Staff Report – July 10th, 2019

July 10th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 41 Salter Street
 - 2. 249 Pleasant Street
 - 3. 73 Prospect Street
 - 4. 37 Hanover Street

 - 6. 114 Maplewood Ave. Recommend Approval
 - 7. 67 Bow Street
 - 8. 59 Sheafe Street

- Recommend Approval
- TBD
- Recommend Approval
- Recommend Approval
- 39 Dearborn Street Recommend Approval

 - Recommend Approval
 - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

A. 137 Northwest St. (Minor - deck)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 170 Mechanic St. (Moderate garage and porch)
- 2. 152 Court St. (Minor windows and doors)
- 3. 59 Deer St. (Minor replace windows)
- 4. 77 New Castle Ave. (Minor solar panels)
- 5. 287 Marcy St. (Minor windows & chimney)

WORK SESSIONS - OLD BUSINESS:

- A. 202 Court Street (Major adaptive reuse as housing)
- B. 15 Middle Street (Moderate adaptive reuse as hotel)

WORK SESSIONS - NEW BUSINESS:

- 1. 404 Middle Street (Minor windows)
- 2. 57 Mt. Vernon Street (Minor deck & rear addition)
- 3. 14 Mechanic Street (Minor addition and chimney)
- 4. 114 Maplewood Ave. (Moderate rear house)

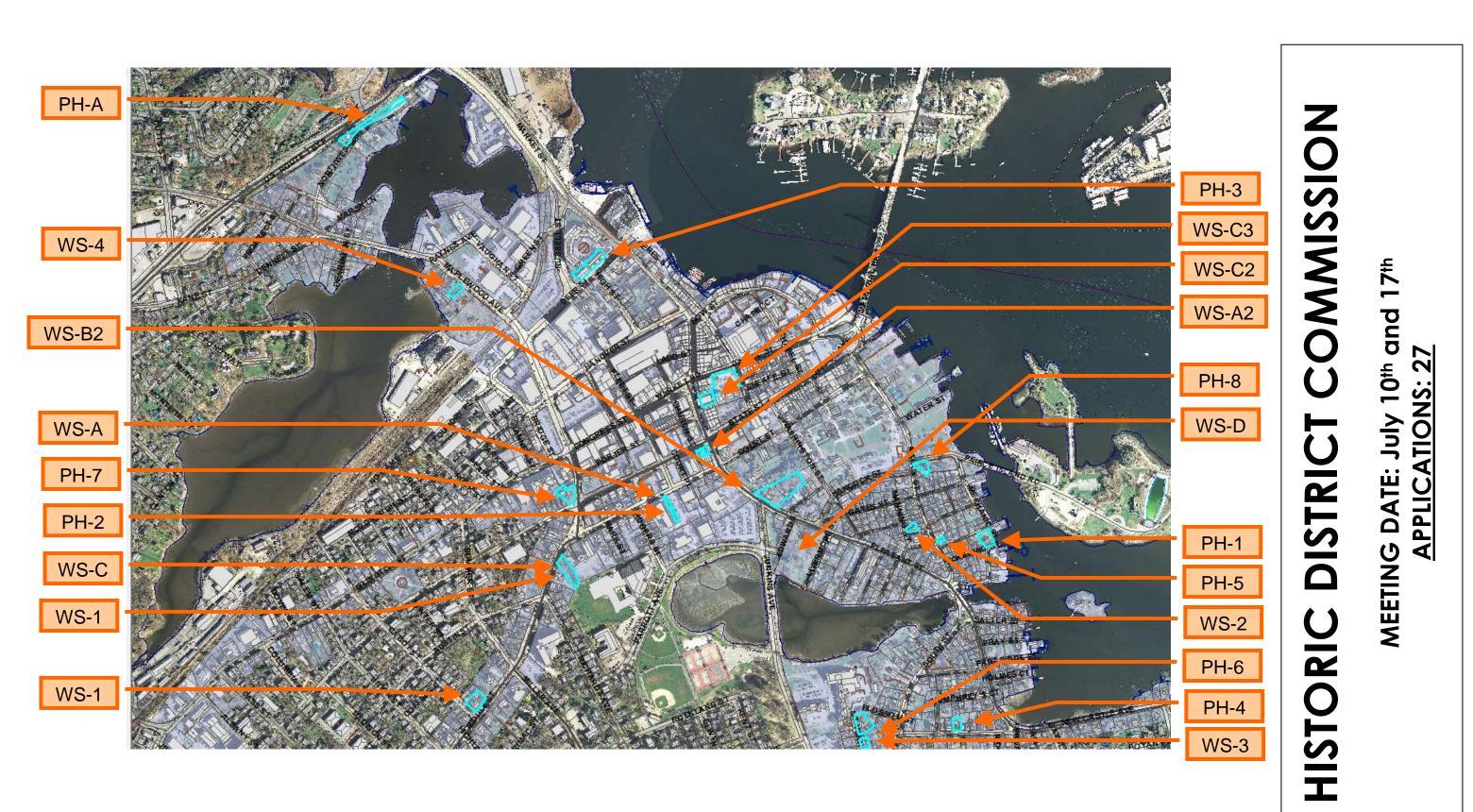
July 17th MEETING

WORK SESSION/PUBLIC HEARINGS:

- 1. 56 Middle Street (Moderate rear addition)
- 2. 11 Meeting House Hill (Minor windows & rear dormer)
- 3. 15 Mt. Vernon St. (Minor extend roofline & add dormers)

WORK SESSIONS - OLD BUSINESS:

- A. 266-278 State Street (Major 4.5 story mixed use building)
- B. 179 Pleasant Street (Minor rear addition)
- C. 3 Pleasant Street (Moderate rear addition)
- D. Daniel Street (Major 3 story building)



Project Address: Permit Requested: Meeting Type:

137 NORTHWEST STREET CERTIFCATE OF APPROVAL PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Single Family
- Land Area: 23,700 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Queen Anne</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: NA
- Neighborhood Association: Christian Shore
- B. Proposed Work: To replace the side porch with an open deck

C. Other Permits Required:

Board of Adjustment	Planning Board	City Council

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot 🗌 Rear Lot

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

- $\mathbf{\nabla}$ 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 alterations, additions or expansions)

I. Neighborhood Context:

• This contributing building is located along Northwest Street adjacent the Route 1 Bypass. The property is surrounded with many historically-significant structures. The structures in this neighborhood have shallow setbacks along the street and wide side yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

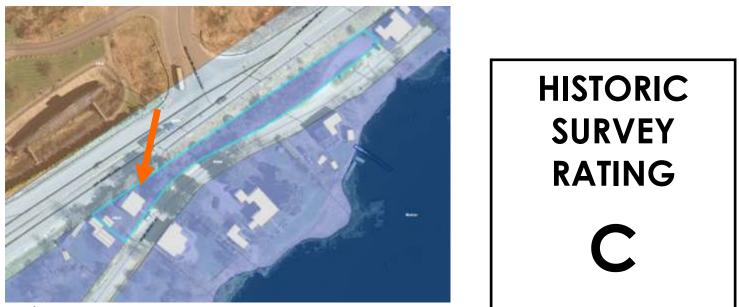
- Demolish the side porch and replace it with an open deck. •
- The footprint of the deck is not being increased.

Design Guideline Reference – Guidelines for Exterior Woodwork (05).

