# Staff Report – November 6th & 13th, 2019

## November 6th MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Administrative Approvals:
  - 1. 70 Dennett Street (LUHD-68)
  - 2. 33 Holmes Court (LUHD-69)
  - 3. 99 Bow Street (LU-19-71)
- Recommend Approval
- Recommend Approval
- Recommend Approval

# **PUBLIC HEARINGS – NEW BUSINESS:**

A. 163 Deer St. (Major – 2<sup>nd</sup>, 1-Year Extension)

# **PUBLIC HEARINGS - OLD BUSINESS:**

- A. 202 Court Street (Major 3 unit rehabilitation project)
- B. 55 Lafayette Rd. (Minor new single family home with garage)

# **PUBLIC HEARINGS – NEW BUSINESS:**

- 1. 356 Islington Street (Minor HVAC)
- 2. 46 Dennett Street (Minor Add skylights)
- 3. 35 Bow Street (Minor Windows)
- 4. 114 Maplewood Ave. (Moderate Repl. Rear building)
- 5. 95 Mechanic Street (Moderate Demo Structure)

# 6. 303 Pleasant Street (Minor - Doors and Windows)

7. 105 Daniel Street (Minor - Rear porch)

## November 13th MEETING

# **PUBLIC HEARINGS – NEW BUSINESS:**

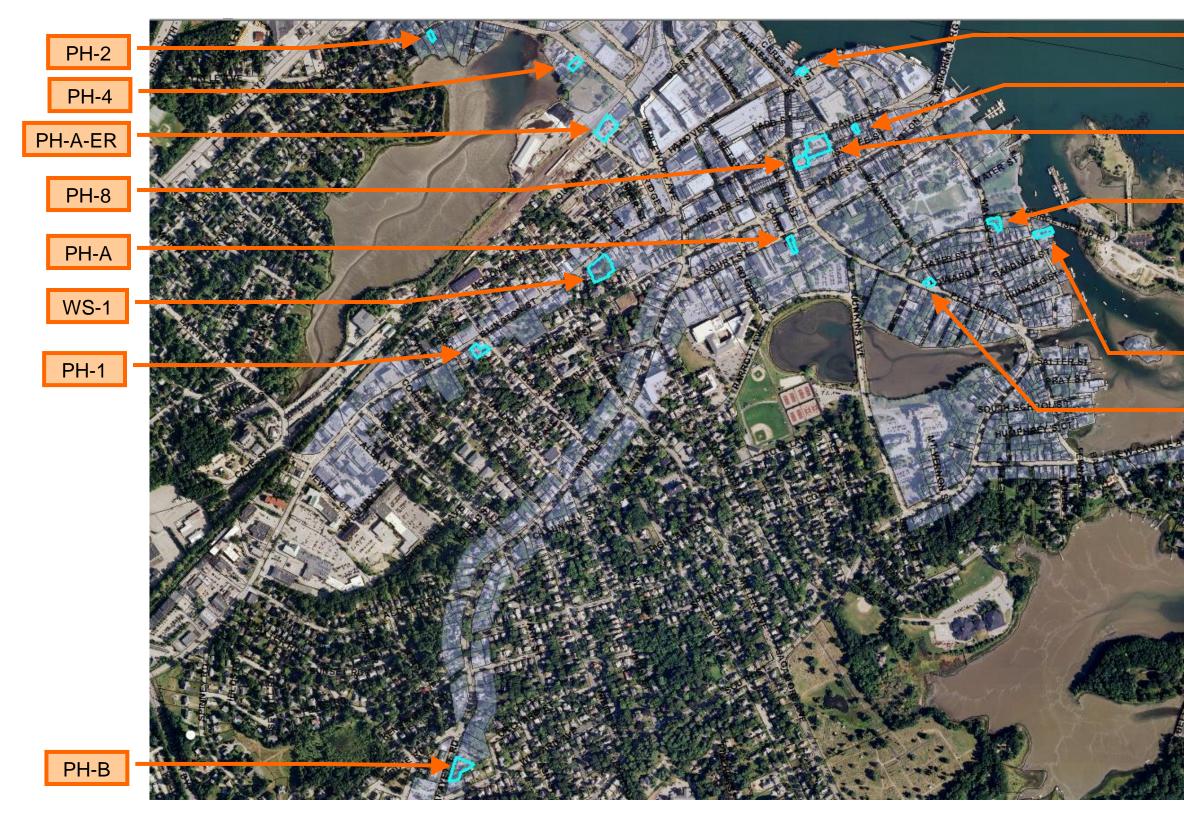
- 8. 3 Pleasant Street (Minor Penthouse modification)
- 9. 60 Penhallow Street (Major 4 Story Commercial Structure)

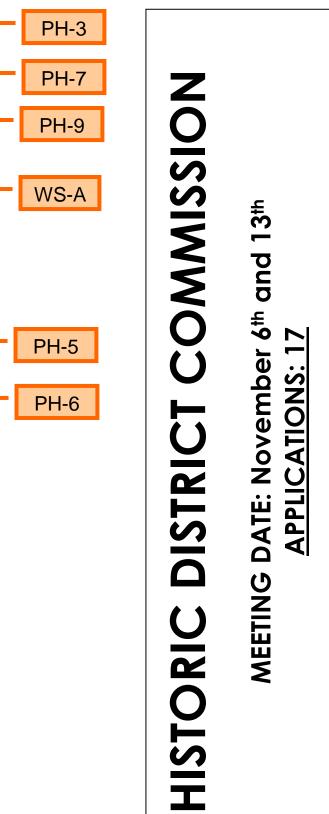
# WORK SESSIONS - OLD BUSINESS:

A. 14 Mechanic Street (Moderate - Relocate structure & addition)

# **WORK SESSIONS – NEW BUSINESS:**

1. 100 Islington Street (Major - 2.5 story multi-family structure)





### **Project Address:** Permit Requested: **Meeting Type:**

### 163 DEER STREET (LOT 4) COA – 2<sup>ND</sup> EXTENSION REQUEST **PUBLIC HEARING #A**

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial Bank
- Land Area: 17,130 SF +/-
- Estimated Age of Structure(s): c.1985
- Building Style: NA
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Deer and Bridge Streets</u>
- Unique Features: <u>Abuts the Pan Am Rail Corridor</u>
- Neighborhood Association: North End
- **B.** Proposed Work: Construct a 4-story mixed-use building.

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

#### D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block

🗌 Rear Lot Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished / Constructed:

- Principal

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, 3S Artspace, Coldwell Banker)

#### H. Project Type:

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

#### Neighborhood Context:

shallow to no front yard setbacks. It is also located within a major redevelopment area.

#### J. Backaround & Suaaested Action:

- date to 2/14/20.
- public hearing process.
- steadily increased making all the DSA projects challenging to finance.

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

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





Zoning Map

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with

 The Applicant is requesting a second one-year extension of the Certificate of Approval for the prior application approved on 2/14/18. A one-year extension was granted on 10/15/18 moving the expiration

• The applicant is required under Section 10.636.70 to request a subsequent extension request within a

• As part of the request, the Applicant is required to state the reasons for the delay. In this case, the Applicant states that the building design and program hasn't changed but that construction on the lots along Foundry Place (within the larger DSA development) could not reasonably be completed while the city installed the street and new parking garage. Additionally, they state that construction costs has

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY				
		Project Information	Existing Building	Proposed Building (+/-)				
		GENERAL BUILDING INFORMATION						
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)		2	D EXTE	NSION	REQUEST	
)	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)		– CONSTR	UCT A 4-	-STORY M	IXED-USE BL	JILDIN
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS				
×	8	Scale (i.e. height, volume, coverage)						
ONTEXT	9	Placement (i.e. setbacks, alignment)						
ō	10	Massing (i.e. modules, banding, stepbacks)						
U	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						
DESIGN & MATERIALS	18	Walls						
ERI	19	Siding / Material						
<b>IAT</b>	20	Projections (i.e. bays, balconies)						
≥ ∞	21	Doors and Windows						
Z	22	Window Openings and Proportions						
ESIGI	23	Window Casing/ Trim						
	24	Window Shutters / Hardware						
SUILDING	25	Storm Windows / Screens						
	26	Doors						
SUIL	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)						_
z	35	Fence / Walls / Screenwalls (i.e. materials, type)						_
DESIGN	36	Grading (i.e. ground floor height, street edge)						_
	37	Landscaping (i.e. gardens, planters, street trees)						_
SITE	38	Driveways (i.e. location, material, screening)						_
S	39	Parking (i.e. location, access, visibility)						_
	40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:						

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

3. Conservation and enhancement of property values: 🗆 Yes 🗆 No

I. Review Criteria / Findings of Fact:

2. Compatibility of design with surrounding properties:

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:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure: 🗆 Yes 🗆 No □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

AJOR)		
	PROPERTY EVALUATION FORM         PORTSMOUTH HISTORIC DISTRICT COMMISSION         PORTSMOUTH HISTORIC DISTRICT COMMISSION         PROPERTY:       Lose No: A Date:       L1-6-19         Decision:       Approved       Approved with Stipulations       Denied         Continued       Postponed       Vithdrawn	

🗆 Yes 🗆 No 🗆 Yes 🗆 No

### **Project Evaluation Form: Permit Requested: Meeting Type:**

**202 COURT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #A** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 5,036 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To adaptively reuse the former firehouse as a 3-family structure.

