Staff Report – August 5th & 19th, 2020

August 5th MEETING

ADMINISTRATIVE ITEMS:

Administrative Approvals:

- 1. 421 Pleasant Street (LUHD-167)
- **2.** 241 South Street (LUHD-168)
- 3. 36 Richards Ave, (LUHD-170)
- 4. 10 Comm. Alley. (LUHD-171)
- 5. 28 Dearborn St. (LUHD-174)
- 6. 57 Salter Street (LUHD-175)
- 7. 105 Chapel St. (LUHD-176)
- 8. 35 Mark St. (LUHD-177)
- 9. 170 Mechanic St. (LUHD-178)

- Recommend Approval
 - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

A. 35 Howard St. #35 (LU-20-32) (windows)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 19 South Street (LU-20-102) (windows and doors)
- 2. 458 Marcy Street (LU-20-137) (windows)
- 3. 34 Highland St. (LUHD-138) (window replacement)
- 4. 99 Hanover St. (LU-20-146) (storefront)
- 5. 298 Middle St. (LU-20-145) (rear deck)

WORK SESSIONS - NEW BUSINESS: 1. 41 Market St. (LUHD-173) (façade improvements) 2. 45 Market St. (LUHD-172) (façade improvements)

August 19th MEETING

ADMINISTRATIVE ITEMS:

Administrative Approvals:

WORK SESSIONS – OLD BUSINESS:

- A. 132-134 Middle St. (LHDC-105) (roof and stairs)

WORK SESSIONS - NEW BUSINESS:

1. 232 South St. (LUHD-169) (siding, trim, steps and windows)

B. 377 Maplewood Ave. (LUHD-145) (new rear building) C. 84 Pleasant St. (LUHD-141) (storefront & rear addition)



LOCATOR MAP

21 **APPLICATIONS:**

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

35 HOWARD STREET (LU-20-32) **CERTIFICATE OF APPROVAL PUBLIC HEARING #A**

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

- Zoning District: <u>GRB</u>
- Land Use: <u>Two-Family</u>
- Land Area: 3,500 SF +/-
- Estimated Age of Structure: c.1858
- Building Style: Colonial
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Howard Street
- Unique Features: NA
- Neighborhood Association: South End
- **<u>B. Proposed Work:</u>** <u>To replace 10 existing windows</u>

C. Other Permits Required:

| Board of Adjustment | 🗌 Planning Board 🔛 City |
|---------------------|-------------------------|
| ☑ Condo Association | Abutting Property Owner |

City Council ng Board

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

E. Existing Building to be Altered/ Demolished:

Principal

- Accessory
 - Significant Demolition

Mid-Block

F. Sensitivity of Neighborhood 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, AC Hotel)

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:

• This contributing historic structure is located along Howard Street in the South End and is setbacks on narrow lots.

J. Previous HDC Comments and Suggestions:

• The HDC has not previously reviewed this application.

K. Application Scope of Work, Staff Comments and Suggestions for Consideration:

- window restoration as a preferred alternative.

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

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image



Aerial View

surrounded with many other wood and brick, 2-3 story contributing structures with no front yard

• To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. According to the applicant, the windows are approximately 110 years old and in fair to poor condition. Consistent with the Design Guidelines the applicant was directed to also explore

 Note that the condo association will need to approve of the proposed changes so the applicant is working on obtaining that approval. As a result the Applicant has request to postpone this application to the July meeting. THIS APPLICATION SHOULD BE WITHDRAWN GIVEN THE DELAY.



HISTORIC SURVEY RATING

| | | 35 HOWARD STREET (LU-20-32) – PUBLIC HEARING #A (MINOR) | | | | | |
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| INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD | | | | | NEIGHBORHOOD CONT | | |
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to the city residents and visitors:

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

<u>19 SOUTH STREET (LU-20-27)</u> **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

Mid-Block

Significant Demolition

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

- Zoning District: <u>GRB</u>
 Land Use: <u>Single Family</u>
 Land Area: 7.767 SF +/-
- Estimated Age of Structure: <u>c.1825</u> Building Style: <u>Federal/ Greek Revival</u>
- Number of Stories: 2
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from South and Marcy Streets</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To replace and add windows and doors.

C. Other Permits Required:

| Board of Adjustment | 🗌 Planning Board 🛛 City Council |
|---------------------|---------------------------------|
| Condo Association | Abutting Property Owner |

- Condo Association D. Lot Location:
 - Terminal Vista

 - Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

Principal

- F. Sensitivity of Neighborhood 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, AC Hotel)

H. Project Type:

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

Neiahborhood Context:

narrow lots.

J. Previous HDC Comments and Suggestions:

• This particular project was not previously reviewed by the HDC.

K. Staff Comments and Suggestions for Consideration:

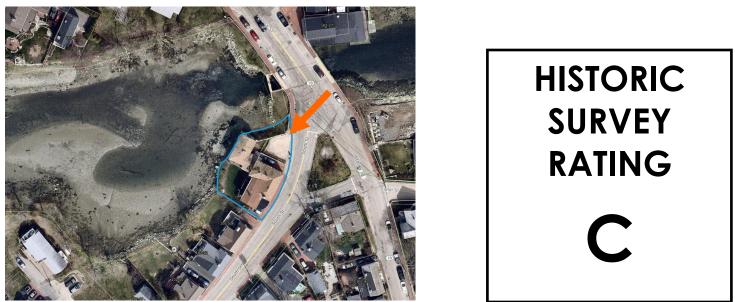
• The proposed window is a Marvin Elevate and it's located on the rear elevation.

