Staff Report – February 6th, 2019

February 6th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1.177 State Street
 - 2.129 Market Street
 - 3.76 Congress Street
 - 4.40 Bridge Street
 - 5.490 Marcy Street
 - 6.14 Market Square

- Recommend Approval
- Recommend Approval
- TBD
- Recommend Approval
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

1. 57 Salter Street (Moderate - Rear Additions) 2. 124 State Street (Moderate - Rear Alterations)

WORK SESSIONS – OLD BUSINESS:

A. 11 Meeting House Hill Road (Moderate - side addition) B. 325 Marcy Street (Minor - Windows)

WORK SESSIONS - NEW BUSINESS:

- 1. 56 Middle Street (Moderate rear addition)
- 2. 12-32 Porter Street (Minor chimney removal)
- 3. 15 Middle Street (Moderate roof alterations)
- 4. 322 Islington Street (Moderate side addition)

February 13th MEETING

WORK SESSIONS - OLD BUSINESS:

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

WORK SESSIONS - NEW BUSINESS:

B. 266-278 State Street (Major - 3 1/2 story mixed use building)



Project Address: Permit Requested: Meeting Type:

57 SALTER STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single Family
- Land Area: 10,700 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Salter Street & Riverfront</u>
- Unique Features: Outbuilding
- Neighborhood Association: South End

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

C. Other Permits Required:

Board of Adjustment

□ Planning Board □ City Council

Mid-Block

D. Lot Location:

- Terminal Vista
- 🗌 Rear Lot Intersection / Corner Lot

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

- Principal
- Accessory
- Significant Demolition

F. Sensitivity of Context:

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

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 significant alternations, additions or expansions)

Neighborhood Context: Ι.

wood-sided historic structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

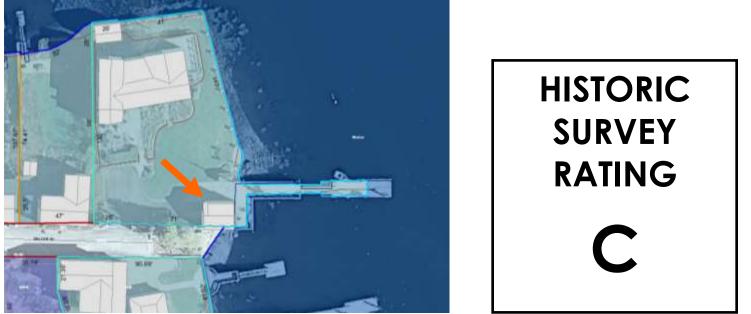
The applicant proposed to:

- Renovate the existing structure and convert the outbuilding to a residential use.
- •

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This outbuilding is located along the terminal vista to the Piscataqua River. It is surrounded with 2-2.5 story

New windows are proposed as well as new doors, a dormer and relocation of an existing stair. Note that the applicant has requested a postponement of this item until the February meeting.



Aerial and Street View Image

			5.	/ SALIEK SI	KEEL – PUBLIC	HEARING #1 (A	NODERAIL	E PROJECT)				
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIG	HBORHOOD CONTEXT				
			Project Information	Existing	Proposed	Abutting Stru		Surrounding Structures				
	_			Building	Building (+/-)		?)	(Average)	<u> </u>			
-	_		GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAP	PS & ASSESSOR'S INFO)						
	_		Gross Floor Area (SF)						FOR			
	_		Floor Area Ratio (GFA/ Lot Area)									
	-		Building Height / Street-Width Ratio Building Height – Zoning (Feet)			MODERA1	ie proj	IECT	Г Ш			
	-		Building Height – Street Wall / Cornice (Feet)		– ADD STAIRS, DORMERS, AND WINDOWS & DOORS ONLY –							
	_		Number of Stories									
		7	Building Coverage (% Building on the Lot)									
			PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC	C SUGGESTIONS	S APPROPRIATENESS				
	ь	8	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropri	iate			
	TEXT		Placement (i.e. setbacks, alignment)					Appropriate Inappropri				
	ONT	10	Massing (i.e. modules, banding, stepbacks)					🗆 Appropriate 🗆 Inappropri				
L	υ	11	Architectural Style (i.e. traditional – modern)					🗆 Appropriate 🗆 Inappropri	iate 🚬 🚬			
			Roofs					🗆 Appropriate 🗆 Inappropri				
1			Style and Slope					🗆 Appropriate 🗆 Inappropri	iate m			
1			Roof Projections (i.e. chimneys, vents, dormers)					🗆 Appropriate 🗆 Inappropri				
			Roof Materials					🗆 Appropriate 🗆 Inappropri	iate			
	L		Cornice Line					🗆 Appropriate 🗆 Inappropri				
	<u>ہ</u>		Eaves, Gutters and Downspouts					🗆 Appropriate 🗆 Inappropri	iate			
	AL		Walls					🗆 Appropriate 🗆 Inappropri	iate			
	띮–		Siding / Material					🗌 Appropriate 🗆 Inappropri				
	¥-		Projections (i.e. bays, balconies)					Appropriate Inappropri				
	~ ~		Doors and Windows					Appropriate 🗆 Inappropri				
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	ES -		Window Casing, Initi Window Shutters / Hardware					Appropriate Inappropri				
	ი თ		Storm Windows / Screens									
	ž		Doors									
			Porches and Balconies					Appropriate Inappropri				
	B	28	Projections (i.e. porch, portico, canopy)					Appropriate 🗆 Inappropri	iate			
			Landings/ Steps / Stoop / Railings					🗆 Appropriate 🗆 Inappropri				
		30	Lighting (i.e. wall, post)					🗆 Appropriate 🗆 Inappropri				
			Signs (i.e. projecting, wall)					🗆 Appropriate 🗆 Inappropri	iate			
	L		Mechanicals (i.e. HVAC, generators)					🗆 Appropriate 🗆 Inappropri				
	L		Decks					🗆 Appropriate 🗆 Inappropri				
			Garages/ Barns / Sheds (i.e. doors, placement)					🗆 Appropriate 🗆 Inappropri				
	z⊢		Fence / Walls / Screenwalls (i.e. materials, type)					🗌 Appropriate 🗆 Inappropri				
	ESIGN		Grading (i.e. ground floor height, street edge)					Appropriate Inappropri	COMPANY OF A DESCRIPTION OF A DESCRIPTIO			
	<u>ы</u> –		Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)					Appropriate Inappropri				
			Parking (i.e. location, material, screening)									
	∽⊢		Accessory Buildings (i.e. sheds, greenhouses)									
U	P		and Intent:					🗆 Appropriate 🗆 Inappropri				
<u>ח</u>			serve the integrity of the District:			4. Maintain the special c	haracter of the	District:				
	ר ר		essment of the Historical Significance:			•		tectural and historic character:				
	2		nservation and enhancement of property value			•		d welfare of the District to the city residents a	ind visitors.			
_												
<u>I.</u>	Re		<u>Criteria / Findings of Fact:</u>									
	1	Cor	nsistent with special and defining character of a	surrounding prope	erties: 🗆 Yes 🗆 No 🛛 3	Relation to historic and	architectural v	value of existing structure: 🛛 🗆 Yes 🗆 N	0			