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEI	GHBORHOOD CONTEXT
	NL	Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSE	SSOR'S INFO)	
	1	Gross Floor Area (SF)			
	2	Floor Area Ratio (GFA/ Lot Area)			· CT
	3	Building Height / Street-Width (ROW) Ratio		MINOR PROJE	
	4	Building Height – Zoning (Feet)			
	5	Building Height – Street Wall / Cornice (Feet)	- KEPLACE	SIDE PORCH WITH	DECK UNLT -
	6	Number of Stories			
	7	Building Coverage (% Building on the Lot)			
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	
R	8	Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate
ONTEXT	9	Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropriate
<u>,</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)			🗆 Appropriate 🗆 Inappropriate
	15	Roof Materials			🗆 Appropriate 🗆 Inappropriate
	16	Cornice Line			🗆 Appropriate 🗆 Inappropriate
s	17	Eaves, Gutters and Downspouts			Appropriate Inappropriate
Č	18	Walls			
I EKIALS	19	Number and Material			
۲A	20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate
ð	21	Doors and windows			
z	22	Window Openings and Proportions			
5	23	Window Casing/ Trim			
Δ	27	Windows hutters / Hardware			
٥ Z	25	Storm Windows / Screens			
NITDIN		Doors Porches and Balconies			
5	27 28				
	28	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings			
	30	Lighting (i.e. wall, post)			
	30 31	Signs (i.e. projecting, wall)			
	31	Mechanicals (i.e. HVAC, generators)			
	32	Decks			
	33 34	Garages / Barns / Sheds (i.e. doors, placement)			 Appropriate Inappropriate Appropriate Inappropriate
	35	Fence / Walls / Screenwalls (i.e. materials, type)			
z	36	Grading (i.e. ground floor height, street edge)			
Ū	37	Landscaping (i.e. gardens, planters, street trees)			
DESIGI	38	Driveways (i.e. location, material, screening)			
SITE	39	Parking (i.e. location, access, visibility)			
วี	40	Accessory Buildings (i.e. sheds, greenhouses)			
		se and Intent:			

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

170 MECHANIC STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

Mid-Block

Significant Demolition

A. Property Information - General:

Existing Conditions:

- Žoning District: <u>General Re</u>sidential B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>8,778 SF +/-</u>
- Estimated Age of Structure: c.1920
- Building Style: <u>Colonial Revival</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Hunking and Mechanic Streets</u>
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: To construct a two-car garage and front entry porch.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

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)

I. Neighborhood Context:

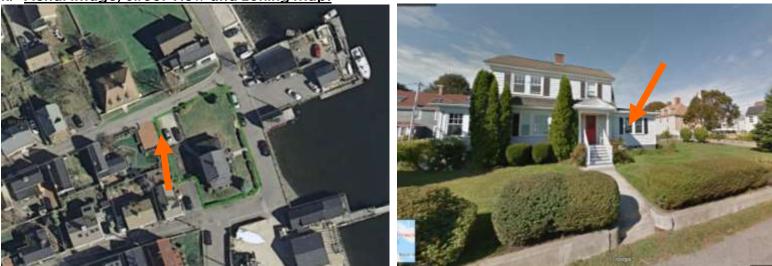
have little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Reconstruct and enlarge the front porch on the existing structures.
- Enlarge the rear shed with an addition.
- Add a two-car, 24' x 24' garage.
- Replace doors and windows.

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

K. Aerial Image, Street View and Zoning Map:



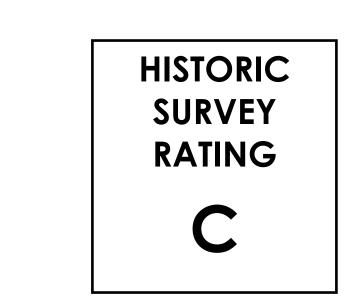


Zoning Map

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

Note that the HDC recommended the garage, porch and fence design be modified.

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIGHBORHOOD 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)								
Ļ	1	Gross Floor Area (SF)		MODERATE PROJECT								
-	2	Floor Area Ratio (GFA/ Lot Area)										
-	3	Building Height / Street-Width Ratio										
ŀ	<u>4</u> 5	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)		_								
F	<u> </u>	Number of Stories		– INSTALL GAR	AGE, SHED ADDITION, AN	ND PORCH ONLY –						
F	7	Building Coverage (% Building on the Lot)			-							
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS						
ONIEXI	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate						
Į	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						
L	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate						
L	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) Doors and windows				Appropriate Inappropriate						
	21 22	Doors and windows Window Openings and Proportions				Appropriate Inappropriate						
	22	Window Openings and Proponons Window Casing/ Trim				Appropriate Inappropriate						
	24	Window Casing/ min				Appropriate Inappropriate						
	25	Awnings				Appropriate Inappropriate						
	26	Doors				Appropriate Inappropriate						
	27	Porches and Balconies										
	28	Projections (i.e. porch, portico, canopy)										
	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						
L	34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate						
	35	Fence / Walls (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						
	39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate						
						🗆 Appropriate 🗆 Inappropriate						

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

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

	No
🗆 Yes 🗆	No
🗆 Yes 🗆	No

Project Address: Permit Requested: Meeting Type:

152 COURT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 4,410 SF +/-
- Estimated Age of Structure: c.1795
- 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 Court Street</u>
- Unique Features: Abuts large public housing buildings
- Neighborhood Association: Downtown
- B. Proposed Work: To restore the rear wall of the c. 1795 building

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

D. Lot Location:

Terminal Vista

Gateway

🗌 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"

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:

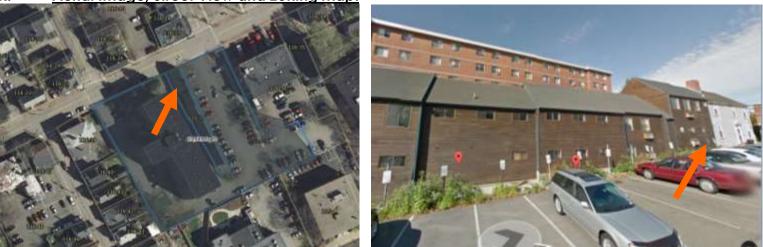
- non-historic structures with shallow front yard setbacks and small landscaped side yards.
- Staff Comments and/ or Suggestions for Consideration: J.

This application proposes to:

- Preserve the historic Gideon Beck House (c.1795) and demolish the later additions.
- Restore the rear wall once the c.1970 commercial building is removed.
- building.

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

Κ. Aerial Image, Street View and Zoning Map:





• The property is located along Court Street. It is surrounded with a wide variety of 2.5 - 6 story historic and

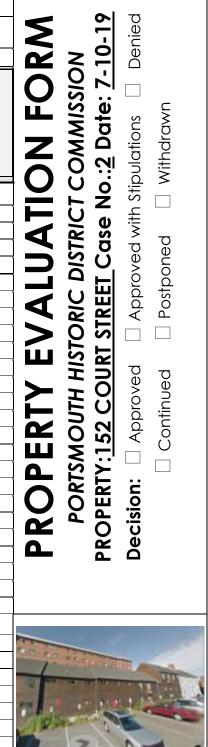
Note that this larger PHA project was approved in August 2018 and it included demolition of the rear c.1970

Aerial and Street View Image

IN		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)				
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)						
	1	Gross Floor Area (SF)	A -								
	2	Floor Area Ratio (GFA/ Lot Area)									
STAFF		Building Height / Street-Width Ratio	MINOR PROJECT								
	4	Building Height – Zoning (Feet)				JLCI					
	5	Building Height – Street Wall / Cornice (Feet)			AR ADDITION WI						
	6	Number of Stories	_								
	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS				
J	8	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropri				
ONTEXT	9	Placement (i.e. setbacks, alignment)					Appropriate Inappropri				
ON	10	Massing (i.e. modules, banding, stepbacks)					🗆 Appropriate 🗆 Inappropri				
Ŭ	11	Architectural Style (i.e. traditional – modern)					Appropriate Inappropri				
	12	Roofs					Appropriate Inappropri				
	13	Style and Slope					□ Appropriate □ Inappropri				
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropri				
	15	Roof Materials					□ Appropriate □ Inappropri				
	16	Cornice Line					Appropriate Inappropri				
	17	Eaves, Gutters and Downspouts					Appropriate Inappropri				
S	18	Walls					Appropriate Inappropri				
IAI	19	Siding / Material					Appropriate Inappropri				
ATERIALS	20	Projections (i.e. bays, balconies)					Appropriate Inappropri				
٨A	21	Doors and Windows					Appropriate Inappropri				
8 1	22	Window Openings and Proportions					Appropriate Inappropri				
S	23	Window Casing/ Trim					Appropriate Inappropri				
ESIC	24	Window Casing/ min					Appropriate Inappropri				
Δ	25	Awnings									
NG	26	Doors					Appropriate 🗆 Inappropri 🗆 Appropriate 🗆 Inappropri				
UILDIN	27	Porches and Balconies					Appropriate Inappropri				
BUI	28	Projections (i.e. porch, portico, canopy)									
-	20	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropri □ Appropriate □ Inappropri				
	30	Lighting (i.e. wall, post)					Appropriate Inappropri Appropriate Inappropri				
	31	Signs (i.e. projecting, wall)					Appropriate Inappropri Appropriate Inappropri				
	32	Mechanicals (i.e. HVAC, generators)									
							Appropriate Inappropri				
	33	Decks		I			Appropriate 🗆 Inappropri				
	34	Garages/ Barns / Sheds (i.e. doors, placement)					Appropriate Inappropri				
ž	35	Fence / Walls (i.e. materials, type)					Appropriate 🗆 Inappropri				
DESIG	36	Grading (i.e. ground floor height, street edge)					Appropriate Inappropri				
	37	Landscaping (i.e. gardens, planters, street trees)					Appropriate Inappropri				
SITE	38 39	Driveways (i.e. location, material, screening)									
- •	37	Parking (i.e. location, access, visibility)					🗆 Appropriate 🗆 Inappropri				
<u>.</u>	Purpos	se and Intent:		I			1				
	1 Dro	eserve the integrity of the District:		No. A Mair	ntain the special character	of the District.					