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

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image



Aerial View

• This contributing historic structure is located along South Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with shallow front yard setbacks on

| | | | | | | – PUBLIC HEARING # | |
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| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding (Avero |
| | | No | GENERAL BUILDING INFORMATION | (ESTIM | ATED FROM THE TAX MAPS & AS | SESSOR'S INFO) | |
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| | | 6 | Number of Stories | | | | |
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| Di | 8 | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Ap |
| | | 29 | Landings/ Steps / Stoop / Railings | | | | |
| S | | 30 | Lighting (i.e. wall, post) | | | | 🗆 Ap |
| ō | | 31 | Signs (i.e. projecting, wall) | | | | |
| HISTORIC | | 32 | Mechanicals (i.e. HVAC, generators) | | | | |
| Η̈́Η | | 33 | Decks | | | | |
| | | 34 | Garages (i.e. doors, placement) | | | | |
| | Z () | 35 | Fence / Walls (i.e. materials, type) | | | | |
| | ESIG | 36 | Grading (i.e. ground floor height, street edge) | | | | |
| | Б П | 37 38 | Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening) | | | | |
| | SIT | 30 | Parking (i.e. location, access, visibility) | | | | |
| | | | Accessory Buildings (i.e. sheds areenhouses) | | | | |
| | | 1. Pre 2. As: 3. Cc Review | se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu <u>Criteria / Findings of Fact:</u> | | No 5. Com No 6. Prom | ntain the special character of the l aplement and enhance the archite note the education, pleasure and | ectural and historic cho welfare of the District t |
| | <u>I.</u> F | 1. Co | <u>Criteria / Findings of Fact:</u> onsistent with special and defining character of mpatibility of design with surrounding properties | | | tion to historic and architectural ve apatibility of innovative technologi | |

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🗆 Yes 🗆 No

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aracter: to the city residents and visitors:

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

458 MARCY STREET (LU-20-137) **CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Are: 2,860 SF +/-
- Estimated Age of Structure: c.<u>1895</u>
- Building Style: Stick Style
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Marcy Street</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To replace all windows.

C. Other Permits Required:

- Condo Association
- D. Lot Location:
 - Terminal Vista

Mid-Block

Planning Board City Council

Abutting Property Owner

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Accessory
- Demolition

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

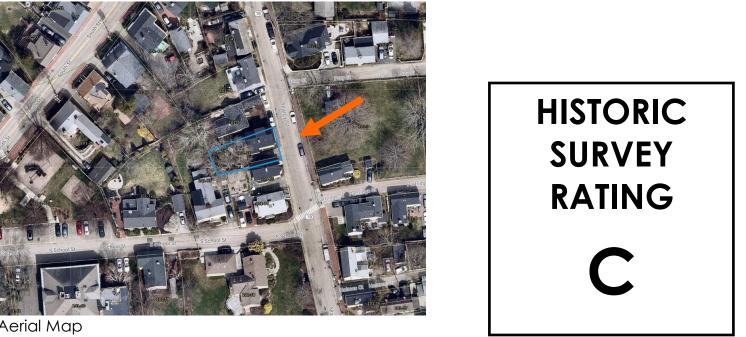
- small side with larger rear garden areas along the waterfront.
- J. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:
 - meeting to confirm.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Masonry & Stucco (07) and Windows and Doors (08).

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Aerial Map

• This contributing structure is located behind a recently constructed garage along Marcy Street. It is surrounded with many wood 2 -2.5 story structures with shallow or no front yards and

• Replace all the windows in the structure. Note that the Applicant has assessed the windows and determined that they are all replacement windows that are in poor condition. As such, it would be helpful for any commissioners to view the street-facing windows in advance of the