Page 4 of 22

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

124 STATE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Commercial
- Land Area: 4,775 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: View from State and Court Streets
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To install rear stairs & deck and replacement doors.

C. Other Permits Required:

Board of Adjustment	🗌 Planning Board	🗌 City Council
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D. Lot Location:

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

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

 $\mathbf{\nabla}$ Principal

Demolition

Mid-Block

F. Sensitivity of Context:

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

Accessory

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)

I. Neighborhood Context:

with no setback from the sidewalk:

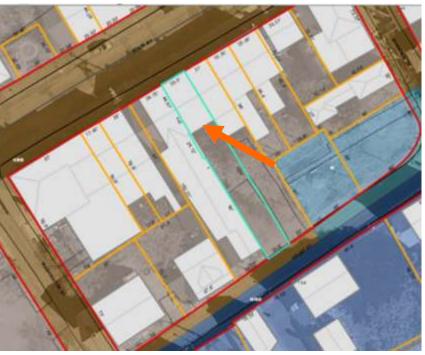
J. Background, Comments & Suggested Action:

- The current permit was not extended so has now lapsed.

SUGGESTIONED COMMENTS / ACTION:

K. Aerial Images and Maps:





Zoning Map

• The building is located along State Street in downtown business district. It's surrounded with many contributing structures. The neighborhood is predominantly 3 story brick structures on narrow lots

• After three work session in 2014, the HDC approved this project on April 4th, 2014.

• Considering the HDC recently approved an Administrative Approval for the change in door design for the upper floor, it would seem appropriate to approve this application as submitted.

Aerial and Streetview Image



		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	GHBORHOOD CONTEXT					
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
	NO.	GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASS	SESSOR'S INFO)						
-	1	Gross Floor Area (SF)	(101111								
	2	Floor Area Ratio (GFA/ Lot Area)									
	3	Building Height / Street-Width Ratio		MACDEDATE DOCIECT							
	4	Building Height – Zoning (Feet)		MODERATE PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)	- REAR STAIRS, DECK AND DOORS ONLY -								
	6	Number of Stories			IAINS, DECK AND DC						
	7	Building Coverage (% Building on the Lot)									
-		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIONS						
_	8	Scale (i.e. height, volume, coverage)									
	۷ 10	Placement (i.e. setbacks, alignment)									
•	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)									
-	12	Roofs									
•	12	Style and Slope									
	1/	Roof Projections (i.e. chimneys, vents, dormers)									
	14	Roof Materials				 Appropriate <a>Inappropriate Appropriate <a>Inappropriate 					
_	16	Cornice Line									
17		Eaves, Gutters and Downspouts									
	8	Walls									
19		Number and Material									
20		Projections (i.e. bays, balconies)									
21		Doors and windows									
22		Window Openings and Proportions									
23		Window Casing/ Trim									
24		Window Shutters / Hardware									
25		Storm Windows / Screens / Awnings									
26		Doors									
27		Porches and Balconies									
28	3	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate					
2	9	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate					
30		Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate					
31	1	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate					
3	2	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					
36		Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate					
37		Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate					
38		Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate					
3		Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate					
	0	Screening/ Enclosures (i.e. sheds, dumpsters)				🗆 Appropriate 🗆 Inappropriate					