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

#### D. Lot Location:

- Terminal Vista
- Rear Lot Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
  - $\Box$  Highly Sensitive  $\blacksquare$  Sensitive  $\Box$  Low Sensitivity  $\Box$  "Back-of-House"

Gateway

#### 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 alterations, additions or expansions)

#### I. Neighborhood Context:

an auto service repair shop until 2018.

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

The applicant proposes to:

- Window replacement with Green Mountain wood windows;
- Add solar panels to the southern side of the roof;
- Replace the aluminum siding with wood siding;
- Replace the garage doors to match the abutting fire house;
- Add historic fire house signage above the new doors;
- Lighting will fixtures will be located over the doors;
- The brick façade wall will be replaced with wood to emulate the original design;
- HVAC screens will use custom wood fencing; and
- A metal railing will be installed on the proposed third floor balcony.

#### NOTE THAT APPLICANT RECEIVED A VARIANCE FROM THE BOA ON 8-20-19. THE HDC HAS ALSO REQUESTED THE APPLICATION INCLUDE ADDITIONAL INFORMATION ON THE PROPOSED SIGNAGE. RAILING & LIGHTING.

#### Design Guideline Reference: Guidelines for Roofing (04), & Small Scale New **Construction & Additions (09)**

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





Zoning Map

• This 2.5 story wood-sided structure is located on Court Street and is surrounded with many contributing and focal historic structures. The building was originally designed in a Greek Revival style and was a municipally-owned fire station. In the 1940s the structure was sold and reused as

Aerial and Street View Image



			202 COU	<u> RT STREET – PUBLI</u>	C HEARING #A (MOD	ERATE)	
INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGI			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	_ <
		GENERAL BUILDING INFORMATION		TED FROM THE TAX MAPS & AS			
	1	Gross Floor Area (SF)					S N N
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I	4	Building Height – Zoning (Feet)				-	L S
	5	Building Height – Street Wall / Cornice (Feet)		- ADD NEW D	ORMER AND MISC. EX	TERIOR ELEMENTS –	≥
	6 7	Number of Stories					ZΣ
	/	Building Coverage (% Building on the Lot)		0.0.4.4.5.1.50			
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	<b>O</b> U
ONTEXT	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate	
NTE	9					Appropriate Inappropriate	<u> </u>
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BUILDING	28					🗆 Appropriate 🗆 Inappropriate	
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	31					Appropriate Inappropriate	
	32					Appropriate Inappropriate	
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'  —'	34					Appropriate Inappropriate	
Z	35					Appropriate Inappropriate	
DESIGN	36					Appropriate Inappropriate	U
DE	37					Appropriate Inappropriate	
SITE	38					Appropriate Inappropriate	
S	39	Parking (i.e. location, access, visibility)         Accessory Buildings (i.e. sheds, greenhouses)				<ul> <li>Appropriate          Inappropriate     </li> <li>Appropriate          Inappropriate     </li> </ul>	ger er

#### H. Purpose and Intent:

1.	Preserve the integrity of the District:
2.	Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

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:

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

🗆 Yes 🗆 No

	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No

## **Project Address:** Permit Requested: **Meeting Type:**

## **55 LAFAYETTE ROAD CERTIFCATE OF APPROVAL PUBLIC HEARING #B**

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>GRA</u>
- Land Use: Single-Family
- Land Area: 6,251 SF +/-
- Estimated Age of Structure: vacant lot
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: Public view from Lafayette Road
- Unique Features: NA
- Neighborhood Association: Wibird
- **B.** Proposed Work: To construct new single family residence with a single-car garage.

Gateway

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

#### D. Lot Location:

Terminal Vis

sta		

Intersection / Corner Lot Rear Lot

#### E. Existing Building to be Altered/ Demolished / Constructed:

Principal

Accessory

Demolition

Mid-Block

#### 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)

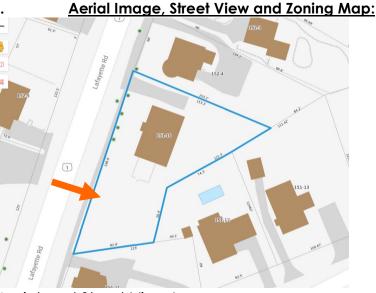
#### H. Project Type:

- 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 alterations, additions or expansions)

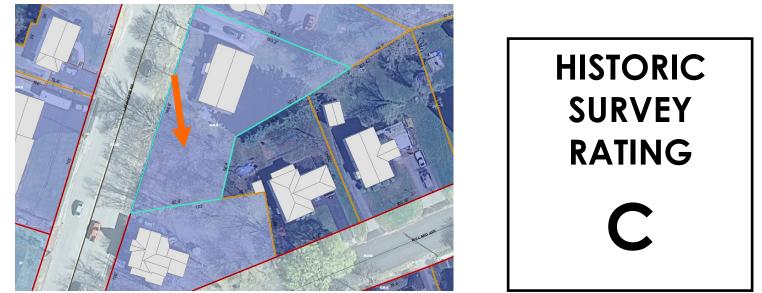
#### Neiahborhood Context: Ι.

- J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The Applicant is proposing to:
- Construct a new single family house on this newly-created, vacant lot. •
- the front door have been provided. Product details have also been added.

### Design Guideline Reference – All Sections for New Residential Construction



Aerial and Street View Image



Zoning Map

• This historically-significant neighborhood and vacant lot is located along Lafayette Road. The property is surrounded with many modern and historically significant structures (on the Hill). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

Note that the front elevation has been lowered 2 feet and additional neighborhood context information has been provided. The front entrance has been modified as requested and 3 choices of



			55 LAFAYI	ETTE ROAD - PUBLIC	: HEARING #B (MC	DDERATE)				
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEI	GHBORHOOD CONTEXT				
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
_	NO.	GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)					
STAFF	1	Gross Floor Area (SF)			<u> </u>					
	2	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT						
	3	Building Height / Street-Width (ROW) Ratio				JLCI				
	4	Building Height – Zoning (Feet)			E FAMILY HOUSE					
	5	Building Height – Street Wall / Cornice (Feet)	_	- NEW SINGLE FAMILY HOUSE WITH GARAGE -						
	6	Number of Stories								
-	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIONS					
X	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
NTE	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate				
$\overline{0}$	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate				
	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate				
	12	Roofs				🗆 Appropriate 🗆 Inappropriate				
1	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				
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate				
<b>ALS</b>	18	Walls				🗆 Appropriate 🗆 Inappropriate				
ERIZ	19	Number and Material				🗆 Appropriate 🗆 Inappropriate				
ATE	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate				
Š	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate				
S Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate				
5	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate				
DES	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate				
<u>U</u>	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate				
	26	Doors				🗆 Appropriate 🗆 Inappropriate				
UIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate				
8	20	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate				
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate				
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate				
i	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate				
	33	Decks				🗆 Appropriate 🗆 Inappropriate				
	34	Garages / Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate				
	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate				
Ž	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate				
SIG	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate				
DE		Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate				
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate				
0	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate				

#### H. Purpose and Intent:

1.	Preserve the integrity of the District:
2.	Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

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:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:  $\Box$  Yes  $\Box$  No □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No



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## **Project Address:** Permit Requested: **Meeting Type:**

### **356 ISLINGTON STREET CERTIFCATE OF APPROVAL PUBLIC HEARING #1**

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4-L2
- Land Use: Multi-Family
- Land Area: 8,486 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: Victorian Number of Stories: 2.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Islington Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To install 2 HVAC units

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

#### D. Lot Location:

- Terminal Vista
- Gateway
- 🗌 Rear Lot ☐ Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished / Constructed:

Principal

Demolition

#### F. Sensitivity of Context:

□ Highly Sensitive □ Sensitive ☑ Low Sensitivity □ "Back-of-House"

Accessory

#### 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 alterations, additions or expansions)

### I. Neighborhood Context:

• This contributing building is located along Islington Street near Cabot Street. The property is shallow setbacks along the street and deeper rear yards.