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:



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

🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type:

59 DEER STREET CERTIFCATE OF APPROVAL PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Mixed-Use
- Land Area: 17,800 SF +/-
- Estimated Age of Structure: c.1985 Building Style: <u>Contemporary</u>
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>No public view</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To replace 7 windows.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Gateway

Mid-Block

- D. Lot Location:
 - Terminal Vista
- Intersection / Corner Lot Rear 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, 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)

J. Neighborhood Context:

this neighborhood have shallow setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace 7 windows with the same profile and appearance.
- The existing and proposed windows are vinyl ٠

Design Guideline Reference – Guidelines for Windows and Doors (08)







Zoning Map

• This historically-significant and contributing building is located along Deer Street. The property is surrounded with many modern and historically significant structures (on the Hill). The structures in

Aerial and Street View Image

			59 DE	ER STREET – PUBLIC	HEARING #3 (MIN	IOR)						
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)						
	No.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSES	SOR'S INFO)		-2					
	1	Gross Floor Area (SF)	(
[2	Floor Area Ratio (GFA/ Lot Area)										
>	3	Building Height / Street-Width (ROW) Ratio		MINOR PROJECT								
	4	Building Height – Zoning (Feet)										
	5 Building Height – Street Wall / Cornice (Feet) - REPLACE / WINDOWS ONLY -											
	6	Number of Stories										
	/	Building Coverage (% Building on the Lot)										
	•	PROJECT REVIEW ELEMENT	APPLICA		HDC SUGGESTIONS							
EXT	ð o	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate						
NTE	Y 10	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	_ ┣━╸					
00	-	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	– – –					
Ļ	11	Architectural Style (i.e. traditional – modern)										
	12	Roofs										
	13	Style and Slope										
	14	Roof Projections (i.e. chimneys, vents, dormers)										
	15	Roof Materials				Appropriate Inappropriate						
1	16	Cornice Line				Appropriate Inappropriate						
S	17	Eaves, Gutters and Downspouts					ΞШ					
<u></u>	18	Walls				Appropriate Inappropriate						
TER	19	Number and Material										
Ă	20	Projections (i.e. bays, balconies) Doors and windows										
~	21					□ Appropriate □ Inappropriate						
Z U	22	Window Openings and Proportions										
ESIC	23	Window Casing/ Trim Window Shutters / Hardware										
	24											
N N	25	Storm Windows / Screens										
	26	Doors Porches and Balconies										
BU	27											
	28	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings					_					
	29 30	Lighting (i.e. wall, post)										
	30	Signs (i.e. projecting, wall)										
1	31	Mechanicals (i.e. HVAC, generators)					Van er					
	-	Decks					Sec.					
	33 34	Garages / Barns / Sheds (i.e. doors, placement)					- ALTERNO					
	34	Fence / Walls / Screenwalls (i.e. materials, type)										
-	-	Grading (i.e. ground floor height, street edge)										
5	36 37	Landscaping (i.e. gardens, planters, street trees)					- ALCONNESS					
DES	37	Driveways (i.e. location, material, screening)										
EC	30	Parking (i.e. location, access, visibility)					1					
SII	40	Accessory Buildings (i.e. sheds, greenhouses)										
	40	Accessory buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate						

H. Purpose and Intent:

ina in	<u>itent:</u>
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: \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 □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

 \Box Yes \Box No 🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type:

77 NEW CASTLE AVE. **CERTIFCATE OF APPROVAL PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Single Family
- Land Area: <u>6,098 SF +/-</u>
- Estimated Age of Structure: <u>NA</u> Building Style: <u>Outbuilding/Shed</u>
- Number of Stories: 1
- Historical Significance: NA
- Public View of Proposed Work: Limited View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To install solar panels on shed roof.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

D. Lot Location:

Terminal Vista



Intersection / Corner Lot Rear Lot

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

Principal

Accessory

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)

J. Neighborhood Context:

• The garden shed is located behind the principal structure in a neighborhood of 1.5 to 2 story historic structures. Most buildings have a narrow setback along the front or side yards.

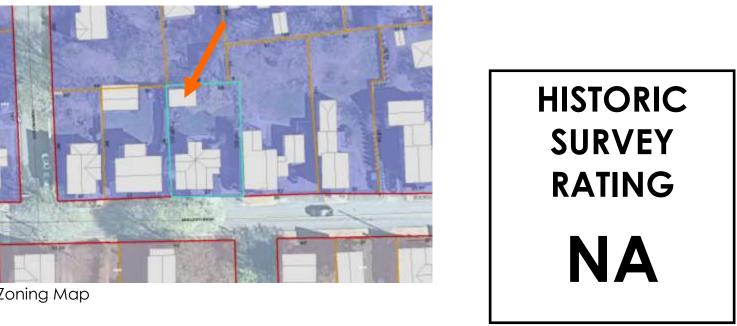
K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- yard.
- The panels will be located on the south-facing roof surface which faces New Castle Ave.

Design Guideline Reference – See Guidelines for Roofing (04).





Zoning Map

Install a roof-top solar array consisting of 18 panels on the garden shed which is located in the rear

Aerial and Street View Image

			77 NEW	CASTLE AVE. – PUB	LIC HEARING #4 (MINOR)				
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NE	IGHBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
-	No.	GENERAL BUILDING INFORMATION	(ESTIAA	ATED FROM THE TAX MAPS & ASSE						
-	1	Gross Floor Area (SF)	(ESTIM)	ATED FROM THE TAX MAPS & ASSE						
·	2	Floor Area Ratio (GFA/ Lot Area)								
-	3	Building Height / Street-Width (ROW) Ratio	-		MINOR PROJE	CT				
-	4	Building Height – Zoning (Feet)		- INSTALLATION OF SOLAR PANELS ON GARDEN SHED ONLY -						
·	5	Building Height – Street Wall / Cornice (Feet)	-	INSTALLATION OF	SOLAR PANELS ON	N GARDEN SHED ONLY -				
Ì	6	Number of Stories								
ĺ	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS				
ь	8	Scale (i.e. height, volume, coverage)		-		Appropriate Inappropriate				
TEX	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate				
NC	10	Massing (i.e. modules, banding, stepbacks)								
Ŭ	11	Architectural Style (i.e. traditional – modern)								
	12	Roofs								
	13	Style and Slope								
	14	Roof Projections (i.e. chimneys, vents, dormers)								
MEMBERS	15	Roof Materials								
	16	Cornice Line								
	17	Eaves, Gutters and Downspouts								
TS	18	Walls								
RIA	19	Number and Material								
ΔTE	20	Projections (i.e. bays, balconies)								
Ň	21	Doors and windows								
۲ &	22	Window Openings and Proportions								
5 U	23	Window Casing/ Trim								
DES	24	Window Shutters / Hardware								
с С	25	Storm Windows / Screens				Appropriate Inappropriate Appropriate Inappropriate				
N	26	Doors								
	27	Porches and Balconies								
BUIL	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				Appropriate Inappropriate				
	34	Garages / Barns / Sheds (i.e. doors, placement)								
	35	Fence / Walls / Screenwalls (i.e. materials, type)								
z	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate				
D	37	Landscaping (i.e. gardens, planters, street trees)								
DES	38	Driveways (i.e. location, material, screening)								
ш I	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate				
SIT	40	Accessory Buildings (i.e. sheds, greenhouses)								
	40	Accessory bolicings (i.e. sheas, greenhouses)								

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

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

Project Evaluation Form: Permit Requested: Meeting Type:

287 MARCY STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #5

A. Property Information - General:

- **Existing Conditions:**
 - Zoning District: <u>General Re</u>sidential B (GRB)
 - Land Use: <u>Single-Family</u> Land Area: <u>2,899 SF +/-</u>

 - Estimated Age of Structure: c.1890
 - Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>

 - Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Marcy Streets</u>
 - Unique Features: NA
 - Neighborhood Association: South End
- B. Proposed Work: To relocate and add windows.

C. Other Permits Required:

Board of Adjustment

City Council Planning Board

Mid-Block

Significant Demolition

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:

off-street parking is limited.