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

325 MARCY STREET **CERTIFICATE OF APPROVAL** WORK SESSION #1

Mid-Block

Significant Demolition

A. Property Information - General:

- **Existing Conditions:**
 - Zoning District: <u>General Re</u>sidential B (GRB)
 - Land Use: <u>Single-Family</u> Land Area: <u>2,200 SF +/-</u>

 - Estimated Age of Structure: c.1790
 - Building Style: <u>Federal</u> Number of Stories: <u>2</u>

 - Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Pickering and Marcy Streets</u>
 - Unique Features: NA
 - Neighborhood Association: South End
- B. Proposed Work: To replace 21 windows with Anderson 400 series windows.

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 alternations, additions or expansions)

I. Neighborhood Context:

2.5 story contributing structures and has no frontyard setback.

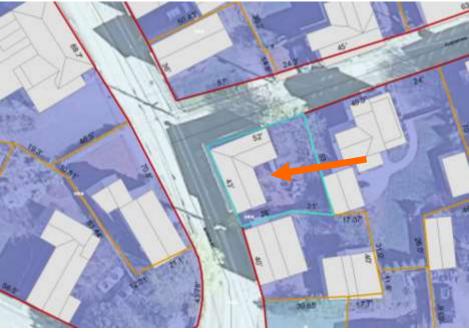
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Replace 21 historic windows with Anderson 400 Series insert windows.
 - Repair the existing trim and casing.

& Doors (08).

Aerial Image, Street View and Zoning Map:





Zoning Map

• This contributing historic structure is located along Marcy Street and is surrounded with many other wood,

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

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



	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT
	Project Information	Existing Decide a	Proposed	Abutting Structures	Surrounding Structures
No.		Building	Building (+/-)	(Average)	(Average)
	GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
1	Gross Floor Area (SF)	(201101)			
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio				СТ
4	Building Height – Zoning (Feet)			MINOR PROJE	
5	Building Height – Street Wall / Cornice (Feet)		INIC	TALL 21 NEW WINDC	
6	Number of Stories		= 1143	TALL 21 NEW WINDC	JWS ONLY =
7	Building Coverage (% Building on the Lot)		Γ	-	
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION	NS APPROPRIATENESS
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
8 9 10	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
12	Roofs				🗆 Appropriate 🗆 Inappropriate
13	Style and Slope				🗆 Appropriate 🗆 Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
15	Roof Materials				🗆 Appropriate 🗆 Inappropriate
16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
18	Walls				🗆 Appropriate 🗆 Inappropriate
19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
21	Doors and windows				🗆 Appropriate 🗆 Inappropriate
22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
25	Awnings				🗆 Appropriate 🗆 Inappropriate
26	Doors				🗆 Appropriate 🗆 Inappropriate
27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
33	Decks				🗆 Appropriate 🗆 Inappropriate
34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
36 37	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
37					🗆 Appropriate 🗆 Inappropriate
30					🗆 Appropriate 🗆 Inappropriate
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40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate
37 38 39 40 Purpo 1. P 2. A	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) Dse and Intent: reserve the integrity of the District: ssessment of the Historical Significance: conservation and enhancement of property value	□ Yes □ □ Yes □ s: □ Yes □	No 5. Com	•	 Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate



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

11 MEETING HOUSE HILL ROAD CERTIFICATE OF APPROVAL WORK SESSION #2

A. Property Information - General:

Existing Conditions:

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

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

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"

Accessory

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)

I. Neighborhood Context:

setback.

J. Staff Comments and Suggestions for Consideration:

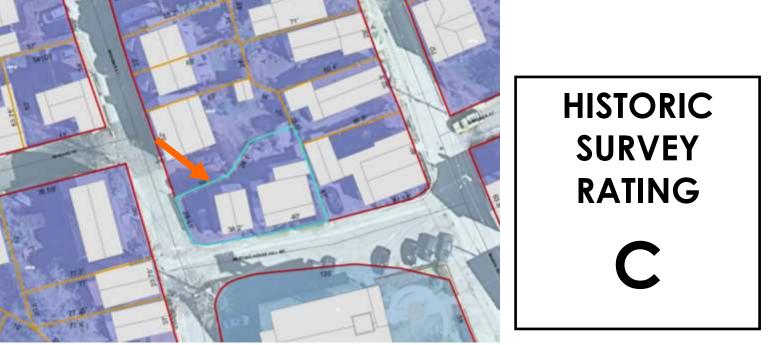
- The applicant proposes to:

 - Add a single story connector to the c.1790 Drisco House.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

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

Replace the existing 2-story garage with a 2 ½ story garage for an upper floor dwelling unit.