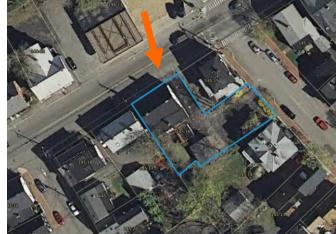
### J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Applicant is proposing to:

- Install 2 AC condensers units along the southern property line with less than 10' to the abutting property. The Boa approved a variance for this work on 10-15-19.
- least 14 feet back from Islington Street which limits public view.

### Design Guideline Reference – Guidelines for Site Elements and Streetscapes (09).

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



Aerial and Street View Image



surrounded with many historically-significant structures. The structures in this neighborhood have

• Note that the abutter has submitted a letter in support of the application. The location of the units is at



			356 ISLIN	GTON STREET - PUB	BLIC HEARING #	#1 (MINOR)				
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	► ►			
	No.	GENERAL BUILDING INFORMATION	(FSTIM)	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)		- <b>1</b> <sup>°</sup> S			
STAFF	1	Gross Floor Area (SF)					<b>2</b> 2 9			
₹	2	Floor Area Ratio (GFA/ Lot Area)								
Ś	3	Building Height / Street-Width (ROW) Ratio		MINOR PROJECT - INSTALL 2 HVAC UNITS IN SIDE YARD -						
	4	Building Height – Zoning (Feet)	_							
	5	Building Height – Street Wall / Cornice (Feet)	-	- INJIAL		IN SIDE TAKD -				
	6	Number of Stories Building Coverage (% Building on the Lot)	-				<b>Ζ</b> ξ.			
	/	PROJECT REVIEW ELEMENT		ANT'S COMMENTS	HDC SUGGES	STIONS APPROPRIATENESS				
	8	Scale (i.e. height, volume, coverage)	AFFLIC	ANT 3 COMMENTS	HDC 30GGES					
EX	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate				
ONT	10	Massing (i.e. modules, banding, stepbacks)				Appropriate      Inappropriate				
0	11	Architectural Style (i.e. traditional – modern)				Appropriate      Inappropriate				
	12	Roofs								
3	13	Style and Slope								
	14	Roof Projections (i.e. chimneys, vents, dormers)								
	15	Roof Materials								
	16	Cornice Line								
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate				
S	18	Walls				□ Appropriate □ Inappropriate				
5   2	19	Number and Material				🗆 Appropriate 🗆 Inappropriate				
CIVINISSICIN ESIGN & MATERIAL	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	ビ J			
2 2	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate				
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	2 S S N			
2   9s	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	— Ш Ž či			
) ) )	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate				
-   9	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate				
<u>ן</u>	26	Doors				🗆 Appropriate 🗆 Inappropriate				
	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate				
	28	Projections (i.e. porch, portico, canopy)				Appropriate      Inappropriate				
ב	29	Landings/ Steps / Stoop / Railings				Appropriate      Inappropriate				
ر	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				
2	33 34	Decks Garages / Barns / Sheds (i.e. doors, placement)					1			
┎┝──	34	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate				
-	36	Grading (i.e. ground floor height, street edge)				Appropriate      Inappropriate     Appropriate      Inappropriate				
2	30	Landscaping (i.e. gardens, planters, street trees)				Appropriate      Inappropriate				
DES		Driveways (i.e. location, material, screening)				Appropriate      Inappropriate				
	39	Parking (i.e. location, access, visibility)				Appropriate      Inappropriate				
S	40	Accessory Buildings (i.e. sheds, greenhouses)					< >			

#### H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 

3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

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:

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

🗆 Yes 🗆 No

$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No

## Project Evaluation Form: **Permit Requested: Meeting Type:**

**46 DENNETT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #2** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: General Residential District A (GRA)
- Land Use: Single-Family
- Land Area: 2,825 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Colonial
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>Limited View from Dennett Street.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To install 6 skylights in the attic.

#### C. Other Permits Required:

Board of Adjustment	
---------------------	--

Planning Board City Council

- D. Lot Location:
  - Terminal Vista

Mid-Block

Rear Lot Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished / Constructed:

Principal

Demolition

#### F. Sensitivity of Context:

□ Highly Sensitive □ Sensitive ☑ Low Sensitivity □ "Back-of-House"

Gateway

#### 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 alterations, additions or expansions)

- I. Neighborhood Context:
  - contributing structures with little to no setbacks from the sidewalk/ street edge.
- J. Background, Comments & Suggested Actions:
  - The Applicant is seeking to:
  - Finish the attic space and add 6 skylights.

### Design Guideline Reference: Guidelines for Roofing (04) and Windows & **Doors** (08)

#### K. Aerial Images and Maps:





Zoning Map

• The building is located along Dennett Street. It is surrounded with many wood-frame 2 - 2.5 story

Aerial and Street View Image

# **HISTORIC SURVEY** RATING

INFO/ EVALUATION CRITERIA SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT						
Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)						
		MINOR PROJEC	T					
		– ADD 6 SKYLIGHTS	<u>5</u> –					
		-						
		HDC SUCCESTIONS	APPROPRIATENESS					
		IDC 30GGE3IION3	Appropriate Inappropriate					
			Appropriate Inappropriate					
			Appropriate      Inappropriate					
			Appropriate      Inappropriate					
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			Appropriate Inappropriate					
			□ Appropriate □ Inappropriate					
	Building (ESTIMAT	Building Building (+/-)	Building Building (+/-) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) MINOR PROJEC – ADD 6 SKYLIGHTS					



# **Project Evaluation Form:** Permit Requested:

## **35 BOW STREET CERTIFICATE OF APPROVAL** #3

UBLIC HEAR	<u>ING #3</u>
<u>30</u> Ing Structure Tiew from Bow Stre Intown	eet.
ith insulated glass	<u>s windows.</u>
Planning Board	
Gateway	Mid-Block
Rear Lot	
ned / Constructed:	1
Accessory	
Low Sensitivity	G "Back-of-House"
gress, Jardinière Building	g, 10 Pleasant Street)
orter Street Townhouses,	, 100 Market Street)
ılk, 51 Islington, 55 Cong	gress Street)
ntyre Building, Citizen's	Bank, Coldwell Banker)
	itions or overensions)
	30         ng Structure         iew from Bow Street         iew from Bow Street         ith insulated glass         Planning Board         Gateway         Rear Lot         hed / Constructed         Accessory         Low Sensitivity         gress, Jardinière Buildin         rter Street Townhouses         lk, 51 Islington, 55 Cong         ntyre Building, Citizen's

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

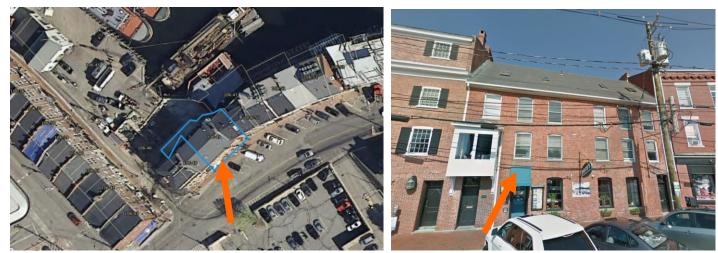
- J. <u>Neighborhood Context:</u>
  - structures with no setbacks from the sidewalk/ street edge.
- J. Background, Comments & Suggested Actions:
  - The Applicant is seeking to:

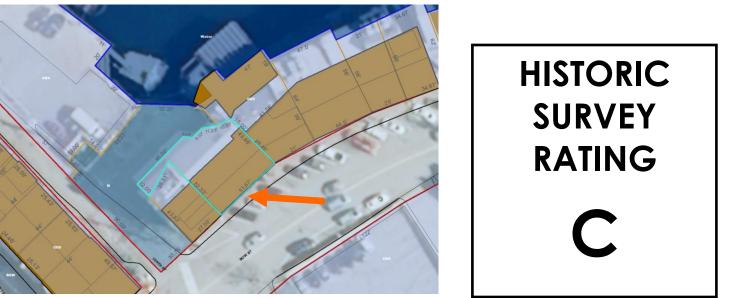
    - ii. The exterior trim will remain in place.