| | | | | | | - PUBLIC HEARING #2 (| |
|------------|-------------|--|--|----------------------|---------------------------------|--|---|
| | | | INFO/ EVALUATION CRITERIA | | BJECT PROPERTY | | BORHOOD CON |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding (Avero |
| STAFF | | No | GENERAL BUILDING INFORMATION | (ESTI | MATED FROM THE TAX MAPS & AS | SESSOR'S INFO) | |
| | | 1 | Gross Floor Area (SF) | | | | |
| ₹ | Ī | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| S | | 3 | Building Height / Street-Width Ratio | | | MINOR PROJECT | F |
| | | 4 | Building Height – Zoning (Feet) | | | | |
| | | 5 | Building Height – Street Wall / Cornice (Feet) | | | - Replace All Windows | • _ |
| | Ļ | 6 | Number of Stories | | | | 5 - |
| | | 7 | Building Coverage (% Building on the Lot) | | | | |
| | | | PROJECT REVIEW ELEMENT | APPLIC | CANT'S COMMENTS | HDC SUGGESTIONS | |
| | хт | 8 | Scale (i.e. height, volume, coverage) | | | | |
| | Ë | 9 | Placement (i.e. setbacks, alignment) | | | | |
| | CONTEXT | 10 | Massing (i.e. modules, banding, stepbacks) | | | | |
| | 0 | 11 | Architectural Style (i.e. traditional – modern) | | | | |
| S | | 12 | Roofs | | | | |
| MEMBERS | | 13 | Style and Slope | | | | |
| AB | | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | |
| ≧ | - | 15 | Roof Materials | | | | |
| Ξ | - | 16 | Cornice Line | | | | |
| COMMISSION | s | 17 | Eaves, Gutters and Downspouts | | | | |
| | IAL | 18 | Walls | | | | |
| | TER | 19 | Siding / Material | | | | |
| IIS | MATERIALS | 20 21 | Projections (i.e. bays, balconies) Doors and Windows | | | | |
| ≥ | ∞ ర | 21 | Doors and windows Window Openings and Proportions | | | | |
| Š | DESIGN | 22 | Window Openings and Proponions Window Casing/ Trim | | | | |
| N | ESI | 23 | Window Casing/ IIIII Window Shutters / Hardware | | | | |
| | | 25 | Awnings | | | | |
| บ | ž | 25 | Doors | | | | |
| DISTRICT | BUILDING | 20 | Porches and Balconies | | | | |
| ST | BU | 28 | Projections (i.e. porch, portico, canopy) | | | | |
| Δ | - | 29 | Landings/ Steps / Stoop / Railings | | | | |
| U | - | 30 | Lighting (i.e. wall, post) | | | | |
| Ř | - | 31 | Signs (i.e. projecting, wall) | | | | |
| 0 | - | 32 | Mechanicals (i.e. HVAC, generators) | | | | |
| HISTORIC | | 33 | Decks | | | | |
| Ξ | | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | |
| | _ | 35 | Fence / Walls (i.e. materials, type) | | | | |
| | DESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | |
| | ESI | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | |
| | | 38 | Driveways (i.e. location, material, screening) | | | | |
| | SITE | 39 | Parking (i.e. location, access, visibility) | | | | |
| | | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | |
| | <u>I. R</u> | 1. Pre 2. As 3. Co eview | se and Intent: eserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value <u>v Criteria / Findings of Fact:</u> | □ Yes es: □ Yes | s □ No 5. Con s □ No 6. Pron | ntain the special character of the Dis nplement and enhance the architec note the education, pleasure and we | tural and historic cho elfare of the District to |
| | | | onsistent with special and defining character of s | • • • | | | - |
| | | 2. Co | ompatibility of design with surrounding properties | | 🗆 Yes 🗆 No 🛛 4. Con | npatibility of innovative technologies | with surrounding pro |

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| APPROPRIATENESS | PROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION PROPERTY: 458 MARCY SI. Case No.:2 Date: 8-5-20 PROPERTY: Approved Approved with Stipulations Denied Continued Postponed Withdrawn |
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aracter: to the city residents and visitors:

□ Yes □ No □ Yes □ No □ Yes □ No

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

34 HIGHLAND ST. (LU-20-138) **CERTIFICATE OF APPROVAL PUBLIC HEARING #3**

A. Property Information - General: Existing Conditions:

- Zoning District: GRA
- Land Use: 4-Unit Multi-Family
- Land Area: <u>5,230 SF +/-</u> Estimated Age of Structure: c.<u>1890</u>
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: <u>Full view of Highland Street</u> Unique Features: <u>Building Bifurcated by Historic district</u>
- Neighborhood Association: Lincoln/ Broad Street

B. Proposed Work: To replace side and rear windows & restore front windows.

C. Other Permits Required:

| | Board of Adjustment | 🗌 Planning Board | City Council |
|-----------|---------------------------------------|-------------------------|-------------------------------|
| | Condo Association | \Box Abutting Propert | y Owner |
| <u>D.</u> | Lot Location: | | |
| | Terminal Vista | Gateway | Mid-Block |
| | Intersection / Corner Lot | 🗌 Rear Lot | |
| <u>E.</u> | Existing Building to be Altered/ Demo | olished: | |
| | Principal | | \Box Significant Demolition |
| <u>F.</u> | Sensitivity of Context: | | |
| | | | |

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

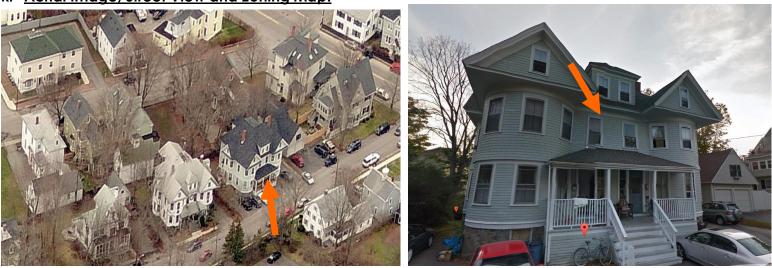
• This structure is located along Highland Street at the edge of the Historic District. It is shallow with wider side and rear yards.