	INFO/ EVALUATION CRITERIA Project Information		ECT PROPERTY		HBORHOOD CONTEXT						
		Existing	Proposed	Abutting Structures	Surrounding Structures						
	No.	Building	Building (+/-)	(Average)	(Average)						
	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & ASSE		K						
	1 Gross Floor Area (SF)	(1311/17									
	2 Floor Area Ratio (GFA/ Lot Area)										
	3 Building Height / Street-Width Ratio		8.4	ODEDATE DDO	IECT सि ह						
	4 Building Height – Zoning (Feet)		MODERATE PROJECT								
_	5 Building Height – Street Wall / Cornice (Feet)	- REPLACE 2-STORY GARGE WITH 2 1/2 STORY STRUCTURE WITH A CONNECTOR -									
_	6 Number of Stories				RUCIURE WITH A CONNECTOR – $\mathbf{Z} \ge$						
	7 Building Coverage (% Building on the Lot)										
	BROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	HDC	COMMENTS	HDC SUGGESTIONS							
NTEXT	 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 				Appropriate Inappropriate						
ONT	10 Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate						
ö⊢	11 Architectural Style (i.e. traditional – modern)										
+	12 Roofs										
	13 Style and Slope										
	14 Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate						
F	15 Roof Materials				Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate						
	16 Cornice Line				Appropriate 🗆 Inappropriate 🗲 💙						
	17 Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate 🔰 🔽 💈						
ALS	18 Walls				🗆 Appropriate 🗆 Inappropriate 💦 🗖						
TERIALS	19 Siding / Material				🗆 Appropriate 🗆 Inappropriate 🔪 🗲 🛨						
NAT					🗆 Appropriate 🗆 Inappropriate 📕 🛌 🧲						
≥_	21 Doors and windows										
Ž_	22 Window Openings and Proportions										
DESIG	23 Window Casing/ Trim										
ž–	25 Awnings 26 Doors										
	27 Porches and Balconies										
B											
	29 Landings/ Steps / Stoop / Railings				Appropriate 🗆 Inappropriate 🗖						
	30 Lighting (i.e. wall, post)										
	31 Signs (i.e. projecting, wall)										
	32 Mechanicals (i.e. HVAC, generators)										
	33 Decks										
	34 Garages (i.e. doors, placement)				Appropriate 🗆 Inappropriate						
Ţ	35 Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate						
DESIGN	36 Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate						
DES	37 Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate						
ш					🗆 Appropriate 🗆 Inappropriate						
SIT					🗆 Appropriate 🗆 Inappropriate						
	40 Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate						
. P	Purpose and Intent:										
1	1. Preserve the integrity of the District:			ain the special character of the							
	2. Assessment of the Historical Significance:	\Box Yes \Box			tectural and historic character:						
3	3. Conservation and enhancement of property values		No 6. Promo	ote the education, pleasure and	d welfare of the District to the city residents and visitors: \Box `						
Re	<u> Review Criteria / Findings of Fact:</u>										

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

56 MIDDLE STREET CERTIFICATE OF APPROVAL WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-11
- Land Use: Commercial / Mixed-Use
- Land Area: 10,100 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: <u>Tudor and Gothic Revival</u> Historical Significance: <u>Contributing</u>
- Public View of Proposed Work: Limited view from Porter Street
- Unique Features: One of few Tudor structures in the District
- Neighborhood Association: Downtown
- **B.** Proposed Work: To replace a rear addition with a 1.5 story garage and bedroom.

Gateway

Mid-Block

Demolition

C. Other Permits Required:

Board of Adjustment	Planning Board	🗌 City Council
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D. Lot Location:

Terminal Vista	
----------------	--

✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

\checkmark	Prin	cipc
--------------	------	------

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

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

- J. Neighborhood Context:

K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish a single story rear addition (non-contributing) • Add a 1.5 story addition in the same location. • Add a two-car garage on the ground floor with a residential use within the attic level.

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

L. Aerial Image, Street View and Zoning Map:





• The building is located along State and Middle Streets. It is surrounded with many brick and woodframe 2.5 -3 story structures with (except for this structure) little to no setback from the sidewalk.



		INFO/ EVALUATION CRITERIA	SUB	ECT PROPERTY	NFIG	HBORHOOD CONTEXT			
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures			
			Building	Building (+/-)	(Average)	(Average)			
	No.		(
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)				
	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio				• T			
	4	Building Height – Zoning (Feet)			MINOR PROJEC				
	5	Building Height – Street Wall / Cornice (Feet)		CONSTRUCT A					
	6	Number of Stories	- CONSTRUCT A REAR 1 ½ STORY TWO-CAR GARAGE						
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
X	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria			
ONTE	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropria			
0 0	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inapproprio			
0	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inapproprio			
	12					Appropriate Inappropria			
	13	Style and Slope				Appropriate Inappropri			
	14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials				Appropriate Inappropri			
	16	Cornice Line				□ Appropriate □ Inappropri □ Appropriate □ Inappropri			
	17	Eaves, Gutters and Downspouts							
S						Appropriate Inappropriate Appropriate Inappropriate			
RA	19					Appropriate Inappropriate			
MATERIALS	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropria			
Ś	21	Doors and Windows				□ Appropriate □ Inappropri			
∞ Z	22	Window Openings and Proportions				🗌 Appropriate 🗆 Inappropria			
DESIGN	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropria			
Ш́О	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropria			
DING	25	Awnings				🗆 Appropriate 🗆 Inapproprie			
	26	Doors				🗆 Appropriate 🗆 Inappropri			
BUIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropri			
_	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropri			
	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropri			
	30	Lighting (i.e. wall, post)				Appropriate Inappropri			
	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)							
	32 33	Decks				□ Appropriate □ Inappropri □ Appropriate □ Inappropri			
	33	Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropri Appropriate Inappropri			
	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropri			
S S	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate Appropriate Inappropriate			
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropria			
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropria			
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropria			
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inapproprio			
	1. Pr 2. As	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: Conservation and enhancement of property valu	□ Yes □ □ Yes □ es: □ Yes □	No 5. Cor	ntain the special character of the I nplement and enhance the archite mote the education, pleasure and				
	I Rev	view Criteria / Findinas of Fact: 1. Consistent with	h special and defir	ning 🗆 Yes 🗆 No 🛛 3. Rela	ation to historic and architectural ve	alue of existing structure: 🛛 Yes 🗆 No			