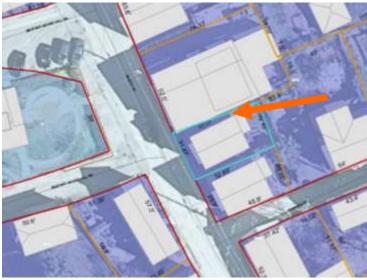
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
- Change the location of the 1st floor window on the side of the house.
- Add two additional windows to the side of the attic window.
- Removal of the two chimneys.
- chimney.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Masonry and Stucco (07), and Windows & Doors (08).

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



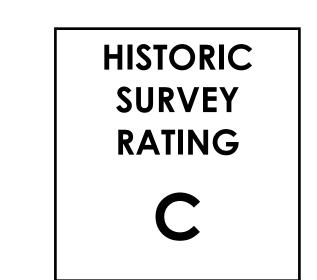


Zoning Map

• This contributing historic structure is located along Marcy Street is surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings have no frontyard setback and

Note that the HDC recommended the applicant reassess the proposed window location and design in the attic gable as well as removal of the chimneys and the potential for a faux

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGHB	ORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
Ē		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			MINOR PROJECT	
		4 Building Height – Zoning (Feet)				
		 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 	-	RELOCATE AND A	ADD WINDOWS & REMC	VE CHIMNEYS ONLY –
		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
ົ້ວ		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
Ľ	\vdash	19 Siding / Material				🗆 Appropriate 🗆 Inappropriate
MAIERIALS		20 Projections (i.e. bays, balconies)				Appropriate Inappropriate
× -		21 Doors and windows				🗌 Appropriate 🗆 Inappropriate
Z		22 Window Openings and Proportions				Appropriate Inappropriate
		23 Window Casing/ Trim				Appropriate Inappropriate
5		24 Window Shutters / Hardware				Appropriate Inappropriate
ל צ⊢		25 Awnings				Appropriate Inappropriate
		26 Doors 27 Perchas and Peleonics				Appropriate Inappropriate
S		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) 31 Signs (i.e. projecting, wall) 				Appropriate Inappropriate
		31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate
┢		33 Decks				Appropriate Inappropriate
$\left \right $		33 Decks 34 Garages (i.e. doors, placement)				Appropriate Inappropriate
	-	35 Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
Z		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
	_	39 Parking (i.e. location, access, visibility)				Appropriate Inappropriate
		40 Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate

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:

🗆 Yes 🗆 No

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

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

202 COURT STREET CERTIFICATE OF APPROVAL WORK SESSION #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 structure as a 3-unit apartment building.

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:

as an auto service repair shop.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes to:

- Add a long roof dormer with balconies in the northeast side of the roof. The proposed shed dormer is nearly 50 feet in length and it contains two recessed balconies.
- The revised elevations show the removal of the brick veneer wall surrounding the two garage doors.
- Additional changes include a small dormer on the single story rear addition and a balcony on the second floor at the rear of the building.
- As requested by the HDC at the Site Visit on May 1st, the Applicant should also provide historic photographs of the firehouse in order to establish the design of the facade prior to the service / repair station alterations.

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 municipally-owned as a fire station. In the 1940s the structure was sold and reused

Aerial and Street View Image



				202 COI	JRT STREET – WOR	K SESSION #A (MC	ODERATE)	ruge	
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	N	EIGHBORHOOD CONTEXT		
	Project Information			Existing Proposed Building Building (+/-)		Abutting Structures (Average)	Surrounding Structures (Average)	enied	
			GENERAL BUILDING INFORMATION	(ESTIMA	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		1	Gross Floor Area (SF)						
		2	Floor Area Ratio (GFA/ Lot Area)						
o			Building Height / Street-Width Ratio A Building Height – Zoping (Feet)		DJECT				
	-				MISSI MISSI				
	-	<u> </u>	Number of Stories	-	- ADD NEW DORM	AER AND MISC. EX	(TERIOR ELEMENTS ONLY –	T COMMI	
		7	Building Coverage (% Building on the Lot)						
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTI	ONS APPROPRIATENESS	D N OM	
F	-	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate		
	TEXT	9	Placement (i.e. setbacks, alignment)						
		10	Massing (i.e. modules, banding, stepbacks)					RIC: se I	
Č	ŭΓ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate		
		12	Roofs				🗆 Appropriate 🗆 Inappropriate	ALU/ ALU/ RIC DIST REET_Co	
MEMBERS		13	Style and Slope				□ Appropriate □ Inappropriate		
ב		14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate		
٤		15	Roof Materials				🗆 Appropriate 🗆 Inappropriate		
		16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	_ > 0 Is □	
		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate		
	ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate		
		19	Siding / Material				🗆 Appropriate 🗆 Inappropriate		
	AT	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	E 💭 👌	
	≤	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate		
	≈ Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	RTY OUTH H 22 COUI	
5 S	SIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	_ Ш ≷ ≈ ⊓	
\		24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate		
7 9	DING	25	Awnings				🗆 Appropriate 🗆 Inappropriate		
		26	Doors				🗆 Appropriate 🗆 Inappropriate		
		27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	– 🗙 – – – Si	
	-	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate		
		29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate		
		30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	\dashv	
5		31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate		
	⊢	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate		
	⊢	33	Decks				🗆 Appropriate 🗆 Inappropriate	STATISTICS /	
┺┝		34	Garages (i.e. doors, placement)				Appropriate Inappropriate		
Z	z-	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate		
	DESIGN	36	Grading (i.e. ground floor height, street edge)						
Ŭ		37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	CADO F.A. HER C. H.	
Ë		38	Driveways (i.e. location, material, screening)					and the second s	
0	~ -	39	Parking (i.e. location, access, visibility)						
		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 🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

15 MIDDLE STREET CERTIFICATE OF APPROVAL WORK SESSION #B

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: Contributing
 - Public View of Proposed Work: View from Pickering and Marcy Streets
 - Unique Features: NA
 - Neighborhood Association: South End
- **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

✓ 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)

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.
- support the project.

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 Porter and Middle Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have

Note that the applicant received a variance for the inn/hotel use. Planning Board approval will also be required including a conditional use permit for the parking reduction needed to

Aerial and Street View Image



INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGHI	BORHOOD CONTEXT						
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)						
GENERAL BUILDING INFORMATION	(ESTIMAT	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)								
Gross Floor Area (SF)										
Floor Area Ratio (GFA/ Lot Area)										
Building Height / Street-Width Ratio		MODERATE PROJECT								
Building Height – Zoning (Feet)										
Building Height – Street Wall / Cornice (Feet) Number of Stories		- INSTALL 10 GABLE DORMERS ONLY -								
Building Coverage (% Building on the Lot)			-							
PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS						
Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate						
Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate						
Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate						
Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate						
Roofs				🗆 Appropriate 🗆 Inappropriate						
Style and Slope				🗆 Appropriate 🗆 Inappropriate						
Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate						
Roof Materials				🗆 Appropriate 🗆 Inappropriate						
Cornice Line				🗆 Appropriate 🗆 Inappropriate						
Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate						
Walls				🗆 Appropriate 🗆 Inappropriate						
Siding / Material				🗆 Appropriate 🗆 Inappropriate						
Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate						
Doors and windows				🗆 Appropriate 🗆 Inappropriate						
Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate						
Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate						
Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate						
Awnings				🗆 Appropriate 🗆 Inappropriate						
Doors				🗆 Appropriate 🗆 Inappropriate						
Porches and Balconies				🗆 Appropriate 🗆 Inappropriate						
Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate						
_andings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate						
Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate						
Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate						
Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate						
Decks				🗆 Appropriate 🗆 Inappropriate						
Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate						
Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate						
Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate						
Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate						
Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate						
Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate						
Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate						

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

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type:

404 MIDDLE STREET CERTIFICATE OF APPROVAL WORK SESSION #1

A. Property Information - General:

- **Existing Conditions:** Zoning District: Mixed Residential Office (MRO)
- Land Use: <u>Single family Residential</u> Land Area: <u>10,783 SF +/-</u>
- Estimated Age of Structure: 1880
- Building Style: <u>Italianate/ Greek Revival</u> Number of Stories: <u>NA</u> •
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle Street
- Unique Features: Abuts Rindlet May House
- Neighborhood Association: Goodwin Park
- B. Proposed Work: Replace 5 windows.