Note – The proposed windows (11) are located on the second and third floors of the building and the applicant is proposing to use the same 1/1 pattern. Consideration should be given for a 2/2 or 6/6pattern that would be more commensurate with the original window pattern.

Design Guideline Reference: Guidelines for Windows & Doors (08) ٠

K. Aerial Images and Maps:





Zoning Map

• The building is located along Bow Street. It is surrounded with many 3-4.5 story contributing

i. Replace all the single pane sashes with insulated glass (with Marvin replacement windows).

Aerial and Street View Image

INFO/ EVAL	UATION CRITERIA	SUBJE	CT PROPERTY	N	IEIGHBORHOOD CONTEXT			
No. Proje	ct Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5		
GENERAL BU	LDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
1 Gross Floor Area (SF)		-				<b>~</b> 2 2		
2 Floor Area Ratio (GFA/	Lot Area)					<b>O</b>		
3 Building Height / Stree				MINOR PROJ	FCT			
4 Building Height – Zonin						Ľ,		
<ul> <li>5 Building Height – Stree</li> <li>6 Number of Stories</li> </ul>			- WINDOW REPLACEMENT -					
7 Building Coverage (%				-				
		HDC (	COMMENTS	HDC SUGGEST				
8 Scale (i.e. height, volu	0				Appropriate      Inappropriate	<b>⊢</b> t		
<ul> <li>9 Placement (i.e. setbac</li> <li>10 Massing (i.e. modules,</li> </ul>					Appropriate Inappropriate			
10Massing (i.e. modules,11Architectural Style (i.e.					<ul> <li>Appropriate          Inappropriate         Appropriate Inappropriate     </li> </ul>			
12 Roofs					Appropriate      Inappropriate     Appropriate Inappropriate			
13 Style and Slope					Appropriate Inappropriate     Appropriate Inappropriate	<b></b> °		
	himneys, vents, dormers)					─ <b>┤ ~</b> ヾ		
15 Roof Materials								
16 Cornice Line								
17 Eaves, Gutters and Do	wnspouts							
18 Walls								
19 Number and Material					□ Appropriate □ Inappropriate			
20 Projections (i.e. bays, k	palconies)				🗆 Appropriate 🗆 Inappropriate			
21 Doors and windows					🗆 Appropriate 🗆 Inappropriate	–  <b>&amp;</b> ₹		
22 Window Openings and	d Proportions				🗆 Appropriate 🗆 Inappropriate			
23 Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate	<u>—</u> ш		
24 Window Shutters / Har					🗆 Appropriate 🗆 Inappropriate			
25 Storm Windows / Screer	ns / Awnings				🗆 Appropriate 🗆 Inappropriate			
26 Doors					□ Appropriate □ Inappropriate			
27 Porches and Balconie								
<ul><li>28 Projections (i.e. porch,</li><li>29 Landings/ Steps / Stoo</li></ul>					Appropriate Inappropriate	—   <b>Q</b>		
29Landings/ Steps / Stoo30Lighting (i.e. wall, post					Appropriate Inappropriate			
31 Signs (i.e. projecting, v					<ul> <li>Appropriate          Inappropriate         Appropriate          Inappropriate         </li> </ul>			
32 Mechanicals (i.e. HVA								
33 Decks								
34 Garages (i.e. doors, pl	acement)				Appropriate Inappropriate			
	walls (i.e. materials, type)							
	por height, street edge)							
	lens, planters, street trees)							
	n, material, screening)							
39 Parking (i.e. location, o								
	e. sheds, greenhouses)				□ Appropriate □ Inappropriate			
urpose and Intent:								
1. Preserve the integrity of				ntain the special character of				
. Assessment of the Histo	-				architectural and historic character:			
	ancement of property valu	es: 🗆 Yes 🗆	No 6. Pron	note the education, pleasure	and welfare of the District to the city residents and v	risitors:		
view Criteria / Findings	of Fact:							

## Project Evaluation Form: **Permit Requested:** Meeting Type:

**114 MAPLEWOOD AVE. CERTIFICATE OF APPROVAL WORK SESSION #4** 

#### A. Property Information - General: **Existing Conditions:**

- Zoning District: <u>C</u>D4-L1
- Land Use: Mixed-Use
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: NA
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: Limited View from Maplewood Ave
- Unique Features: <u>NA</u> Neighborhood Association: <u>North End</u>
- **B.** Proposed Work: To replace existing rear structure with a new structure.

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment

Significant Demolition

- D. Lot Location:
  - Terminal Vista
- Gateway

Accessory

- Mid-Block
- Rear Lot Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished:

- Principal
- 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 alterations, additions or expansions)

#### I. Neighborhood Context:

been constructed since that time.

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

- The applicant proposes to:
  - Demolish the rear structure

  - older principal structure on the lot.

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

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





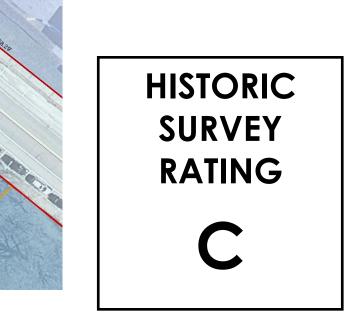
Zoning Map

#### Page 15 of 30

• This property is located within the heart of the urban renewal area in the North End where many historic buildings were removed in the 1960s. As such, other than the remaining historic structures located across Maplewood Ave. along the North Mill Pond all other structures have

Replace the structure with a 2 story residential building with a garage and shared parking. Note that the applicant has modified the house design to no show a hip-roofed carriagehouse style structure. This approach seems more appropriate for the location behind the

Aerial and Street View Image



Project Information         Exiting Building         Proposed Building         Abuilding         Surrounding Structures (Average)           COND FOX Asks [2]         (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)         (Average)           COND FOX Asks [2]         (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)         (Average)           COND FOX Asks [2]         (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)         (Average)           Cond Fox Asks [2]         (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)         (Average)           Modeling Fragment Asks         (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)         (Average)           Marking Converge (5 Aukting on the Lot) marking Converge (5 Aukting on the Lot) Converge (5 Aukting on the Lot) Marking Converge (5 Aukting on the Lot) Marking Conver	IN	O/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	N	EIGHBORHOOD CONTEXT				
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Building Coverage % Building on the Lot!         HOC COMMENTS         HOC SUGGESTIONS         APPROPRIATENESS           Scale (a.b. height volume, coverage)         HDC COMMENTS         HDC SUGGESTIONS         APPROPRIATENESS           Recement (i.a. solveback, alignment)         HDC COMMENTS         HDC SUGGESTIONS         APPROPRIATENESS           Recement (i.a. solveback, alignment)         HDC COMMENTS         HDC SUGGESTIONS         APPROPRIATENESS           Road Stabulack, alignment)         HDC COMMENTS         HDC SUGGESTIONS         APPROPRIATENESS           Road Stabulack, alignment)         HDC COMMENTS         HDC SUGGESTIONS         APPROPRIATENESS           Stabulack, alignment)         HDC SUGGESTIONS         HDC SUGGESTIONS         APPROPRIATENESS           Stabulack, alignment)         HDC SUGGESTIONS         HDC SUGGESTIONS         HDC SUGGESTIONS           Stabulack, alignment)         HDC SUGGESTIONS         HDC SUGGESTIONS         HDC SUGGESTIONS           Road Matching Stabulack, alignment)         HDC SUGGESTIONS         HDC SUGGESTIONS         HDC SUGGESTIONS           Stabulack, alignment)         HDC SUGGESTIONS         HDC SUGGESTIONS         HDC SUGGESTIONS         HDC SUGGESTIONS           Stabulack, alignment)         HDC SUGGESTIONS         HDC SUGGESTIONS         HDC SUGGESTIONS         HDC SUGGESTIONS	5 Building	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) — REPLACE REAR STRUCTURE WITH NEW RESIDENTIAL STRUCTURE –								
Scale (a), highly, Volume, Coverage]         Incorrection (a), expropriate incorrection (a)           Massing (a), modules, browning, stagebacks]         Incorrection (a), expropriate incorrection (a)           Massing (a), modules, browning, stagebacks]         Incorrection (a), expropriate incorrection (a)           Roding         Incorrection (a), expropriate incorrection (a)           Roding         Incorrection (a), expropriate incorrection (a)           Roding         Incorrection (a), expropriate incorrection (a), expression (a), expropriate incorrection (a), expression (a), exprespriate incorporopriate incorection (a), expression (a),					-		- 7			
Scale (a), highly, Volume, Coverage]         Incorrection (a), expropriate incorrection (a)           Massing (a), modules, browning, stagebacks]         Incorrection (a), expropriate incorrection (a)           Massing (a), modules, browning, stagebacks]         Incorrection (a), expropriate incorrection (a)           Roding         Incorrection (a), expropriate incorrection (a)           Roding         Incorrection (a), expropriate incorrection (a)           Roding         Incorrection (a), expropriate incorrection (a), expression (a), expropriate incorrection (a), expression (a), exprespriate incorporopriate incorection (a), expression (a),			HDC C	COMMENTS	HDC SUGGESTIC	ONS APPROPRIATENESS				
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Axchitecturd Style (je. traditional - modern)         I Appropriate         In Approp										
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Style and Stope	12 Roofs									
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Roof Avalericitis       Appropriate       Appropriate       Appropriate       Appropriate       Inappropriate         Eaves, Suttles and Downspouls       Appropriate       Inappropriate       Inappropriate       Inappropriate         Valis       Appropriate       Inappropriate       Inappropriate       Inappropriate         Siding / Material       Appropriate       Inappropriate       Inappropriate         Projections (a., boy, balconies)       Appropriate       Inappropriate       Inappropriate         Doors and Window       Appropriate       Inappropriate       Inappropriate         Window Openings and Proportias       Appropriate       Inappropriate       Inappropriate         Window Stuttes / Hardware       Appropriate       Inappropriate       Inappropriate         Window Stuttes / Hardware       Appropriate       Inappropriate       Inappropriate         Doors       Appropriate       Inappropriate       Inappropriate         Projections (a., parch, partico, canopy)       Cappropriate       Inappropriate       Inappropriate         Unditional particity of the District       Inappropriate       Inappropriate       Inappropriate       Inappropriate         Unditional particity of the District:       Inappropriate       Inappropriate       Inappropriate       Inappropri										
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eserve the integrity of the District:										
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sessment of the Historical Significance:          \[             Yes \] No          5. Complement and enhance the architectural and historic character:          inservation and enhancement of property values:          \[             Yes \] No          6. Promote the education, pleasure and welfare of the District to the city residents and visitors:	reserve th ssessmen	e integrity of the District: t of the Historical Significance:		No 5. Cor	mplement and enhance the a	rchitectural and historic character:	isitors:			