Denied PROPERTY:<u>56 MIDDLE STREET</u> Case No.:<u>A</u> Date: <u>2-6-19</u> PORTSMOUTH HISTORIC DISTRICT COMMISSION

Withdrawn

 \Box Approved with Stipulations

Approved

FORM

EVALUATION



tors:

- □ Yes □ □ Yes □ □ Yes □ No No No

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

12-32 PORTER STREET CERTIFICATE OF APPROVAL WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Multifamily
- Land Area: 16,540 SF +/-
- Estimated Age of Structure: 2003
- Building Style: <u>Gothic Revival</u> Number of Stories: <u>3.5</u>
- Historical Significance: NA
- Public View of Proposed Work: Limited View from Congress and Courts Strets.
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To remove faux chimneys.

C. Other Permits Required:

Board of Adjustment

City Council

D. Lot Location:

- Terminal Vista
- Gateway

Planning Board

Mid-Block

Demolition

✓ 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)

Neighborhood Context:

(many historically significant). The buildings typically have little to no front yard setbacks.

J. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing the following:

- Remove the existing chimneys down to the roofline.
- Install a 4 inch curb covered with insulation and a rubber membrane roof.

• Design Guideline Reference: Guidelines for Roofing (04)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Porter Street. It is surrounded with many brick or granite multistory structures

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<
STAFF		GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
		1 Gross Floor Area (SF)					
		2 Floor Area Ratio (GFA/ Lot Area)					
		3 Building Height / Street-Width Ratio			MINOR PROJEC	`T	
		4 Building Height – Zoning (Feet)					FOR
	_	5 Building Height – Street Wall / Cornice (Feet)		– REMOVE FAUX CHIMNEY'S ONLY –			
	-	 6 Number of Stories 7 Building Coverage (% Building on the Lot) 					
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	_ O (
	ᄫ	8 Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
1	Ë	9 Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
	Ś_	10 Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	
-		11 Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
l		12 Roofs				🗆 Appropriate 🗆 Inappropriate	 ;
		13 Style and Slope				🗆 Appropriate 🗆 Inappropriate	
i	_	14 Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
	_	15 Roof Materials				🗆 Appropriate 🗆 Inappropriate	
	_	16 Cornice Line				🗆 Appropriate 🗆 Inappropriate	
	s –	17 Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
		18 Walls				🗆 Appropriate 🗆 Inappropriate	
	<u>با</u>	19 Siding / Material				🗆 Appropriate 🗆 Inappropriate	→≻ :
	.₹—	20 Projections (i.e. bays, balconies)				Appropriate Inappropriate	_ j t
	~ ~	21 Doors and Windows				Appropriate Inappropriate	
	z	22 Window Openings and Proportions				Appropriate Inappropriate	
	<i>ഗ</i> —	 23 Window Casing/ Trim 24 Window Shutters / Hardware 				Appropriate Inappropriate	
		24 Window Shuffers / Hardware 25 Awnings				Appropriate Inappropriate	
	≚⊢					Appropriate Inappropriate	
		26 Doors 27 Porches and Balconies					
	B⊌	27 Projections (i.e. porch, portico, canopy)					_ ∠ '
	-	20 Projections (i.e. porch, ponico, canopy) 29 Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	
	\vdash	30 Lighting (i.e. wall, post)				Appropriate Inappropriate	
	┢	31 Signs (i.e. projecting, wall)				Appropriate Inappropriate	
	\vdash	32 Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	
	\vdash	33 Decks				Appropriate Inappropriate	-
	\vdash	34 Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate	
		35 Fence / Walls (i.e. materials type)				Appropriate	Sec. 1
	<mark>ა</mark> ⊢	36 Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	alise.
	DESIGN	37 Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	
1		38 Driveways (i.e. location, material, screening)				Appropriate Inappropriate	
		39 Parking (i.e. location, access, visibility)				Appropriate Inappropriate	
1	-	40 Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate	

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 🗆 Yes 🗆 No 🗆 Yes 🗆 No 4. Maintain the special character of the District:

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:

15 MIDDLE STREET CERTIFICATE OF APPROVAL WORK SESSION #C

A. Property Information - General:

- **Existing Conditions:**
 - Zoning District: <u>General Re</u>sidential B (GRB)
 - Land Use: <u>Single-Family</u> Land Area: <u>2,200 SF +/-</u>

 - Estimated Age of Structure: c.1860
 - Building Style: <u>Greek Revival</u> Number of Stories: <u>2</u>

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

 - Unique Features: <u>NA</u> Neighborhood Association: <u>South End</u>
- **B.** Proposed Work: To install 10 Gable Dormers to the existing building.