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:

and shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration: The applicant proposes to:

- Replace 5 windows on the third floor (LePage windows) •
- 4 windows are double hung LePage windows and 1 window is casement for egress
- Add two HVAC condensers

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

• This lot and structure is located along Middle Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wooden structures with small side or rear yards

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & AS					
	1	Gross Floor Area (SF)							
-	2	Floor Area Ratio (GFA/ Lot Area)		MINOR PROJECT					
Γ	3	Building Height / Street-Width Ratio							
	4	Building Height – Zohing (Feet)							
_	5	Building Height – Street Wall / Cornice (Feet)		- REPLACE 5 \	WINDOWS AND INSTA	ALL HVAC ONLY -			
-	<u>6</u> 7	Number of Stories Building Coverage (% Building on the Lot)							
_	/		ADDU						
	8	PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS				
ONTEXT	<u>8</u> 9	Scale (i.e. neight, volume, coverage) Placement (i.e. setbacks, alignment)							
zŀ	<u> </u>	Massing (i.e. modules, banding, stepbacks)				Appropriate			
8	11	Architectural Style (i.e. traditional – modern)				Appropriate			
	12	Roofs				Appropriate Inappropriate Appropriate Inappropriate			
┝	13	Style and Slope				□ Appropriate □ Inappropriate			
-	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate			
F	15	Roof Materials				Appropriate Inappropriate			
F	16	Cornice Line				Appropriate Inappropriate			
F	17	Eaves, Gutters and Downspouts				Appropriate Inappropriate			
ATERIALS	18	Walls				Appropriate Inappropriate			
ç	19	Siding / Material				□ Appropriate □ Inappropriate			
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate			
ž	21	Doors and Windows				Appropriate Inappropriate			
Ň	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate			
5	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate			
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate			
	25	Awnings				🗆 Appropriate 🗆 Inappropriate			
	26	Doors				🗆 Appropriate 🗆 Inappropriate			
NILDING	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate			
B	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate			
Ļ	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate			
Ļ	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			
5	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate			
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate			
SITE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate			
S	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate			
	40 Purpo	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate			

3. Conservation and enhancement of property values:

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:

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

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:

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

🗆 Yes 🗆	No
	No
\Box Yes \Box	No

🗆 Yes 🗆 No

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

57 MOUNT VERNON STREET CERTIFICATE OF APPROVAL WOORK SESSION #2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: <u>3,485F +/-</u>
- Estimated Age of Structure: c.1930
- Building Style: Vernacular
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To add a deck and 2 story rear addition.

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"

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:

- J. Background, Comments & Suggested Actions:
 - The Applicant is seeking to:
 - i. Add a front deck
 - ii. Add a new two-story rear addition (with contemporary windows and details)

Design Guideline Reference: Guidelines for Roofing (04, Exterior Woodwork (05) and Windows & Doors (08)

K. Aerial Images and Maps:



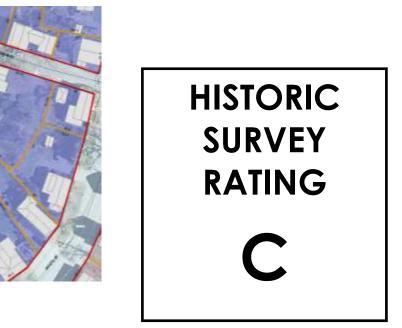


Zoning Map

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 -2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.



Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CON
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Avero
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
STAFF	1	Gross Floor Area (SF)	(10111111)			
₹	2	Floor Area Ratio (GFA/ Lot Area)				
S	3	Building Height / Street-Width Ratio		N	NODERATE PROJ	FCT
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT FR	ONT DECK AND 2 STO	ORY ADDITION
	6	Number of Stories		••••••		
	7	Building Coverage (% Building on the Lot)				
	-	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	
XT X	8	Scale (i.e. height, volume, coverage)				
ONTEXT	9	Placement (i.e. setbacks, alignment)				
		Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				
	12	Roofs				
SS	12	Style and Slope				
Ш.	14	Roof Projections (i.e. chimneys, vents, dormers)				
AB	15	Roof Materials				□ Ap
MEMBERS	16	Cornice Line				
2	17	Eaves, Gutters and Downspouts				
Z ⊻	18	Walls				
	19	Number and Material				
COMMISSION DESIGN & MATERIALS	20	Projections (i.e. bays, balconies)				
	21	Doors and windows				
\leq	22	Window Openings and Proportions				
	23	Window Casing/ Trim				
	24	Window Shutters / Hardware				
L C) 25	Storm Windows / Screens / Awnings				
	26	Doors				
		Porches and Balconies				
.SIO	20	Projections (i.e. porch, portico, canopy)				
	29	Landings/ Steps / Stoop / Railings				
2	30	Lighting (i.e. wall, post)				
R N	31 32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				
Ĕ						
HISTORIC	33	Decks				
-	34	Garages (i.e. doors, placement)				
Z	35	Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge)				
ESIG		Landscaping (i.e. gardens, planters, street trees)				
	38	Driveways (i.e. location, material, screening)				Ap □
SITE	39	Parking (i.e. location, access, visibility)				
	40	Accessory Buildings (i.e. sheds, greenhouses)				
<u>н.</u> I.	1. Pre 2. As: 3. Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu v Criteria / Findings of Fact:	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	ntain the special character of the aplement and enhance the archit note the education, pleasure and	District: ectural and historic cho

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age)	
ONLY –	ROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION OPERTY:57 Dout VERNON Case No.:2 Date: 7-10-19 Costion: Approved Approved with Stipulations Denied Continued Postponed Withdrawn
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aracter: to the city residents and visitors:

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

Project Evaluation Form: Permit Requested: Meeting Type:

14 MECHANIC STREET CERTIFICATE OF APPROVAL WORK SESSION #3

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>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 remove a chimney and add a 1-story 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:

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

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Add a rear one story addition
- Remove a chimney
- Add a new two-story addition on the side
- Add a shed
- Add a patio and landscaping.
- Renovate the existing historic structure.

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:

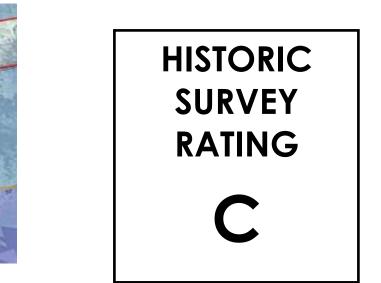




Zoning Map

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

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGHB	ORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
		GENERAL BUILDING INFORMATION	(ESTIMAT	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)	•								
	2										
	3		MODERATE PROJECT								
	4	Building Height – Zoning (Feet)									
	6	Number of Stories	– ADD A	- ADD A TWO STORY ADDITION, SHED, DORMERS AND A 1-STORY ADDITIO							
	7	Building Coverage (% Building on the Lot)			-						
ł		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
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24	-	Window Casing/ IIIm Window Shutters / Hardware									
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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

Page 24 of 40

🗆 Yes 🗆 No 🗆 Yes 🗆 No

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

114 MAPLEWOOD AVE. CERTIFICATE OF APPROVAL WORK SESSION #4

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

- Zoning District: CD5
- Land Use: <u>Single Family</u> Land Area: <u>5,230 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: <u>2</u>
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave</u>
- Unique Features: <u>NA</u> Neighborhood Association: <u>North End</u>
- **B.** Proposed Work: To replace existing structure with a new structure.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block

Significant Demolition

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"

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:

constructed since that time.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Demolish the rear structure

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

K. Aerial Image, Street View and Zoning Map:





• This property is located within the heart of the urban renewal area 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 been

Replace the structure with a 2 story residential building with a garage and shared parking.

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIGH	IBORHOOD CONTEXT				
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5			
	GENERAL BUILDING INFORMATION	(ESTIMA	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		MODERATE PROJECT						
4	Building Height – Zoning (Feet)								
5	Building Height – Street Wall / Cornice (Feet)	- REPLACE REAR STRUCTURE WITH NEW RESIDENTIAL STRUCTURE -							
6	Number of Stories								
7	Building Coverage (% Building on the Lot)								
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	\square			
8 9 10	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate				
10					🗆 Appropriate 🗆 Inappropriate	\			
11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate				
12					🗆 Appropriate 🗆 Inappropriate				
13	, ,				🗆 Appropriate 🗆 Inappropriate				
14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate	┦◀			
15	Roof Materials Cornice Line				Appropriate Inappropriate				
16					Appropriate Inappropriate				
17	Eaves, Gutters and Downspouts				Appropriate Inappropriate	ਹੋ⊓			
18 19					Appropriate Inappropriate				
20					Appropriate Inappropriate				
20	Projections (i.e. bays, balconies) Doors and windows								
21	Doors and windows Window Openings and Proportions				Appropriate Inappropriate	2			
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28					Appropriate Inappropriate				
29					Appropriate Inappropriate	┤Ҩ			
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31	Signs (i.e. projecting, wall)				Appropriate Inappropriate				
						-			
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32 33 34 35 36 37 38 39 40 UIPDO . P . C	Mechanicals (i.e. HVAC, generators) Decks Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	tain the special character of the E plement and enhance the archite note the education, pleasure and v	Appropriate Inappropriate Appropriate Inappropriate				

Project Address: 56 MIDDLE STREET CERTIFICATE OF APPROVAL Permit Requested: WORK SESSION / PUBLIC HEARING #1 **Meeting Type:**

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 addition.