## **Project Address: Permit Requested:** Meeting Type:

## **95 MECHANIC STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #5**

#### A. Property Information - General:

#### Existing Conditions:

- Zoning District: M
- Land Use: Municipal
- Land Area: 6,992 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: <u>Vernacular</u> Number of Stories:<u>1</u>
- Historical Significance: C
- Public View of Proposed Work: View from Gates and Mechanic Streets
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To demolish the three-family residential structure.

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

- D. Lot Location:
  - Terminal Vista
- Gateway
- Intersection / Corner Lot Rearlot

#### E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
  - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

#### 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:

- walkways.
- J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The applicant is proposing to:
  - thereof to be determined) as a potential site for a new pump station.
  - station project.

### **Design Guideline Reference:** See guidelines for: Porches, Stoops and Decks (06) and Site Elements and Streetscapes (09)

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





Zoning Map

• The building is located along the waterfront at the foot of Gates Street. It is surrounded by a mix of 2 1/2 story historic wood-clad structures with no front yard setbacks and rear yards for gardens, patios and

• Demolish the existing dilapidated building and consider redevelopment of the property (or some portion

Due to permitting and design considerations for a new pump station the applicant is proposing to postpone review of this application until such time as more information can be provided from the DES and the Public Works Department in respect to the proposed design being considered for the pump

Aerial and Street View Image

			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	GHBORHOOD CONTEXT	
			Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
				Building	Building (+/-)	(Average)	(Average)	- 5
			GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	_	1	Gross Floor Area (SF)					2
	-	2	Floor Area Ratio (GFA/ Lot Area)		_			
	-	3 4	Building Height / Street-Width Ratio Building Height – Zoning (Feet)		N	<b>NODERATE PRO.</b>	JECT	
	-	<u>4</u> 5	Building Height – Street Wall / Cornice (Feet)					
	-	6	Number of Stories		– DEMOLITIC	ON OF THE MULTI-FA	MILY STRUCTURE –	
		7	Building Coverage (% Building on the Lot)					
			PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS	
	н	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate	$\neg \mathbf{\Sigma}$
	ONTEXT	9	Placement (i.e. setbacks, alignment)					
	z o	10	Massing (i.e. modules, banding, stepbacks)					 •
	ŭΓ	11	Architectural Style (i.e. traditional – modern)					
		12	Roofs					
	F	13	Style and Slope					
		14	Roof Projections (i.e. chimneys, vents, dormers)					
		15	Roof Materials				Appropriate Inappropriate	
		16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	Т
	ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate	
	TERIA	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
	ATE	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
	Š	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	
	8 N	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	2
	ยู่	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
	Ŭ D Ľ	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	<b>_</b>
	5 D	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	
		31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
		33	Decks				🗆 Appropriate 🗆 Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	
	z	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	in the
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	۵Ľ–	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
		38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
	S	39	Parking (i.e. location, access, visibility)				🗌 Appropriate 🗆 Inappropriate	-
		40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	T

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 🗆 Yes 🗆 No 🗆 Yes 🗆 No

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

🗆 Yes 🗆 No

## Project Evaluation Form: **Permit Requested:** Meeting Type:

## **303 PLEASANT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #6**

#### A. Property Information - General: **Existing Conditions:**

- Zoning District: GRB
- Land Use: Residential
- Land Area: 3,500 SF +/-
- Estimated Age of Structure: c.1876
- Building Style: <u>Mansard</u> Number of Stories: <u>2.5</u>
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Pleasant and Washington Streets</u>
- Unique Features: Unusual house type for Portsmouth
- Neighborhood Association: South End
- B. Proposed Work: To replace the door and transom and basement windows.

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

#### D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot

Rearlot

Gateway

#### E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$  Principal

- 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 alterations, additions or expansions)

#### I. Neighborhood Context:

parking is limited.

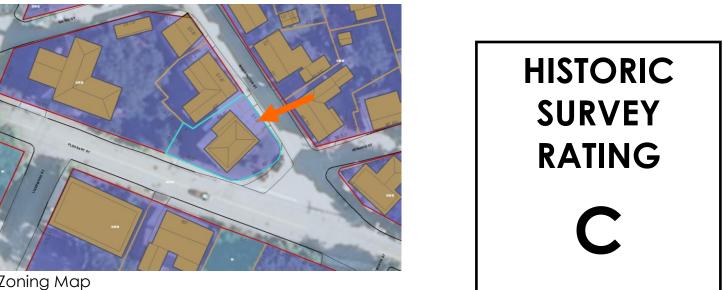
#### J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
  - Replace the front door with a new fir door with insulated glass.
  - Replace the transom over the door.
  - Replace a basement window.

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

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





Zoning Map

• This contributing historic structure is located along the intersection of Pleasant and Washington Streets. This focal building is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. The buildings have shallow front- and side-yard setbacks and off-street