J. Staff Comments and Suggestions for Consideration:

- Anderson 100 Series window.
- same approach for the front two basement windows.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

surrounded with many other wood sided, 2.5 story contributing structures. The front yards are

• The applicant is seeking to replace all the existing historic windows in the structure with an

 Due to a misunderstanding of the prior feedback from the HDC the applicant's sub-contractor has already replaced many windows on the right side and rear of the structure. The subcontractor proceeded with the window replacement despite not having obtained a building permit for the work. As a response, the city directed the owner to cease work on the project and obtain HDC approval for the existing and remaining replacement windows. Also note that a single window was replaced on the front facade and the owner is seeking to either repair the removed window or replace it with a matching true-divided lite wood window from the righthand side of the house. Based on the recent site visit the applicant is now considering the

Aerial and Street View Image



| | INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHO | | | | | | |
|----------------------------------|---|---|----------------------|-----------------------------|------------------------------------|--|----------|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | No. | GENERAL BUILDING INFORMATION | (FSTIMA | TED FROM THE TAX MAPS & AS | SESSOR'S INFO) | | |
| STAFF | 1 | Gross Floor Area (SF) | (2011) | | | | |
| ∀ | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| S | 3 | Building Height / Street-Width Ratio | | Λ | NODERATE PRC | | |
| | 4 | Building Height – Zoning (Feet) | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) Number of Stories | - Replac | e Windows on Si | de & Rear of Buildir | g & Restore the Front Win | dow |
| | 7 | Building Coverage (% Building on the Lot) | | | | 9 | |
| | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTIC | | |
| - | 8 | Scale (i.e. height, volume, coverage) | IDC | COMMENTS | | Appropriate Inap | |
| ONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate Inap | |
| | 10 | Massing (i.e. modules, banding, stepbacks) | | | | Appropriate Inap | |
| ŭ | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inap | |
| n 🗌 | 12 | Roofs | | | | Appropriate Inap | |
| č | 13 | Style and Slope | | | | Appropriate Inap | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | □ Appropriate □ Inap | |
| ٤ | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inap | |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inap | |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inap | |
| CIVINISSICIN SIGN & MATERIALS | 18 | Walls | | | | 🗆 Appropriate 🗆 Inap | opropric |
| | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inap | |
| ATI | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inap | opropric |
| | 21 | Doors and windows | | | | 🗆 Appropriate 🗆 Inap | opropric |
| | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inap | opropric |
| 5 S | 23 | Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inap | |
|) B | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inap | opropric |
| | 25 | Awnings | | | | 🗆 Appropriate 🗆 Inap | |
| | 26 | Doors | | | | 🗆 Appropriate 🗆 Inap | |
| | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inap | |
| | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inap | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inap | |
| | 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inap | |
| | 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inap | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | Appropriate Inap | |
| | 33 34 | Decks | | | | Appropriate Inap | |
| - | 34 | Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type) | | | | | |
| Z | 36 | Grading (i.e. ground floor height, street edge) | | | | | |
| DESIGN | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | □ Appropriate □ Inap □ Appropriate □ Inap | |
| | 38 | Driveways (i.e. location, material, screening) | | | | | |
| SITE | 39 | Parking (i.e. location, access, visibility) | | | | □ Appropriate □ Inap □ Appropriate □ Inap | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | |
| H. | | se and Intent: | | | | | |
| | 1. Pre | eserve the integrity of the District: | 🗆 Yes 🗆 | No 4. Mai | ntain the special character of t | he District: | |
| | | ssessment of the Historical Significance: | | | • | chitectural and historic character: | |
| | | onservation and enhancement of property value | | | • | and welfare of the District to the city reside | ents an |
| | | Criteria / Findings of Fact: | | | | | |
| | | onsistent with special and defining character of s | surroundina prope | rties: 🗆 Yes 🗆 No 🛛 3. Rela | ition to historic and architecture | al value of existina structure: | es 🗆 No |
| | | ompatibility of design with surrounding properties | . | | npatibility of innovative techno | • | es 🗆 No |

| TEXT (Structures age) Front Windows - APPROPRIATENESS poropriate poropriate (Inappropriate poropriate (Inappropriate | | |
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🗆 Yes 🗆 No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

aracter: to the city residents and visitors:

Project Address: Permit Requested: Meeting Type:

99 HANOVER ST. (LU-20-146) **CERTIFICATE OF APPROVAL PUBLIC HEARING #4**

A. Property Information - General:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 27,856 +/- SF
- Estimated Age of Structure: <u>2014</u>
 Building Style: <u>Traditional Revival</u>
 Number of Stories: <u>5</u>

- Historical Significance: NA
- Public View of Proposed Work: View from Hanover ST. and Portwalk Pl.
- Unique Features: NA
- Neighborhood Association: North End

<u>B.</u> Proposed Work: To replace the doors and renovate the ground-floor facade.

C. Other Permits Required:

- Planning Board City Council Board of Adjustment
- Condo Association
- Abutting Property Owner

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- 🗌 Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

| | Principal |
|---|-----------|
| _ | |

Accessory

F. Sensitivity of Context:

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

Gateway

G. Desian Approach (for Major Projects only):

- 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:

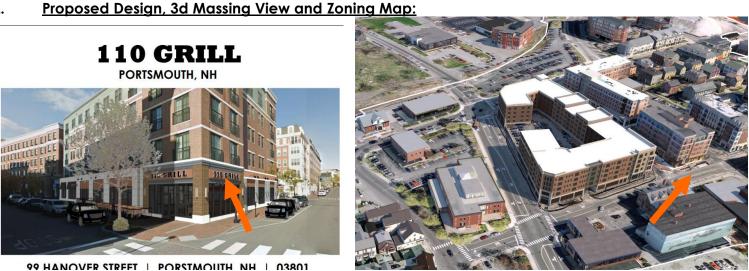
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This single-story accessory structure is located along Portwalk Place and Hanover Street is Urban Renewal.
- Previous HDC Comments and Suggestions: J.
 - The HDC has not reviewed this application.
- K. Staff Comments and/ or Suggestions for Consideration: • NA.