C. Other Permits Required:

V	Board of Adjustment	🗌 Planning Board	🗌 City Council

D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

\checkmark	Prin	icipa
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F. Sensitivity of Context:

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

Accessory

Gateway

Mid-Block

Demolition

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:

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

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—story addition.
- space on the attic level.

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

K. Aerial Image, Street View and Zoning Map:





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.

• Note that this project was previously approved in March 2019 for a 1 $\frac{1}{2}$ story garage with living



Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY	NEIG	HBORHOOD CON	
	No.	Project Information	Existing	Proposed	Abutting Structures	Surrounding	
		GENERAL BUILDING INFORMATION	/ESTIM	ATED FROM THE TAX MAPS & A		[]	
<u></u>	1	Gross Floor Area (SF)	(E311/V	ATED FROM THE TAX MAPS & A			
A	2	Floor Area Ratio (GFA/ Lot Area)					
STAFF	3	Building Height / Street-Width Ratio				ГСТ	
-	4	Building Height – Zoning (Feet)		ſ	MODERATE PROJ		
	5	Building Height – Street Wall / Cornice (Feet)	- REPLACE REAR ADDITION ONLY -				
	6	Number of Stories		= KI	EFLACE REAR ADDIIIO		
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIONS		
	8	Scale (i.e. height, volume, coverage)					
EX	9	Placement (i.e. setbacks, alignment)					
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)					
0	11	Architectural Style (i.e. traditional – modern)					
	12	Roofs					
RS	13	Style and Slope					
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)					
¥	15	Roof Materials					
Ē	16	Cornice Line					
	17	Eaves, Gutters and Downspouts					
Z	18	Walls					
<u>0</u> ₹	19	Siding / Material					
COMMISSION DESIGN & MATERIALS	20	Projections (i.e. bays, balconies)					
	21	Doors and Windows					
\leq	22	Window Openings and Proportions					
	23	Window Casing/ Trim				🗆 Ap	
	24	Window Shutters / Hardware					
	25	Awnings					
	26	Doors					
DISTR	27	Porches and Balconies					
SI B		Projections (i.e. porch, portico, canopy)					
	29	Landings/ Steps / Stoop / Railings				□ Ap	
<u>0</u>	30	Lighting (i.e. wall, post)					
R	31	Signs (i.e. projecting, wall)					
Ĕ	32	Mechanicals (i.e. HVAC, generators)				□ Ap	
HISTORIC	33	Decks					
	34	Garages/ Barns / Sheds (i.e. doors, placement)					
z	35	Fence / Walls (i.e. materials, type)					
DESIGN	36	Grading (i.e. ground floor height, street edge)					
		Landscaping (i.e. gardens, planters, street trees)					
SITE	38	Driveways (i.e. location, material, screening)					
	39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)					
		se and Intent:			J		
<u>11.</u>	-	eserve the integrity of the District:			intain the special character of the	District.	
		eserve me integrity of me Distinct. sessment of the Historical Significance:			mplement and enhance the archit		
		onservation and enhancement of property valu			pmote the education, pleasure and		
		view Criteria / Findings of Fact: 1. Consistent wit	•	-	ation to historic and architectural v mpatibility of innovative technologi	0	
		ompatibility of design with surrounding properties	•	-	mpatibility of innovative technologi	•	

Γ	EXT

Structures

APPROPRIATENESS

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aracter: o the city residents and visitors: э:

perties: 🛛 Yes 🗆 No

FORM Denied -19 Case No.:<u>1</u> Date: <u>7-17</u> **DISTRICT COMMISSION** Withdrawn Approved with Stipulations NOIL 4 Postponed **ALU** STREET PORTSMOUTH HISTORIC **>** PROPERTY:56 MIDDLE Approved Continued ERTY ָרָ**ר Decision: R**O Δ_

> \Box Yes \Box No \Box Yes \Box No 🗆 Yes 🗆 No



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

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

A. Property Information - General:

Existing Conditions:

- Zoning 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: Capt. Drisco House
- Neighborhood Association: South End
- B. Proposed Work: To replace windows, siding and trim and add a rear shed dormer.

Gateway

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"

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:

setback.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
- I. Replace the windows, siding and trim; and
 - II. Add a rear dormer
- Note that Peter Stith will be administering this application and attending the HDC meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Roofing (04) Windows & Doors (08).

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

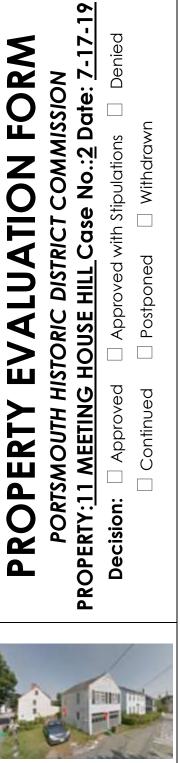
Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT			
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
1	Gross Floor Area (SF)	•			<u> </u>			
2	Floor Area Ratio (GFA/ Lot Area)							
3	Building Height / Street-Width Ratio			MINOR PRC	DIFCT			
4	Building Height – Zoning (Feet)							
5 6	Building Height – Street Wall / Cornice (Feet) Number of Stories	– REP	- REPLACE WINDOWS, SIDING AND TRIM & ADD NEW REAR DORMER					
7	Building Coverage (% Building on the Lot)		0.0.1.1.1.5.1.50	-				
-	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGG				
8	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)							
10								
10	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriat □ Appropriate □ Inappropriat			
12					Appropriate Inappropriat Appropriate Inappropriat			
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18								
19	Siding / Material				□ Appropriate □ Inappropriat			
20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriat			
21	Doors and windows				🗆 Appropriate 🗆 Inappropriat			
22					🗆 Appropriate 🗆 Inappropriat			
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31	Signs (i.e. projecting, wall)							
32								
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39					🗆 Appropriate 🗆 Inappropriat			
40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriat			
38 39 40 Purpo 1. Pr 2. As 3. C	Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type) 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)	 Yes Yes Yes Yes 	No 5. Cor	•	Appropriate Ir Appropriate Ir Appropriate Ir Appropriate Ir Appropriate Ir Appropriate Ir			

Denied

Withdrawn

FORM



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

Page 30 of 40

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

15 MOUNT VERNON STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: <u>3,920SF +/-</u>
- Estimated Age of Structure: <u>c.1790 (relocated to the site)</u>
- Building Style: Cape
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: Relocated from another lot in the 1950s
- Neighborhood Association: South End
- **B.** Proposed Work: To extend the roofline over the existing garage.

C. Other Permits Required:

Board of Adjustment D. Lot Location:

Mid-Block

Rear Lot Intersection / Corner Lot

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

Principal

Terminal Vista

Demolition

City Council

F. Sensitivity of Context:

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

Gateway

Planning Board

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:

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
 - i. Extend the roofline of the existing structure over the attached garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on both the front and rear elevations.
 - iv. The garage door will be replaced

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

K. Aerial Images and Maps:





Zoning Map

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 -2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