Aerial and Street View Image

				303 PLEA	SANT STREET - P	JBLIC HEARING #6 (N	AINOR)
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT
		Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	Γ	NO	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
STAFF	-	1 2 3 4 5 6 7	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)			MINOR PROJEC	-
		-	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS
-	CONTEXT	8 9 10 11	Scale (i.e. height, volume, coverage)         Placement (i.e. setbacks, alignment)         Massing (i.e. modules, banding, stepbacks)         Architectural Style (i.e. traditional – modern)				Appropriate  Inappropriate     Appropriate  Inappropriate     Appropriate  Inappropriate     Appropriate  Inappropriate
MEMBERS		12 13 14	RoofsStyle and SlopeRoof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate
		15 16 17	Roof Materials Cornice Line Eaves, Gutters and Downspouts				Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate
	ATERIALS	18 19 20	Walls         Siding / Material         Projections (i.e. bays, balconies)				Appropriate      Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate
COMMISSION	SIGN & M	21 22 23	Doors and windowsWindow Openings and ProportionsWindow Casing/ Trim				Appropriate      Inappropriate     Appropriate      Inappropriate     Appropriate      Inappropriate
	DING DES	24 25 26	Window Shutters / Hardware Awnings Doors				<ul> <li>Appropriate          <ul> <li>Inappropriate</li> <li>Appropriate</li> <li>Inappropriate</li> <li>Appropriate</li> <li>Inappropriate</li> </ul> </li> </ul>
ב	BUIL	27 28 29	Porches and BalconiesProjections (i.e. porch, portico, canopy)Landings/ Steps / Stoop / Railings				<ul> <li>Appropriate          <ul> <li>Inappropriate</li> <li>Appropriate</li> <li>Inappropriate</li> <li>Appropriate</li> <li>Inappropriate</li> </ul> </li> </ul>
HISTORIC	-	30 31 32	Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				<ul> <li>Appropriate          <ul> <li>Inappropriate</li> <li>Appropriate</li> <li>Inappropriate</li> <li>Appropriate</li> <li>Inappropriate</li> </ul> </li> </ul>
Ē	N	33 34 35	Decks Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type)				<ul> <li>Appropriate</li></ul>
	SITE DESIGN	36 37 38	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)				Appropriate      Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate
		39	Parking (i.e. location, access, visibility) se and Intent:				

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

#### 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:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

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:

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

	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No



## Project Evaluation Form: **Permit Requested:** Meeting Type:

**105 DANIEL STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #7** 

#### A. Property Information - General: **Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 2,775 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Daniel Street.</u>
- Unique Features: NA ٠
- Neighborhood Association: Downtown

#### B. Proposed Work: To reconstruct the second floor porch.

#### C. Other Permits Required:

Board of Adjustment	Planning Board	City Council

#### D. Lot Location:

- Terminal Vista
- 🗌 Rear Lot ☐ Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished:

$\checkmark$	Principal
--------------	-----------

- Accessory
- Demolition

Mid-Block

#### F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Gateway

#### 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)

#### H. Neighborhood Context:

setbacks from the sidewalk.

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

- The applicant proposes to reconstruct the second floor porch.
- conditioned space.
- The dimensions of the porch will not change and the siding and trim will be replaced with new material.

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

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





• The building is located along Daniel Street and is surrounded with many contributing structures. The neighborhood is predominantly multi-story, mixed-use brick structures with small lots and no

• The porch is proposed to be enclosed with six new double-hung windows to use the porch as

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEI	GHBORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
	GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	1 Gross Floor Area (SF)	(		- / 1		<b>OR</b> SION
	2 Floor Area Ratio (GFA/ Lot Area)					
	3 Building Height / Street-Width Ratio			MINOR PROJE	CT	
	4 Building Height – Zoning (Feet)					
	5 Building Height – Street Wall / Cornice (Feet)		_ REP	LACE AND ENCLOSE		<b>- - - \{</b>
	6 Number of Stories			LACE AND ENCLOSE		
	7 Building Coverage (% Building on the Lot)					- O ប
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION		
ž	8 Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	כ <b>ו ד</b> ⊢
Ĩ	8     Scale (i.e. height, volume, coverage)       9     Placement (i.e. setbacks, alignment)				Appropriate      Inappropriate	
C	<b>10</b> Massing (i.e. modules, banding, stepbacks)				Appropriate      Inappropriate	- <b>A</b> K
	O     11     Architectural Style (i.e. traditional – modern)				Appropriate      Inappropriate	– <b>D</b> S
	12 Roofs					
	13 Style and Slope				Appropriate      Inappropriate	— 🔽 υ
	14 Roof Projections (i.e. chimneys, vents, dormers)				Appropriate      Inappropriate	_ <b>A</b> ž
	15 Roof Materials				Appropriate      Inappropriate	- N Õ
	16Cornice Line17Eaves, Gutters and Downspouts				Appropriate      Inappropriate	
,	17     Eaves, Gutters and Downspouts       18     Walls				Appropriate      Inappropriate	
	18 Walls 19 Siding / Material				Appropriate      Inappropriate	
ЦЦ	ST     18     Walls       19     Siding / Material       20     Projections (i.e. bays, balconies)				Appropriate      Inappropriate	- <b>-</b> E
<	20 Projections (i.e. bdys, bdiconies) 21 Doors and Windows				<ul> <li>Appropriate          Inappropriate     </li> <li>Appropriate          Inappropriate     </li> </ul>	- 5
0					Appropriate      Inappropriate	– <b>~</b> ŏ
2 C	22Window Openings and Proportions023Window Casing/ Trim24Window Shutters / Hardware				Appropriate      Inappropriate	ЩΞ
ŭ	24 Window Casing/ min					_ <b>ר</b> גַּ
<u>ר</u>	0   25   Awnings					ーフィ
Ž	26 Doors					<b>− O</b> ຄັ
=	= 27 Porches and Balconies					- <b>~</b> ~
2	28 Projections (i.e. porch, portico, canopy)					
	29 Landings/ Steps / Stoop / Railings					_ <b>Q_</b>
	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)				□ Appropriate □ Inappropriate	
-	<b>35</b> Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
G	Z     Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
й	37 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
	38 Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
	39 Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
	40 Screening/ Enclosures (i.e. sheds, dumpsters)				🗆 Appropriate 🗆 Inappropriate	
1	<ol> <li>Purpose and Intent:</li> </ol>					
	<ol> <li>Preserve the integrity of the District:</li> </ol>			ntain the special character of th		
	2. Assessment of the Historical Significance:		No 5. Com	plement and enhance the arc	hitectural and historic character:	
	3. Conservation and enhancement of property value	es: 🗆 Yes 🗆	No 6. Pron	note the education, pleasure ar	nd welfare of the District to the city residents and visi	itors:

2. Compatibility of design with surrounding properties:

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

## Project Evaluation Form: Permit Requested: Meeting Type:

**3 PLEASANT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #8** 

Mid-Block

Significant Demolition

#### A. Property Information - General: **Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 8,437 SF +/-
- Estimated Age of Structure: c.1910
- Building Style: <u>Beaux Arts</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Pleasant and Daniel Streets
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To modify and expand the penthouse and proposed rear addition.

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment

#### D. Lot Location:

Terminal Vista

Gateway

🗌 Rear Lot □ Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$  Principal

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 alterations, additions or expansions)

#### I. Neighborhood Context:

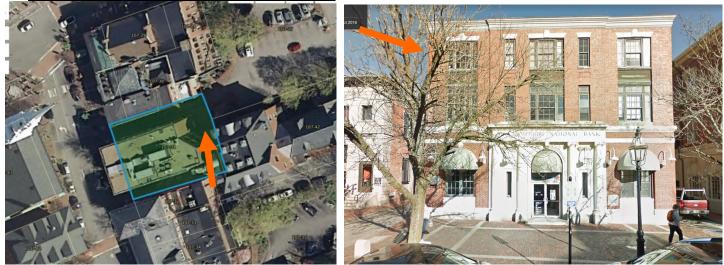
Most buildings have no frontyard setback and off-street parking is limited.

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

- The applicant proposes to:
- Increase the height of the proposed penthouse and modify the roof form.
- Expand the top-floor of the rear addition to support interior programing.
- Rooftop mechanical units have been added to the rear addition.

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

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





Zoning Map

• This contributing historic structure is located along Pleasant Street and Market Square. The building is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures.