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

PORTSMOUTH, NH



Proposed Building Design and 3D Massing Model Images



Zoning Map

surrounded by a wide variety of contributing structures that are primarily large multi-story brick infill buildings associated with the Portwalk project. The larger North End area was cleared during

HISTORIC SURVEY RATING ΝΑ

| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIG | SHBORHOOD CONTEXT | | | |
|--------|----------|--|----------------------|----------------------------|------------------------------------|---|-------------------------|--|--|
| | Na | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | < | | |
| - | No. | | (ESTIAA A) | | | | - < | | |
| - | 1 | GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1 Cross Floer Area (SE) | | | | | | | |
| | 2 | Gross Floor Area (SF) | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | ∩T | O So | | |
| | 4 | Building Height – Zoning (Feet) | | | MINOR PROJEC | | S T | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | Р | onovato Facado / S | lavafrank | Σ | | |
| | 6 | Number of Stories | | - K | enovate Façade / S | forefront – | Ζξ | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | - T 0 | | |
| | | PROJECT REVIEW ELEMENT | APPLICAN | NT'S COMMENTS | HDC SUGGESTIONS | S APPROPRIATENESS | U Ŭ | | |
| ь | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| Ĥ | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| ONTEXT | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | ן א ד | | |
| U | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate | - D . | | |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | _ < ž | | |
| _ | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | - N ō | | |
| _ | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 5 | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| AL: | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| TERIA | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | E | | |
| MAI | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | - 5 | | |
| ~~~~ | 21 | Doors and Windows | | | | 🗆 Appropriate 🗆 Inappropriate | _ ~ õ | | |
| N N | 22 | Window Openings and Proportions Window Casing/ Trim | | | | Appropriate Inappropriate | – Ш Š | | |
| ESIC | 23 24 | Window Casing/ IIIm Window Shutters / Hardware | | | | | | | |
| | 24 | Awnings | | | | | | | |
| DINC | 26 | Doors | | | | Appropriate 	Inappropriate | _ 🖸 ð | | |
| | 27 | Porches and Balconies | | | | □ Appropriate □ Inappropriate | ∼ ∼ | | |
| BUI | 28 | Projections (i.e. porch, portico, canopy) | | | | Appropriate Inappropriate | | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | | | | |
| F | 30 | Lighting (i.e. wall, post) | | | | □ Appropriate □ Inappropriate | | | |
| F | 31 | Signs (i.e. projecting, wall) | | | | Appropriate Inappropriate | | | |
| F | 32 | Mechanicals (i.e. HVAC, generators) | | | | | | | |
| Γ | 33 | Decks | | | | □ Appropriate □ Inappropriate | AN BOY | | |
| | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| ~ | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | and the second liter of | | |
| ESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| DES | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | T SPACE | | |
| SITE [| 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | C de to | | |
| S | 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| . F | | se and Intent: | | | | | | | |
| | | eserve the integrity of the District: | | | itain the special character of the | | | | |
| | | sessment of the Historical Significance: | | | plement and enhance the archi | | | | |
| | з. Co | onservation and enhancement of property value | es: 🗆 Yes 🗆 | NO 6. Prom | note the education, pleasure and | d welfare of the District to the city residents and visit | ors: | | |
| _ | | <u>Criteria / Findings of Fact:</u> | | | | | | | |

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

Project Evaluation Form: Permit Requested: Meeting Type:

298 MIDDLE STREET (LU-20-145) **CERTIFICATE OF APPROVAL PUBLIC HEARING #5**

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

- Zoning District: <u>MRO</u> Land Use: Residential
- Land Area: <u>8,276 SF +/-</u>
- Estimated Age of Structure: c.1813
- Building Style: Federal
- Number of Stories: <u>3.0</u>
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Middle Street</u>
- Neighborhood Association: Middle Street
- B. Proposed Work: Install a rear deck.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

- Condo Association
- Abutting Property Owner

D. Lot Location:

- Terminal Vista
- Rear Lot ☐ Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

| $\mathbf{\nabla}$ | Principal |
|-------------------|-----------|
|-------------------|-----------|

- Accessory
- Significant Demolition

Mid-Block

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 alternations, additions or expansions)

I. Neighborhood Context:

shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- structure.
- The proposed decking material is Trex composite decking and rail system.

Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)

K. Aerial Image, Street View and Zoning Map:





• This 2.5 story contributing wood structure is located along Middle Street and is surrounded with many 2-3 story contributing structures. The neighborhood is a 3 story wood-sided structure with

• The applicant is proposing to replace a smaller deck with a larger deck in the rear yard of the

Aerial and Street View Image

| | | | | 298 MI | DDLE STREET – PUB | LIC HEARING #5 (MIN | IOR) | Γάζ |
|------------|--------|---------------|---|----------------------|-----------------------------|---|--|------------------------------------|
| | | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIGH | IBORHOOD CONTEXT | |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | ۲ 5-20 |
| | | | GENERAL BUILDING INFORMATION | (ESTIMA) | IED FROM THE TAX MAPS & ASS | ESSOR'S INFO) | | |
| AFF | | 1 | Gross Floor Area (SF) | | | | | OR SION e: <u>8-5</u> |
| STA | _ | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| 5 | _ | 3 | Building Height / Street-Width Ratio | | | MINOR PROJEC | T | I ISSI ates |
| | | <u>4</u> 5 | Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) | | | | | |
| | | <u> </u> | Number of Stories | | - | Install Large Rear De | eck – | |
| | | 7 | Building Coverage (% Building on the Lot) | | | . | | T COMMI No. <u>:5</u> Do |
| | | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| | E | 8 | Scale (i.e. height, volume, coverage) | | | | Appropriate Inappropriate | |
| | TEXT | 9 | Placement (i.e. setbacks, alignment) | | | | | |
| | ONT | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | |
| | Ŭ | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate | ALUAT RIC DISTRIC |
| <u>^</u> | | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | |
| MEMBERS | | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 2 | | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| Σ | | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | |
| S | | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | ALS | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | ERIA | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 2 | AT | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | ─ Ĺ È ≶ |
| ξ | ~~~ | 21 | Doors and windows | | | | 🗌 Appropriate 🗆 Inappropriate | |
| COMMISSION | N N | 22 | Window Openings and Proportions | | | | Appropriate Inappropriate | |
| C | DESIG | 23 24 | Window Casing/ Trim Window Shutters / Hardware | | | | Appropriate Inappropriate | |
| | о С | 24 | Awnings | | | | Appropriate Inappropriate | |
| บ | DINO | 25 | Doors | | | | Appropriate Inappropriate Appropriate Inappropriate | O و بي ا |
| Z | | 27 | Porches and Balconies | | | | | D Po No |
| DISTRICT | BUILI | 28 | Projections (i.e. porch, portico, canopy) | | | | | |
| Δ | | 29 | Landings/ Steps / Stoop / Railings | | | | | |
| U I | | 30 | Lighting (i.e. wall, post) | | | | | |
| HISTORIC | | 31 | Signs (i.e. projecting, wall) | | | | | |
| 0 | | 32 | Mechanicals (i.e. HVAC, generators) | | | | □ Appropriate □ Inappropriate | |
| 2 | | 33 | Decks | | | | □ Appropriate □ Inappropriate | |
| | | 34 | Garages (i.e. doors, placement) | | | | Appropriate Inappropriate | |
| Γ | - | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | ESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | DES | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | ш | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | SIT | 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | |

H. Purpose and Intent:

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

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

🗆 Yes 🗆 No

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

41 MARKET ST. (LUHD-173) **CERTIFICATE OF APPROVAL** WORK SESSION #1

A. Property Information - General: Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 1,650 SF +/-
- Estimated Age of Structure: c.1780/1880
- Building Style: High Victorian
- Number of Stories: 4.0
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Market Street</u>
- Unique Features: Contributing
- Neighborhood Association: Downtown
- B. Proposed Work: To renovate the attic and upper floors.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

Condo Association

☐ Abutting Property Owner

Mid-Block

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

Principal

Significant Demolition Accessory

F. Sensitivity of Neighborhood 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, AC Hotel)

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 non-contributing addition is located along Market Street and Commercial Alley. It is with alleyways to Penhallow Street.

J. HDC & Staff Comments and Suggestions for Consideration:

elevation.

Design Guideline Reference - Guidelines for Masonry & Stucco (07), Porches, Stoops and Decks (6), and Windows and Doors (08).

K. Proposed Design, Street View and Aerial View:





Aerial View

surrounded with other wood- and brick-clad, multi-story contributing buildings. Buildings along Market Street have no front yard setback and no side yards and shallow rear yards connected

• This application proposed to add a new vertical copper gutter and downspout system, a new recessed roof deck on the rear elevation, and repairs to the limestone banding and sills as well as replacing the upper level windows and relocating the HVAC condensers to the roof on the rear