Aerial and Street View Image

			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CON
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Avero
		N -	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
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₹		2	Floor Area Ratio (GFA/ Lot Area)				
S		3	Building Height / Street-Width Ratio			MINOR PROJEC	`T
		4	Building Height – Zoning (Feet)				▲ I
		5	Building Height – Street Wall / Cornice (Feet)		– FXTEND	ROOFLINE OVER GA	RAGEONIY -
	_	6	Number of Stories				
		7	Building Coverage (% Building on the Lot)				
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	
	┶—	8	Scale (i.e. height, volume, coverage)				
		9	Placement (i.e. setbacks, alignment)				
	<u></u>	10	Massing (i.e. modules, banding, stepbacks)				
	-	11	Architectural Style (i.e. traditional – modern)				
S		12	Roofs				
R R		13	Style and Slope				
MEMBERS		14	Roof Projections (i.e. chimneys, vents, dormers)				
≥ I	_	15	Roof Materials				
Σ	_	16 17	Cornice Line Eaves, Gutters and Downspouts				
	2	17	Walls				
ō		10	Number and Material				
SI		20	Projections (i.e. bays, balconies)				
SI	MATERIALS	20	Doors and windows				<u>□</u> Ap □ Ap
COMMISSION	~ ~	22	Window Openings and Proportions				
	<u>z</u> –	23	Window Casing/ Trim				
	DESIGN	24	Window Shutters / Hardware				
	ວ ບ	25	Storm Windows / Screens / Awnings				
ົບ	ž	26	Doors				
DISTRICT		27	Porches and Balconies				
ST		28	Projections (i.e. porch, portico, canopy)				
Δ		29	Landings/ Steps / Stoop / Railings				
U		30	Lighting (i.e. wall, post)				
R		31	Signs (i.e. projecting, wall)				
HISTORIC		32	Mechanicals (i.e. HVAC, generators)				
ST		33	Decks				
エ		34	Garages (i.e. doors, placement)				
	_	35	Fence / Walls / Screenwalls (i.e. materials, type)				
Ċ	<u>ร</u>	36	Grading (i.e. ground floor height, street edge)				
C L	DESI	37	Landscaping (i.e. gardens, planters, street trees)				
	ш.	38	Driveways (i.e. location, material, screening)				
ā	SIT	39	Parking (i.e. location, access, visibility)				🗆 Ap
		40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Ap
	1. 2. 3.	. Pre . Ass . Co	<u>e and Intent:</u> serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property valu <u>v Criteria / Findings of Fact:</u>	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	ntain the special character of the I aplement and enhance the archite note the education, pleasure and	ectural and historic cho

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APPROPRIATENESS	T COMMIS T COMMIS No.:3 Date Stipulations Withdrawn
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propriate 🗆 Inappropriate	ROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION OPERTY: Date: Z-17-19 Continued Approved with Stipulations Denied Continued Postponed Withdrawn
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aracter: to the city residents and visitors:

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

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

266-278 STATE STREET **CERTIFCATE OF APPROVAL** WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 4,642 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 4-5
- Historical Significance: <u>Contributing and New Construction</u> Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To restore the historic Times Building and infill the vacant lot.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista	
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inal	l Vis	ta

✓ 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"

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)

Neighborhood Context: J.

Κ. Staff Comments and/ or Suggestions for Consideration: The Applicant is proposing to:

- consideration should be given to preservation of the granite stairwell along State Street
- The dormers have also been revised to be connected and the windows on the second and the third connectors as the flatness of the dormers begin to dominate the lower roof surface.

Design Guideline Reference - See complete Design Guidelines.

Aerial Image, Street View and Zoning Map:





Zoning Map

• The remaining building and vacant lots (due to the fire) are located along State, Pleasant and Church Streets. The property is surrounded with many brick and wood--sided historic buildings ranging from 2 to 4 stories in height. Most buildings have no setback along the front or side yards.

• Restore the Times Building including the traditional storefront and a 6/6 window pattern. Note • Add a 4-story (plus a penthouse level) mixed-use infill building. Note that the applicant has revised the penthouse level to address the issues of the firewall projection, penthouse height and the railing system location and design. Note that the firewall may not be required due to adequate setbacks and fire protection in the building. Additionally, the BOA recently approved the variance to allow the added height and for the penthouse floor to be within 15 feet of the rear outside building wall.

floor has been reduced in height. Consideration should be given to removing some of the proposed



Aerial and Street View Image



			266-278 STA	TE STREET – WORK S	ESSION #A (MA	AJOR PROJECT)			
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEX	Г		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures	(Average)		
-	NO.	GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)				
	1	Gross Floor Area (SF)							
	2	Floor Area Ratio (GFA/ Lot Area)		MAJOR PROJECT					
	3	Building Height / Street-Width (ROW) Ratio				JLCI			
-	4	Building Height – Zoning (Feet)		TIMES BUILDING &	CONSTRUCT N	FW 4 STORY INFILL BILL	DING ONLY -		
	5	Building Height – Street Wall / Cornice (Feet)		ESTORE TIMES BUILDING & CONSTRUCT NEW 4 STORY INFILL BUILDING ONLY					
ŀ	6	Number of Stories							
	/	Building Coverage (% Building on the Lot)							
	•	PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGES		ROPRIATENESS		
	<u>ŏ</u>	Scale (i.e. height, volume, coverage)					<u>iate 🗆 Inappropriate</u>		
	7	Placement (i.e. setbacks, alignment)					<u>iate 🗆 Inappropriate</u>		
1	0	Massing (i.e. modules, banding, stepbacks)					<u>iate 🗆 Inappropriate</u>		
		Architectural Style (i.e. traditional – modern)					iate 🗆 Inappropriate		
	2	Roofs					iate 🗆 Inappropriate		
	3	Style and Slope					iate 🗆 Inappropriate		
14		Roof Projections (i.e. chimneys, vents, dormers)					<u>iate 🗆 Inappropriate</u>		
15		Roof Materials					<u>iate 🗆 Inappropriate</u>		
10	-	Cornice Line					<u>iate 🗆 Inappropriate</u>		
17		Eaves, Gutters and Downspouts					<u>iate 🗆 Inappropriate</u>		
18		Walls					iate 🗆 Inappropriate		
19		Number and Material					iate 🗆 Inappropriate		
20		Projections (i.e. bays, balconies)					iate 🗆 Inappropriate		
21		Doors and windows					iate 🗆 Inappropriate		
22		Window Openings and Proportions					iate 🗆 Inappropriate		
23		Window Casing/ Trim					<u>iate 🗆 Inappropriate</u>		
24		Window Shutters / Hardware					iate 🗆 Inappropriate		
25		Storm Windows / Screens					<u>iate 🗆 Inappropriate</u>		
26	-	Doors					<u>iate 🗆 Inappropriate</u>		
27		Porches and Balconies					iate 🗆 Inappropriate		
28		Projections (i.e. porch, portico, canopy)					<u>iate 🗆 Inappropriate</u>		
2		Landings/ Steps / Stoop / Railings					iate 🗆 Inappropriate		
30		Lighting (i.e. wall, post)					iate 🗆 Inappropriate		
31		Signs (i.e. projecting, wall)					iate 🗆 Inappropriate		
32		Mechanicals (i.e. HVAC, generators)					iate 🗆 Inappropriate		
3	3	Decks					iate 🗆 Inappropriate		
34		Garages / Barns / Sheds (i.e. doors, placement)					iate 🗆 Inappropriate		
35		Fence / Walls / Screenwalls (i.e. materials, type)					iate 🗆 Inappropriate		
36		Grading (i.e. ground floor height, street edge)					iate 🗆 Inappropriate		
37	'	Landscaping (i.e. gardens, planters, street trees)					iate 🗆 Inappropriate		
38	8	Driveways (i.e. location, material, screening)					iate 🗆 Inappropriate		
39	,	Parking (i.e. location, access, visibility)					iate 🗆 Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)					iate 🗆 Inappropriate		

<u>H. Purpose and Intent:</u>

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

Page 34 of 40



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

179 PLEASANT STREET CERTIFICATE OF APPROVAL WORK SESSION #B

Mid-Block

Significant Demolition

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

- Zoning District: MRO
- Land Use: <u>Single-Family</u> Land Area: <u>32,410 SF +/-</u>
- Estimated Age of Structure: c.1860
- Building Style: <u>Georgian</u> Number of Stories: <u>2.5</u>
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Pleasant Street</u>
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End
- B. Proposed Work: To add a rear addition and garden structures.

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:

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Carriaae house.
- A pool and garden structures are also proposed in the rear yard.
- Note that a site visit has been scheduled for 5:30 p.m. on July 10th.

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

K. Aerial Image, Street View and Zoning Map:





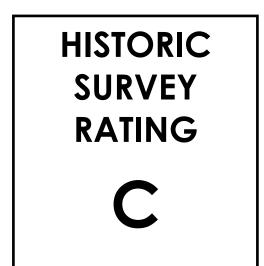
Zonina Map

• This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

Renovate and expand the existing connector buildings between the main house and the

Extensive landscape changes are also proposed for the gardens and driveway areas.