Aerial and Street View Image

				<b>3 PLEASA</b>	NT STREET – PUBL	IC HEARING #8 (M	ODERATE)		
			INFO/ EVALUATION CRITERIA	SUBJI	CT PROPERTY	N	IEIGHBORHOOD CO	ONTEXT	
		N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		ding Structures Average)	
		NA	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
SIAFF		1	Gross Floor Area (SF)	•					
۲ ۲		2	Floor Area Ratio (GFA/ Lot Area)						11
<b>n</b>		3	Building Height / Street-Width Ratio		N	<b>NODERATE PRO</b>	JIECI		
		4	Building Height – Zoning (Feet)						
		5	Building Height – Street Wall / Cornice (Feet)		MODIFT ROOFIC	OP PENTHOUSE AN	D REAR ADDING	JN ONLT –	
		6	Number of Stories			-			_
—		7	Building Coverage (% Building on the Lot)						
_	_		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGEST		APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage)					Appropriate	'
		9	Placement (i.e. setbacks, alignment)					Appropriate Inappropriate	
	<u>0</u>	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) Roof Materials					Appropriate Inappropriate	
		15						Appropriate Inappropriate	
		16	Cornice Line					Appropriate Inappropriate	
		17	Eaves, Gutters and Downspouts					Appropriate Inappropriate	
		18	Walls					Appropriate Inappropriate	
	ш —	19	Siding / Material					Appropriate Inappropriate	
		20	Projections (i.e. bays, balconies) Doors and windows					Appropriate Inappropriate	
	≪ŏ	21 22						Appropriate Inappropriate	
		22	Window Openings and Proportions Window Casing/ Trim					Appropriate Inappropriate	
		23 24	Window Casing/ Initia Window Shutters / Hardware					Appropriate Inappropriate	
1		24	Awnings					Appropriate Inappropriate	
	ž–	25	Awnings Doors					Appropriate Inappropriate	
		26	Porches and Balconies					Appropriate   Inappropriate	
	BU	27	Projections (i.e. porch, portico, canopy)					Appropriate Inappropriate	
	┢	20 29	Landings/ Steps / Stoop / Railings					Appropriate   Inappropriate	
		30	Lighting (i.e. wall, post)					Appropriate Inappropriate	
		<u>30</u> 31	Signs (i.e. projecting, wall)					Appropriate Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)					Appropriate   Inappropriate	
		33	Decks					Appropriate    Inappropriate	-
		<u>33</u>	Garages (i.e. doors, placement)					Appropriate Inappropriate	to
		35	Fence / Walls (i.e. materials, type)					Appropriate Inappropriate	
	0-	36	Grading (i.e. ground floor height, street edge)					Appropriate    Inappropriate	
		37	Landscaping (i.e. gardens, planters, street trees)					Appropriate □ Inappropriate Appropriate □ Inappropriate	
		38	<b>Driveways</b> (i.e. location, material, screening)					Appropriate 🗆 Inappropriate	1E gyr
	S –	39	Parking (i.e. location, access, visibility)					Appropriate 🗆 Inappropriate	- A
	-	40	e and Intent:						6

#### H. Purpose and Intent:

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

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:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

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:

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

	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No

🗆 Yes

🗆 Yes 

### **Project Evaluation Form:** Permit Requested: Meeting Type:

DANIEL STREET / 60 PENHALLOW ST. **CERTIFICATE OF APPROVAL** WORK SESSION / PUBLIC HEARING #9

Mid-Block

Significant Demolition

#### A. Property Information - General:

#### **Existing Conditions:**

- Žoning District: CD4
- Land Use: <u>Commercial Parking Lot</u> Land Area: <u>22,430 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>Greek Revival</u> Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Penhallow and Daniel Streets</u>
- Unique Features: Vacant Urban Property
- Neighborhood Association: Downtown
- **B.** Proposed Work: To construct a 3 story commercial building.

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment

#### D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot Rearlot

#### E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$  Principal

F. Sensitivity of Context:

Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Gateway

#### 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 alterations, additions or expansions)

frontyard setback and off-street parking is limited.

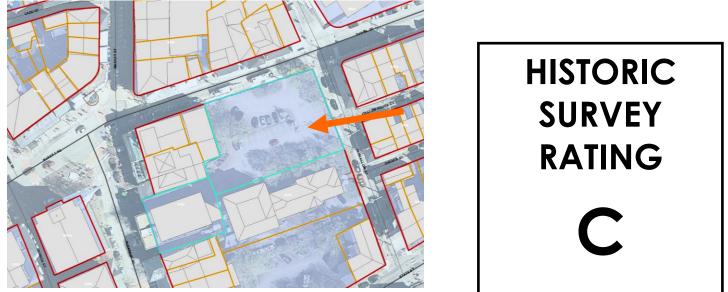
#### J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
  - Construct a new 3 story / 50,000 SF +/- commercial building on the lot
  - Wide public sidewalks, plazas and courtyards are proposed.
  - Two levels of underground parking are proposed
  - material specifications have also been submitted.

### Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12)

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



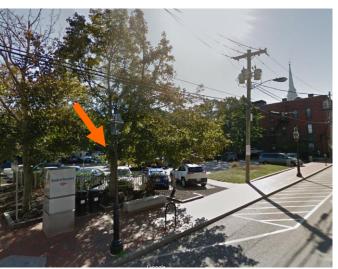


Zoning Map

#### Page 25 of 30

• This vacant lot is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no

Note additional material has been submitted to better frame the project objectives and how the design comports to the design guidelines and review criteria of the HDC. Design



Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	SHBORHOOD CONTEXT					
	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
		GENERAL BUILDING INFORMATION	(ESTIM	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)									
	2	Floor Area Ratio (GFA/ Lot Area)									
	3	Building Height / Street-Width Ratio				<b>∩</b> T					
	4	Building Height – Zoning (Feet)			MAJOR PROJE						
	5	Building Height – Street Wall / Cornice (Feet)		INICTALL A NICIA							
	6	Number of Stories		- INSIALL A NEW	3+ SIOKT COMMER	CIAL BUILDING ONLY –					
1	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS						
¥	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriat					
ONTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriat					
Ő	10	Massing (i.e. modules, banding, stepbacks)				🗌 Appropriate 🗆 Inappropriat					
0	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriat					
	12	Roofs				🗆 Appropriate 🗆 Inappropriat					
	13	Style and Slope				🗆 Appropriate 🗆 Inappropriat					
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriat					
	15	Roof Materials				🗆 Appropriate 🗆 Inappropriat					
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriat					
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriat					
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriat					
ERI	19	Siding / Material				🗆 Appropriate 🗆 Inappropriat					
AT	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriat					
× م	21	Doors and windows				🗆 Appropriate 🗆 Inappropriat					
Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriat					
SIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriat					
D	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriat					
U Z	25	Awnings				🗆 Appropriate 🗆 Inappropriat					
Ē	26	Doors				🗆 Appropriate 🗆 Inappropriat					
3UIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriat					
	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriat					
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriat					
	30	Lighting (i.e. wall, post)				🗌 Appropriate 🗆 Inappropriat					
	31	Signs (i.e. projecting, wall)				🗌 Appropriate 🗆 Inappropriat					
	32	Mechanicals (i.e. HVAC, generators)				🗌 Appropriate 🗆 Inappropriat					
	33	Decks				🗌 Appropriate 🗆 Inappropriat					
	34	Garages (i.e. doors, placement)				🗌 Appropriate 🗆 Inappropriat					
z	35	Fence / Walls (i.e. materials, type)				🗌 Appropriate 🗆 Inappropriat					
ESIGN	36	Grading (i.e. ground floor height, street edge)				🗌 Appropriate 🗆 Inappropriat					
DES	37	Landscaping (i.e. gardens, planters, street trees)				🗌 Appropriate 🗆 Inappropriat					
ш	38	Driveways (i.e. location, material, screening)				🗌 Appropriate 🗆 Inappropriat					
SIT	39	Parking (i.e. location, access, visibility)				🗌 Appropriate 🗆 Inappropriat					
	40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:				🗆 Appropriate 🗆 Inappropriat					

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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:

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

Denied FORM 3-19 **DISTRICT COMMISSION** 5 -Withdrawn Date: Approved with Stipulations Z O Case No.:<u>9</u> ATIC Postponed PORTSMOUTH HISTORIC 4 STREET Е< Approved Continued **PROPERTY: DANIEL PROPERTY Decision**:





## **Project Evaluation Form: Permit Requested:** Meeting Type:

**14 MECHANIC STREET CERTIFICATE OF APPROVAL** WORK SESSION #A

Mid-Block

Significant Demolition

#### A. Property Information - General:

- Existing Conditions:
  - Zoning District: General Residential B (GRB)
  - Land Use: <u>Single-Family</u> Land Area: <u>8,778 SF +/-</u>

  - Estimated Age of Structure: c.1810
  - Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>

  - Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Mechanic Streets</u>
  - Unique Features: NA
  - Neighborhood Association: South End
- **B.** Proposed Work: To relocate the existing structure and add an addition.

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment

#### D. Lot Location:

Terminal Vista

Gateway

✓ Intersection / Corner Lot Rearlot

#### E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$  Principal

- 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 alterations, additions or expansions)

#### I. Neighborhood Context:

• This contributing historic structure is located along Marcy and Mechanic Streets and is have little to no frontyard setback and off-street parking is limited.