C. Other Permits Required:

Board of Adjustment

Planning Board 🗹 City Council

Mid-Block

Significant Demolition

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 alternations, additions or expansions)

I. Neighborhood Context:

little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Renovate the building for reuse as a restaurant and a 27 room inn.
- Add 10 gable dormers to the roof.

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

K. Aerial Image, Street View and Zoning Map:





• This contributing historic structure is located along Porter and Middle Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	ECT PROPERTY		NEIGHBORHOOD	CONTEXT			
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surr	ounding Structures (Average)	5		
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)					
	1	Gross Floor Area (SF)	•		¥					
	2	Floor Area Ratio (GFA/ Lot Area)						Ο		
		Building Height / Street-Width Ratio		MINOR PROJECT						
		Building Height – Zoning (Feet)				JLCI		Ŭ.		
		Building Height – Street Wall / Cornice (Feet)		– INS1	ALL 10 GABLE DO	ORMERS ONLY	_	7		
	6	Number of Stories								
	7	Building Coverage (% Building on the Lot)			-					
_	_	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGE	STIONS	APPROPRIATENESS			
	8	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropriate			
<u> </u>	9	Placement (i.e. setbacks, alignment)					🗆 Appropriate 🗆 Inappropriate			
		Massing (i.e. modules, banding, stepbacks)					🗆 Appropriate 🗆 Inappropriate			
	11	Architectural Style (i.e. traditional – modern)					🗆 Appropriate 🗆 Inappropriate			
		Roofs					🗆 Appropriate 🗆 Inappropriate			
		Style and Slope					🗆 Appropriate 🗆 Inappropriate			
	14	Roof Projections (i.e. chimneys, vents, dormers)					Appropriate Inappropriate			
		Roof Materials					Appropriate Inappropriate			
	16						Appropriate Inappropriate	П Ш		
	17	Eaves, Gutters and Downspouts					Appropriate Inappropriate			
_	18	Walls					Appropriate Inappropriate	-		
_	19	Siding / Material					Appropriate Inappropriate			
	20	Projections (i.e. bays, balconies)					Appropriate Inappropriate			
-	21	Doors and windows					Appropriate Inappropriate			
-	22	Window Openings and Proportions					🗆 Appropriate 🗆 Inappropriate			
-	23	Window Casing/ Trim					Appropriate Inappropriate			
-	24	Window Shutters / Hardware					Appropriate Inappropriate			
-	25	Awnings					Appropriate Inappropriate	OPE		
		Doors					Appropriate Inappropriate			
		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	_		
		Signs (i.e. projecting, wall)					Appropriate Inappropriate			
-		Mechanicals (i.e. HVAC, generators) Decks					Appropriate Inappropriate			
							Appropriate Inappropriate			
-	34 35	Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type)					Appropriate Inappropriate	4		
	35 36	Grading (i.e. ground floor height, street edge)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
	30 37	Landscaping (i.e. gardens, planters, street trees)								
		Driveways (i.e. location, material, screening)					 Appropriate Inappropriate Appropriate Inappropriate 	and the second second		
		Parking (i.e. location, access, visibility)					 Appropriate Inappropriate Appropriate Inappropriate 			
-	40	Accessory Buildings (i.e. sheds, greenhouses)					 Appropriate - Inappropriate Appropriate - Inappropriate 	1 - 11-		
J	rpos Pre Ass	e and Intent: serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property value	□ Yes □ □ Yes □ s: □ Yes □	No 5. Con	ntain the special character nplement and enhance the	e architectural and hist				



Project Evaluation Form: Permit Requested: Meeting Type:

322 ISLINGTON STREET CERTIFICATE OF APPROVAL WORK SESSION #D

weening type.	WORK SESSION #D	Add a single story connector.
A. Property Information - Gene Existing Conditions: • Zoning District: <u>CD4-L2</u> • Land Use: <u>Two- Family</u> • Land Area: <u>4,422 SF +</u> • Estimated Age of Struct • Building Style: <u>Mansar</u> • Number of Stories: <u>1.5</u> • Historical Significance • Public View of Propose • Unique Features: <u>NA</u> • Neighborhood Associa	<u>/-</u> cture: <u>c.1890</u> d : <u>Contributing</u> ed Work: <u>View from Cabot and Islington Streets</u>	Design Guideline Reference – Guide Doors (08), and Small Scale New Co K. Aerial Image, Street View and Zoning Map
B. Proposed Work: To extend	l or replace the 2 story garage and add a connector.	
C. Other Permits Required: ☑ Board of Adjustme D. Lot Location:	ent 🗌 Planning Board 🗌 City Council	
Terminal VistaIntersection / Co	Gateway Mid-Block rner Lot Rear Lot	
E. Existing Building to be Altere	ed/ Demolished:	Aeri
Principal	\blacksquare Accessory \square Significant Demolition	
F. Sensitivity of Context: Highly Sensitive	☑ Sensitive 🗌 Low Sensitivity 🗌 "Back-of-House"	
<u>G. Design Approach (for Majo</u>	<u>r Projects):</u>	
Literal Replication	1 (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)	
Invention within a	Style (i.e., Porter Street Townhouses, 100 Market Street)	
Abstract Reference	Ce (i.e. Portwalk, 51 Islington, 55 Congress Street)	
Intentional Opposition	sition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)	10 0 0 0 0
<u>H. Project Type:</u>		
Consent Agenda	(i.e. very small alterations, additions or expansions)	
Minor Project (i.e.	small alterations, additions or expansions)	
🗹 Moderate Projec	t (i.e. significant additions, alterations or expansions)	