HISTORIC SURVEY RATING

| | | INFO/ EVALUATION CRITERIA | SUBJECT | PROPERTY | NEIGH | BORHOOD CONTEXT |
|--------|-----|--|----------------------|----------------------------|---------------------------------------|-------------------------------------|
| | Na | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | NO | GENERAL BUILDING INFORMATION | (ESTIMATED F | ROM THE TAX MAPS & AS | SESSOR'S INFO) | |
| | 1 | Gross Floor Area (SF) | • | | | |
| F | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| F | 3 | Building Height / Street-Width Ratio | | _ | | |
| | 4 | Building Height – Zoning (Feet) | | Λ | NODERATE PROJE | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | _ | | | |
| _ | 6 | Number of Stories | – Fa | cade Improve | ements, Rear Deck an | d HVAC Condensers – |
| | 7 | Building Coverage (% Building on the Lot) | | - | | |
| ſ | | PROJECT REVIEW ELEMENT | HDC CON | MENTS | HDC SUGGESTIONS | APPROPRIATENESS |
| ŗ | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 9 | Placement (i.e. setbacks, alignment) | | | | □ Appropriate □ Inappropriate |
| | 10 | Massing (i.e. modules, banding, stepbacks) | | | | □ Appropriate □ Inappropriate |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate |
| | 12 | Roofs | | | | Appropriate 🗆 Inappropriate |
| Γ | 13 | Style and Slope | | | | □ Appropriate □ Inappropriate |
| Γ | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | □ Appropriate □ Inappropriate |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 18 | Walls | | | | □ Appropriate □ Inappropriate |
| | 19 | Siding / Material | | | | □ Appropriate □ Inappropriate |
| | 20 | Projections (i.e. bays, balconies) | | | | Appropriate Inappropriate |
| | 21 | Doors and windows | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 23 | Window Casing/ Trim | | | | □ Appropriate □ Inappropriate |
| | 24 | Window Shutters / Hardware | | | | Appropriate Inappropriate |
| | 25 | Awnings | | | | |
| | 26 | Doors | | | | |
| | 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 |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | Appropriate Inappropriate |
| | 33 | Decks | | | | |
| | 34 | Garages (i.e. doors, placement) | | | | |
| | 35 | Fence / Walls (i.e. materials, type) | | | | |
| F | 36 | Grading (i.e. ground floor height, street edge) | | | | |
| | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | |
| | 38 | Driveways (i.e. location, material, screening) | | | | |
| _ | 39 | Parking (i.e. location, access, visibility) | | | | |
| F | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | |
| ⊑ P | | se and Intent: | | | | |
| | | | 🗆 Yes 🗆 No | 1 Mair | ntain the special character of the Di | strict |
| ± 1 | Pr/ | eserve the integrity of the District: | | | | |

2. Compatibility of design with surrounding properties:

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

Project Evaluation Form: Permit Requested: Meeting Type:

45 MARKET STREET (LUHD-172) **CERTIFICATE OF APPROVAL** WORK SESSION #2

A. Property Information - General: Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 1,445 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 4.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Market Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To fully renovate the facade and upper floors of the building.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

Condo Association

☐ Abutting Property Owner

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

| I I | Principal |
|-----|-----------|
|-----|-----------|

- Accessory
- Significant Demolition

Mid-Block

F. Sensitivity of Context:

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

Gateway

G. Desian 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:

front yard setback, shallow rear yards and off-street parking is limited.

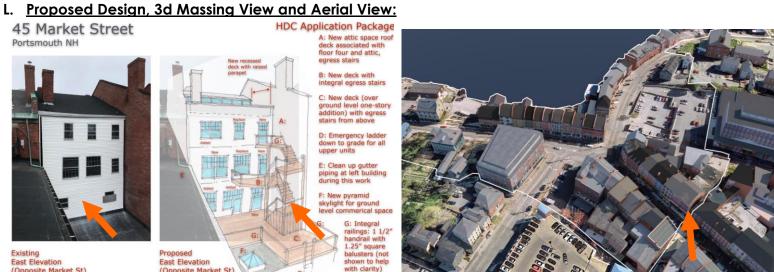
J. Previous HDC Comments and Suggestions:

• The HDC has not previously reviewed this application.

K. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:

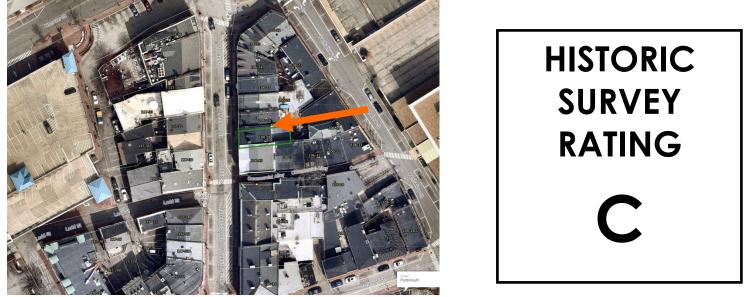
deck on the rear elevation.

Design Guideline Reference – Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows & Doors (08).



posite Market St

Aerial and Street View Image



Zoning Map

• This contributing historic structure is located along Market Street and is surrounded with many other brick and wood-sided, multi-story contributing structures. All the buildings have little no

• Replace the vinyl and wood façade components, install new windows and update the storefront. Copper rain gutters will be added as well as new signs, lighting and a recessed roof

| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIGI | HBORHOOD CONTEXT | | | | | | | | |
|-----------------------|-------------------------|---|---------------------------------------|----------------------------|--|-------------------------------------|--|--|--|--|--|--|--|--|
| | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | | | | | | |
| | | GENERAL BUILDING INFORMATION | (ESTIMAT | ED FROM THE TAX MAPS & AS | 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) | _ 1 | Eacado Improvo | monte and Ponovativ | on of the Upper Fleers - | | | | | | | | |
| | 6 | Number of Stories | | ruçude impiove | ements and kenovalid | on of the Upper Floors – | | | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | - | 1 | | | | | | | | |
| | | PROJECT REVIEW ELEMENT | HDC (| COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | | | | | | | |
| ₽L | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| Ŭ | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| TERIALS | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| < | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| ≤ | 21 | Doors and windows | | | | 🗆 Appropriate 🗆 Inappropria | | | | | | | | |
| ≈ | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| 23 Window Casing/Trim | | | | | | | | | | | | | | |
| | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| U U | 25 | Awnings | | | | 🗆 Appropriate 🗆 Inappropria | | | | | | | | |
| | 26 | Doors | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropri | | | | | | | | |
| 8 | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropria | | | | | | | | |
| | 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropria | | | | | | | | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropria | | | | | | | | |
| | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropria | | | | | | | | |
| | 34 | Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inapproprio | | | | | | | | |
| _ | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropria | | | | | | | | |
| | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inapproprio | | | | | | | | |
| DESI | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| ш | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| SIT | 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inapproprio | | | | | | | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | | | | | |
| | Pre Ass | se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value | □ Yes □ □ Yes □ es: □ Yes □ | No 5. Con | ntain the special character of the E aplement and enhance the archite note the education, pleasure and | | | | | | | | | |