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

- The applicant proposes to:
  - that both chimneys will be rebuilt)
  - Add a new two-story contemporary addition and connector building. •

#### NOTE THAT THE APPLICANT WILL BE SUBMITTING NEW INFORMATION IN ADVANCE OF THE 11-13-19 MEETING.

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

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



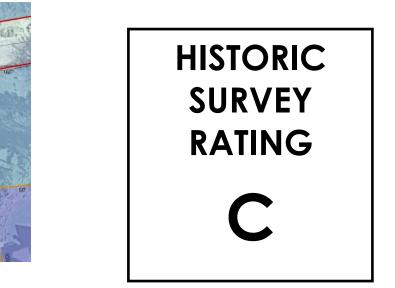


Zoning Map

surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings

Dismantle the existing historic structure and reconstruct it further from the cemetery (note

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			
	N -	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION			(ESTIM)	ATED FROM THE TAX MAPS & ASS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
_	3	Building Height / Street-Width Ratio		Ν	<b>NODERATE PRO</b> .	IFCT
	4	Building Height – Zoning (Feet)				
	5 6	Building Height – Street Wall / Cornice (Feet) Number of Stories	– RELOC	ATE STRUCTURE, A	DD A TWO STORY A	DDITION & CONNECTOR ONLY -
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION	
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 13		Roofs       Style and Slope				Appropriate      Inappropriate
13		Roof Projections (i.e. chimneys, vents, dormers)				Appropriate      Inappropriate
14		Roof Materials				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
	_	Cornice Line				
17		Eaves, Gutters and Downspouts				
18		Walls				
	_	Siding / Material				
	_	Projections (i.e. bays, balconies)				
	_	Doors and windows				Appropriate Inappropriate
22		Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
	W	Vindow Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
<b>24</b> V	٧	Vindow Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
25		Awnings				🗆 Appropriate 🗆 Inappropriate
		oors				🗆 Appropriate 🗆 Inappropriate
·	_	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
-	-	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
		Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
		ighting (i.e. wall, post)				Appropriate      Inappropriate
	_	Signs (i.e. projecting, wall)				Appropriate      Inappropriate
32		Mechanicals (i.e. HVAC, generators)				
33		Decks				Appropriate      Inappropriate
34 35		Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type)				
35	_	Grading (i.e. ground floor height, street edge)				
		Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
38		Driveways (i.e. location, material, screening)				Appropriate      Inappropriate
39	-	Parking (i.e. location, access, visibility)				Appropriate Inappropriate
	_	Accessory Buildings (i.e. sheds, greenhouses)				

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 🗆 Yes 🗆 No

🗆 Yes 🗆 No

I. Review Criteria / Findings of Fact:

2. Compatibility of design with surrounding properties:

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:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure: 🗆 Yes 🗆 No □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

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🗆 Yes 🗆 No 🗆 Yes 🗆 No

## **Project Address:** Permit Requested: **Meeting Type:**

## **100 ISLINGTON STREET CERTIFCATE OF APPROVAL PUBLIC HEARING #1**

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4-L2</u>
- Land Use: Commercial
- Land Area: 24,432 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: NA
- Number of Stories: 2
- Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>View from Islington Street</u>
- Unique Features: NA
- Neighborhood Association: Islington Creek

**B.** Proposed Work: To replace the existing 2 story building with a 2.5 story building.

#### C. Other Permits Required:

🗌 Board of Adjustment 👘 🗌 Planning Board 👘 City Council
---

#### D. Lot Location:

- Terminal Vista
- Rear Lot Intersection / Corner Lot

#### E. Existing Building to be Altered/ Demolished / Constructed:

₽ F	Principal
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Demolition

Mid-Block

#### F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Gateway

#### 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 alterations, additions or expansions)

#### I. Neiahborhood Context:

shallow setbacks along the street and deep rear yards.

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

The Applicant is proposing to:

- Demolish the existing two-story, non-conforming commercial building.
- and streetscape along Islington Street in the CD4-L2.
- All required off-street parking is located in the basement level of the building.

### Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10)

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



Aerial and Street View Image



Zoning Map

• This contributing building is located along Islington Street adjacent Summer Street. The property is surrounded with many historically-significant structures. The structures in this neighborhood have

Replace the existing building with a 2.5 story multi-family structure that is consistent with the context

The building massing and style is generally consistent with the surrounding neighborhood context.

				100 ISLINGTON STREET – W	ORK SESSION #1 (	MAJOR)	
			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	Ν	EIGHBORHOOD CONTEXT	
			Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
			GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASS			
STAFF		1	Gross Floor Area (SF)				
<b>I A</b>		2	Floor Area Ratio (GFA/ Lot Area)			IC CT	
S.		3	Building Height / Street-Width (ROW) Ratio		<b>MAJOR PROJ</b>		AISSIO AISSIO Ite:11-
		4	Building Height – Zoning (Feet)		DINC WITH 2 5 ST		
		5	Building Height – Street Wall / Cornice (Feet)	- KEFLACE EXISTING DUI		ORY MULTI-FAMILY BUILDING -	
		6	Number of Stories				
		/	Building Coverage (% Building on the Lot)				<b>DNF</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMMIS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b> <b>COMUS</b>
_		•	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIO		
		0	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)			Appropriate     Inappropriate	T COMM Jo.:1 Dat
	Ī.	9	Massing (i.e. modules, banding, stepbacks)			Appropriate     Inappropriate	
	<u>ଚ</u> ⊢	10	Architectural Style (i.e. traditional – modern)			Appropriate     Inappropriate	
-		12	Roofs			Appropriate     Inappropriate	
SS	-	12	Style and Slope			Appropriate     Inappropriate	<b>DIST</b> DIST
Ш		14	Roof Projections (i.e. chimneys, vents, dormers)			Appropriate	
<b>B</b>	-	15	Roof Materials			Appropriate Inappropriate	AL NPPO
MEMBERS	-	16	Cornice Line			Appropriate Inappropriate	
Σ	-	17	Eaves, Gutters and Downspouts			Appropriate Inappropriate	
Z	LS	18	Walls			Appropriate Inappropriate	
0	AIA –	19	Number and Material			Appropriate Inappropriate	
SI		20	Projections (i.e. bays, balconies)			Appropriate Inappropriate	
VIS	Ž –	21	Doors and windows			Appropriate Inappropriate	<b>SI</b>
MMISSION	2 2	22	Window Openings and Proportions			Appropriate Inappropriate	RTY OUTH OUTH Approv
<b>♦</b>	5	23	Window Casing/ Trim			Appropriate Inappropriate	
Ŭ	DES	24	Window Shutters / Hardware			Appropriate     Inappropriate	<b>┐Щ┙ Ѯ┍┤</b> │
Ĕ	U	25	Storm Windows / Screens			🗆 Appropriate 🗆 Inappropriate	
	NID	26	Doors			🗆 Appropriate 🗆 Inappropriate	
<b>I</b> R	nil	27	Porches and Balconies			🗆 Appropriate 🗆 Inappropriate	
DISTRI	۵	28	Projections (i.e. porch, portico, canopy)			🗆 Appropriate 🗆 Inappropriate	
Δ		29	Landings/ Steps / Stoop / Railings			🗆 Appropriate 🗆 Inappropriate	- <b>C</b> X a
U		30	Lighting (i.e. wall, post)			🗆 Appropriate 🗆 Inappropriate	&
R		31	Signs (i.e. projecting, wall)			🗆 Appropriate 🗆 Inappropriate	
2 I		32	Mechanicals (i.e. HVAC, generators)			🗆 Appropriate 🗆 Inappropriate	
HISTORIC		33	Decks			🗆 Appropriate 🗆 Inappropriate	- Stringer - A
		34	Garages / Barns / Sheds (i.e. doors, placement)			🗆 Appropriate 🗆 Inappropriate	
	z	35	Fence / Walls / Screenwalls (i.e. materials, type)			🗆 Appropriate 🗆 Inappropriate	
		36	Grading (i.e. ground floor height, street edge)			🗆 Appropriate 🗆 Inappropriate	
	DESI	37	Landscaping (i.e. gardens, planters, street trees)			🗆 Appropriate 🗆 Inappropriate	
	끤	38	Driveways (i.e. location, material, screening)			🗆 Appropriate 🗆 Inappropriate	CONTRACTOR NO.
	SIT	39	Parking (i.e. location, access, visibility)			🗆 Appropriate 🗆 Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)			🗆 Appropriate 🗆 Inappropriate	

#### H. Purpose and Intent:

- 1. Preserve the integrity of the District:
- 🗆 Yes 🗆 No
  - 🗆 Yes 🗆 No

🗆 Yes 🗆 No

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

- 4. Maintain the special character of the District:
- 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:

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

🗆 Yes 🗆 No

	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No