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	ECT PROPERTY		NEIGHBORHO	DOD CONTEXT
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
	810	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio		Λ	AODERATE PI		
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)	_	CONSTRUCT REA	R ADDITIONS & (GARDEN ST	RUCTURES ONLY –
	6	Number of Stories					
1	/	Building Coverage (% Building on the Lot)			-		
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS
1 <u>×</u> –	8	Scale (i.e. height, volume, coverage)					Appropriate Inappropriate
ONTEXT	<u> </u>	Placement (i.e. setbacks, alignment)					Appropriate Inappropriate
8	10	Massing (i.e. modules, banding, stepbacks)					Appropriate Inappropriate
	11	Architectural Style (i.e. traditional – modern)					Appropriate Inappropriate
	12	Roofs Style and Slope					Appropriate Inappropriate
	13	Roof Projections (i.e. chimneys, vents, dormers)					Appropriate Inappropriate
	14	Roof Materials					Appropriate Inappropriate
	15	Cornice Line					Appropriate Inappropriate
	16 17	Eaves, Gutters and Downspouts					Appropriate Inappropriate
S.	18	Walls					Appropriate Inappropriate
	19	Siding / Material					
TEF	20	Projections (i.e. bays, balconies)					Appropriate Inappropriate
₹ –	20	Doors and windows					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
ళ	22	Window Openings and Proportions					Appropriate Inappropriate
U U	23	Window Casing/ Trim					Appropriate Inappropriate
DESI	24	Window Shutters / Hardware					Appropriate Inappropriate
	25	Awnings					Appropriate Inappropriate
Ň	26	Doors					Appropriate Inappropriate
	27	Porches and Balconies					Appropriate Inappropriate
BU	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)					
	32	Mechanicals (i.e. HVAC, generators)					
	33	Decks					Appropriate Inappropriate
	34	Garages (i.e. doors, placement)					Appropriate Inappropriate
	35	Fence / Walls (i.e. materials, type)					
US N	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)					Appropriate Inappropriate

2. Assessment of the Historical Significance:

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

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-17-19

No.:<u>B</u> Date:

Case

STREET

Denied

Approved with Stipulations

Approved

Withdrawn

Postponed

Continued

PROPERTY: 179 PLEASANT Decision:



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

3 PLEASANT STREET CERTIFICATE OF APPROVAL WORK SESSION #C

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 add a penthouse and a 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:

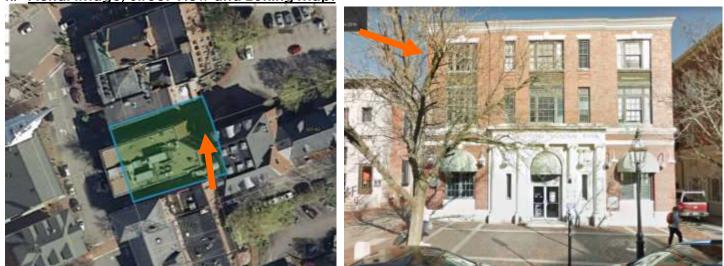
Most buildings have no frontyard setback and off-street parking is limited.

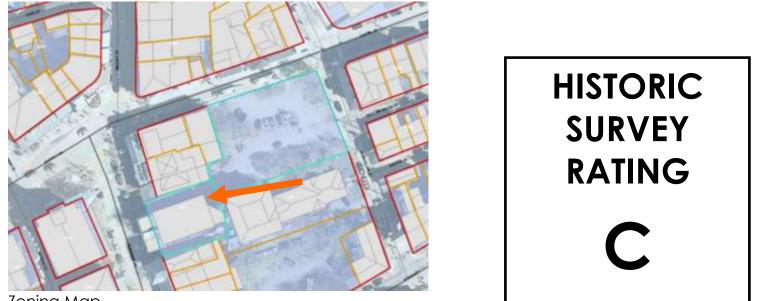
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Renovate the existing structure and add an oval penthouse level.
 - Add a 3 story rear addition.
 - between Penhallow, Daniel and Pleasant Streets.

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 Pleasant Street and Market Square. The building is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures.

In conjunction with the application and proposed building for the abutting Daniel Street lot, the applicant proposed a variety of landscape improvements for pedestrian circulation

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT				
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)								
	2	Floor Area Ratio (GFA/ Lot Area)	MACDEDATE DDA IEAT							
	3	Building Height / Street-Width Ratio	MODERATE PROJECT							
	4	Building Height – Zoning (Feet)								
	5	Building Height – Street Wall / Cornice (Feet)	- INSTALL ROOFTOP PENTHOUSE AND REAR ADDITION ONLY -							
	<u>6</u> 7	Number of Stories Building Coverage (% Building on the Lot)								
/										
0		PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	HDC	COMMENTS	HDC SUGGE					
8	-	Scale (i.e. neight, volume, coverage) Placement (i.e. setbacks, alignment)								
9 10	_	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappro □ Appropriate □ Inappro				
11		Architectural Style (i.e. traditional – modern)				Appropriate Inappro Appropriate Inappro				
1		Roofs				Appropriate Inappro Appropriate Inappro				
13	-	Style and Slope				Appropriate Indepto				
14		Roof Projections (i.e. chimneys, vents, dormers)								
1		Roof Materials								
16		Cornice Line								
17		Eaves, Gutters and Downspouts								
18		Walls								
19	Ì	Siding / Material				□ Appropriate □ Inappro				
20		Projections (i.e. bays, balconies)				□ Appropriate □ Inappro				
21		Doors and windows				🗆 Appropriate 🗆 Inappro				
		Window Openings and Proportions				🗆 Appropriate 🗆 Inappro				
	-	Window Casing/ Trim				🗆 Appropriate 🗆 Inappro				
	_	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappro				
	-	Awnings	🗆 Appropriate 🗆 Inappropriate							
26 Do						🗆 Appropriate 🗆 Inappro				
		orches and Balconies				🗆 Appropriate 🗆 Inappro				
	_	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappro				
	-	andings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappro				
30		Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappro				
31		Signs (i.e. projecting, wall)				Appropriate Inappro				
	_	Mechanicals (i.e. HVAC, generators)				Appropriate Inappro				
33		Decks				Appropriate Inappro				
34		Garages (i.e. doors, placement)				Appropriate Inappro				
35	-	Fence / Walls (i.e. materials, type)				Appropriate Inappro				
<u>36</u> 37		Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)								
37		Driveways (i.e. location, material, screening)								
39	_	Parking (i.e. location, access, visibility)								
37	_	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappro □ Appropriate □ Inappro				

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:

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

DANIEL STREET CERTIFICATE OF APPROVAL WORK SESSION #D

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

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:

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

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

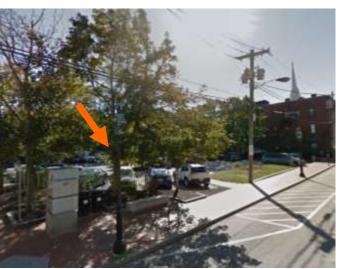
K. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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



Aerial and Street View Image

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT					
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
GENERAL BUILDING INFORMATION	(ESTIMA	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
Gross Floor Area (SF)	•							
loor Area Ratio (GFA/ Lot Area)								
Building Height / Street-Width Ratio				∼ ⊤				
Building Height – Zoning (Feet)		MAJOR PROJECT – INSTALL A NEW 3 STORY COMMERCIAL BUILDING ONLY –						
Building Height – Street Wall / Cornice (Feet)								
Number of Stories								
Building Coverage (% Building on the Lot)		COMMENTS						
PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
icale (i.e. height, volume, coverage)								
Placement (i.e. setbacks, alignment)				Appropriate Inappropriate				
Aassing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate				
Roofs				 Appropriate Inappropriate Appropriate Inappropriate 				
tyle and Slope				Appropriate Indppropriate				
Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate				
Roof Materials				Appropriate Inappropriate				
Cornice Line				Appropriate Inappropriate				
aves, Gutters and Downspouts			Appropriate Inappropriate					
alls								
ng / Material								
ections (i.e. bays, balconies)								
rs and windows				Appropriate Inappropriate				
dow Openings and Proportions				🗆 Appropriate 🗆 Inappropriate				
dow Casing/ Trim				🗆 Appropriate 🗆 Inappropriate				
low Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate				
ngs				🗆 Appropriate 🗆 Inappropriate				
rs				🗆 Appropriate 🗆 Inappropriate				
ches and Balconies				🗆 Appropriate 🗆 Inappropriate				
ections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate				
dings/ Steps / Stoop / Railings				Appropriate Inappropriate				
nting (i.e. wall, post)				Appropriate Inappropriate				
igns (i.e. projecting, wall)				Appropriate Inappropriate				
chanicals (i.e. HVAC, generators)				Appropriate Inappropriate				
arages (i.e. doors, placement)				Appropriate Inappropriate				
arages (i.e. aoors, placement) ence / Walls (i.e. materials, type)				Appropriate Inappropriate				
iding (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate				
ding (i.e. ground noor height, sheet edge) dscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate				
iveways (i.e. location, material, screening)				Appropriate Inappropriate				
rking (i.e. location, access, visibility)								

Preserve me integrity of me District. 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:

 \Box Yes \Box No

🗆 Yes 🗆 No

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No