	7	Building Coverage (% Building on the Lot)			-			7
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$\mathbf{O} \cup \mathbf{Z}$
Þ	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
O	10	Massing (i.e. modules, banding, stepbacks)						⋖ ⋈
Ŭ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	<u> </u>
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)						⋖⋷⋛⋴
	15	Roof Materials					□ Appropriate □ Inappropriate	EV A HISTORI
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts						ш⋉Х
ALS	18	Walls					□ Appropriate □ Inappropriate	— \$ 1
MATERIA	19	Siding / Material					□ Appropriate □ Inappropriate	\rightarrow
₽	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	⊢ 5 ₹
≥	21	Doors and windows					□ Appropriate □ Inappropriate	~ õ ≷
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	<u> </u>
DESIGI	23	Window Casing/ Trim					□ Appropriate □ inappropriate	
	24	Window Shutters / Hardware						RTS.
BUILDING	25	Awnings					☐ Appropriate ☐ Inappropriate	
BUILDING	26	Doors Parada Palagria					□ Appropriate □ Inappropriate	• л ш
BU	27	Proches and Balconies						
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	ታ ይ
	29 30	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	<u> </u>
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	33	Decks					□ Appropriate □ Inappropriate	
	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	-
Z	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	4500
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	9
SITE DESIGN	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	-
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
Н		se and Intent:			<u> </u>			
111		eserve the integrity of the District:	□ Yes □	No 4 Ma	intain the special characte	er of the District		□ Ye
		sessment of the Historical Significance:			mplement and enhance th		d historic character:	□ Ye
		onservation and enhancement of property value			The state of the s		the District to the city residents and visitors:	
		,	J. □ 1 □ 3 □	0.110	more the education, pieds	ore and wellare Of	THE DISTRICT TO THE CITY TESTACTIES ALTA VISITOIS.	□ 1 €
<u>I. R</u>		/ Criteria / Findings of Fact:						
		onsistent with special and defining character of						
	2. Cc	mpatibility of design with surrounding properties	•	☐ Yes ☐ No 4. Co	mpatibility of innovative te	chnologies with sur	rounding properties: 🗆 Yes 🗆 No	