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

I. Neighborhood Context:

Zoning Map

other wood, 2-2.5 story contributing structures with shallow frontyard setbacks.

J. Staff Comments and Suggestions for Consideration:

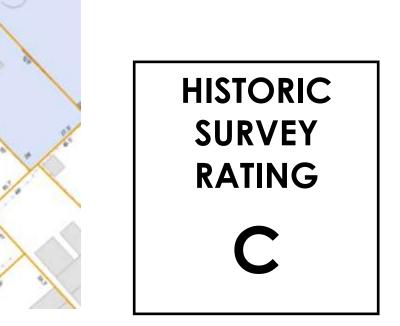
- The applicant proposes to:
 - Remodel the existing carriage house in a new location.

elines for Exterior Woodwork (05), Windows & onstruction & Addition (10).



• This contributing historic structure is located along Cabot and Islington Streets. It is surrounded with many

ial and Street View Image



	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGI	HBORHOOD CONTEXT
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	ESSOR'S INFO)	
1	Gross Floor Area (SF)	•			
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio			ODERATAE PRO.	
4	Building Height – Zoning (Feet)		/•\\		
5	Building Height – Street Wall / Cornice (Feet)	_	REMODEL CARRI	AGE HOUSE AND AD	D CONNCETOR ONLY –
6	Number of Stories	_			
7	Building Coverage (% Building on the Lot)			=	
	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
12	Roofs				🗆 Appropriate 🗆 Inappropriate
13	Style and Slope				🗆 Appropriate 🗆 Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
15	Roof Materials				🗆 Appropriate 🗆 Inappropriate
16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
8	Walls				🗆 Appropriate 🗆 Inappropriate
	Siding / Material				□ Appropriate □ Inappropriate
0	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
	Doors and windows				Appropriate Inappropriate
2	Window Openings and Proportions				Appropriate 🗆 Inappropriate
3	Window Casing/ Trim				Appropriate Inappropriate
1	Window Shutters / Hardware				
5	Awnings				
-	Doors				
6 7	Porches and Balconies				
;	Projections (i.e. porch, portico, canopy)				
	Landings/ Steps / Stoop / Railings				
-	Lighting (i.e. wall, post)				
80 81	Signs (i.e. projecting, wall)				
32	Mechanicals (i.e. HVAC, generators)				
33	Decks				
34	Garages (i.e. doors, placement)				
35	Fence / Walls (i.e. materials, type)				
36	Grading (i.e. ground floor height, street edge)				
37	Landscaping (i.e. gardens, planters, street trees)				
38	Driveways (i.e. location, material, screening)				
39	Parking (i.e. location, access, visibility)				
<u> </u>	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate Appropriate Inappropriate
6	eserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ s: □ Yes □	No 5. Com	tain the special character of the [plement and enhance the archite ote the education, pleasure and	District:



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

111 MAPLEWOOD AVE. CERTIFICATE OF APPROVAL WORK SESSION #A

<u>A. Pro</u>	perty Information - General
Existi	ng Conditions:
٠	Žoning District: <u>CD4</u>
٠	Land Use: Commercial
	Lound Areau 101 (OF CF L

- Land Area: <u>101,495 SF +/-</u> Estimated Age of Structure: <u>vacant property</u>
- Building Style: <u>NA</u> Number of Stories: <u>3-4</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Maplewood and Raynes Ave.</u> Unique Features: <u>Gateway location</u>
- Neighborhood Association: North End
- **B.** Proposed Work: To add a 3-4 story commercial building and parking.

C. Other Permits Required:

Board	of Ad	iuctroc	n+
BOOLO	OT AC	IUSTME	ent

Planning Board City Council

Mid-Block

D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

\checkmark	Principal
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Accessory

Significant 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 alternations, additions or expansions)

I. Neighborhood Context:

property is unique situated at the gateway to the downtown business district.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - areas.
 - 19 meeting.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

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

• Design and construct a 3-4 story commercial building and associated parking and park

Note that the revised massing model data and parking scheme will be provided at the 2-6-



Aerial and Street View Image



INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGI	HBORHOOD CONTEXT				
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
		GENERAL BUILDING INFORMATION	(ESTIMA	TED 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			MAJOR PROJEC	CT			
	4	Building Height – Zoning (Feet)							
-	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT	A 3/4 STORY COMM	ERCIAL BUILDING –			
┢	<u>6</u> 7	Number of Stories	- CONSTRUCT A 3/4 STORY COMMERCIAL BUILDING -						
+	1	Building Coverage (% Building on the Lot)							
+	•	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate			
 1	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate			
	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate			
	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate			
_	12	Roofs				Appropriate Inappropriate			
⊢	13	Style and Slope Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate			
-	14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials							
-	15								
	10	Eaves, Gutters and Downspouts				Appropriate Inappropriate			
	17	Walls				 Appropriate Inappropriate Appropriate Inappropriate 			
	18	Siding / Material							
	20	Projections (i.e. bays, balconies)							
-	20	Doors and windows				 Appropriate Inappropriate Appropriate Inappropriate 			
	22	Window Openings and Proportions							
_	22	Window Openings and Proponions Window Casing/ Trim				 Appropriate <a>Inappropriate Appropriate <a>Inappropriate 			
-	24	Window Casing/ Initia Window Shutters / Hardware				Appropriate Inappropriate			
-	25	Awnings							
-	26	Doors				Appropriate Inappropriate			
-	27	Porches and Balconies							
_	28	Projections (i.e. porch, portico, canopy)							
	29	Landings/ Steps / Stoop / Railings				 Appropriate <a>D Inappropriate Appropriate <a>D Inappropriate 			
-	30	Lighting (i.e. wall, post)							
	31	Signs (i.e. projecting, wall)							
_	32	Mechanicals (i.e. HVAC, generators)							
	33	Decks							
-	34	Garages (i.e. doors, placement)							
	35	Fence / Walls (i.e. materials, type)							
	36	Grading (i.e. ground floor height, street edge)							
	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate			
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate			
	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate			
2.	Pre Ass	e and Intent: eserve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property value	□ Yes □ □ Yes □ s: □ Yes □	No 5. Com	tain the special character of the [plement and enhance the archite				

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

278 STATE STREET CERTIFCATE OF APPROVAL WORK SESSION #1

A. Property Information - General:

Existing Conditions:

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

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Visto

Vista	

Gateway

☑ 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 alternations, additions or expansions)

I. Neiahborhood Context:

front- or sideyard.

J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The Applicant is proposing to:

• New construction and renovation to exiting fire-damaged historic structure.

Design Guideline Reference – See complete Design Guidelines.

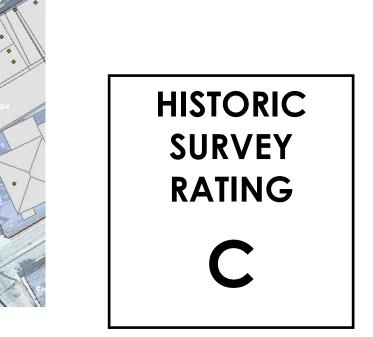
Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along State Street. The property is (was) surrounded with many brick and wood--sided historic buildings ranging from 3 to 4 stories in height. There are no setbacks along the



			278 STATE S	TREET – WORK SES	SION #B (MAJO	OR PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT				
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
	No.	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASSES	SOR'S INFO)					
	1	Gross Floor Area (SF)	`	MAJOR PROJECT						
∠	2	Floor Area Ratio (GFA/ Lot Area)	-							
S	3	Building Height / Street-Width (ROW) Ratio	-							
	4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)	- RFHA	B AND NEWCONS	TRUCTION OF T	HE FIRE-DAMAGED BUILDINGS -	T MIS N			
	6	Number of Stories								
	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGES	TIONS APPROPRIATENESS	T COMMIS T COMMIS Io.: <u>B</u> Date Stipulations			
5	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
ONTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate				
	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate				
C		Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate				
	12	Roofs				🗆 Appropriate 🗆 Inappropriate				
RS	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate				
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	AL RIC D Appov Postpo			
Σ	15	Roof Materials				Appropriate Inappropriate				
V	16	Cornice Line Eaves, Gutters and Downspouts					> 0 2			
	17 18	Walls								
	19	Number and Material				 Appropriate <a>D Inappropriate Appropriate <a>D Inappropriate 				
	20	Projections (i.e. bays, balconies)								
IS:		Doors and windows					TY JTH HI 3 STA1 proved			
	22	Window Openings and Proportions					RTY IOUTH H 278 STA Approved			
		Window Casing/ Trim								
	24	Window Shutters / Hardware				Appropriate Diperpropriate				
U U		Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate				
CI		Doors				🗆 Appropriate 🗆 Inappropriate				
STRIC.	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate				
	28	Projections (i.e. porch, portico, canopy)								
	29	Landings/ Steps / Stoop / Railings								
<u></u>	30	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)								
R	31 32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate				
12	33	Decks				Appropriate Inappropriate				
HISTORIC	34	Garages / Barns / Sheds (i.e. doors, placement)								
▏┻┝─	35	Fence / Walls / Screenwalls (i.e. materials, type)								
z		Grading (i.e. ground floor height, street edge)								
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)								
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate				
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	-4/2 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

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 🗆 Yes 🗆 No