| rs – | Y EVALUATION FORM | TH HISTORIC DISTRICT COMMISSION <u>AARKET STREET</u> Case No.: <u>2</u> Date: <u>8-5-20</u> | Approved with Stipulations | Withdrawn |
|---------------|-------------------|--|----------------------------|-----------|
| ATENESS | | ŬŶ | tipi | 3 |
| Inappropriate | | F Z | S [†] | |
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🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

tors:

Project Evaluation Form: Permit Requested: Meeting Type:

132-134 MIDDLE STREET (LUHD-105) **CERTIFICATE OF APPROVAL** WORK SESSION #A

A. Property Information - General: Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 11.060 SF +/-
- Estimated Age of Structure: c.1865
- Building Style: Mansard
- Number of Stories: 3.0
- Historical Significance: Focal Public View of Proposed Work: <u>View from Middle Street & Haymarket Square</u>
- Unique Features: The Parrot House is a Focal building
- Neighborhood Association: Downtown
- **B.** Proposed Work: To repoint brick, replace the roof & made entryway improvements

Gateway

C. Other Permits Required:

Planning Board City Council Board of Adjustment

Condo Association

Abutting Property Owner

D. Lot Location:

- Terminal Vista
- Rearlot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory

Significant Demolition

Mid-Block

F. Sensitivity of Neighborhood 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, AC Hotel)

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:

Note that he structure is located on two separate lots.

J. Previous HDC Comments and Suggestions:

asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

K. Staff Comments and Suggestions for Consideration:

advance of the work session scheduled for August 19th.

Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

Proposed Design, 3d Massing View and Aerial View:



Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map

• This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height.

• The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front facade or using the faux slate shingles. The

• The applicant will submit new drawings by the August 5th meeting so they can be reviewed in



| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | N | EIGHBORHOOD CONTEXT | | |
|----------|---|--|----------------------|-------------------------------|----------------------------------|--|--|--|
| | N. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| | | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & ASSES | SOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | • | | i | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | M | ODERATE PRO | JJECI | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | D | | | | | |
| | Number of Stories - Replace Roof & Trim, Repoint Brick and Replace Front Entryway | | | | | na keplace front Entryway – | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | |
| | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTIC | | | |
| | 8 | Scale (i.e. height, volume, coverage) | | | | Appropriate Inappropriate | | |
| | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 10 | Massing (i.e. modules, banding, stepbacks) | | | | Appropriate Inappropriate | | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate | | |
| | 12 | Roofs | | | | Appropriate Inappropriate | | |
| | 13 | Style and Slope | | | | □ Appropriate □ Inappropriate | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | Appropriate 🗆 Inappropriate | | |
| | 15 | Roof Materials | | | | Appropriate Inappropriate | | |
| | 16 17 | Cornice Line | | | | | | |
| | | Eaves, Gutters and Downspouts | | | | | | |
| | 8 | Walls | | | | | | |
| 19 | | Siding / Material | | | | | | |
| 20 21 | | Projections (i.e. bays, balconies) Doors and windows | | | | | | |
| | | Window Openings and Proportions | | | | | | |
| 22 23 | | Window Openings and Proportions Window Casing/ Trim | | | | | | |
| 23 | | Window Casing/ Initia Window Shutters / Hardware | | | | | | |
| 2 | | Awnings | | | | Appropriate Appropriate Inappropriate Inappropriate | | |
| 25 | | Doors | | | | | | |
| 20 | - | Porches and Balconies | | | | | | |
| 28 | | Projections (i.e. porch, portico, canopy) | | | | | | |
| 20 | | Landings/ Steps / Stoop / Railings | | | | | | |
| 3 | | Lighting (i.e. wall, post) | | | | | | |
| 31 | | Signs (i.e. projecting, wall) | | | | | | |
| 32 | | Mechanicals (i.e. HVAC, generators) | | | | | | |
| 33 | | Decks | | | | | | |
| 34 | _ | Garages (i.e. doors, placement) | | | | | | |
| 35 | | Fence / Walls (i.e. materials, type) | | | | | | |
| 36 | | Grading (i.e. ground floor height, street edge) | | | | | | |
| 37 | | Landscaping (i.e. gardens, planters, street trees) | | | | | | |
| 38 | | Driveways (i.e. location, material, screening) | | | | | | |
| | 39 | Parking (i.e. location, access, visibility) | | | | | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | | |
| - | _ | se and Intent: | | | | | | |

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

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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 Address: Permit Requested: Meeting Type:

377 MAPLEWOOD AVE. (LUHD-145) **CERTIFICATE OF APPROVAL** WORK SESSION #B

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 5,227 SF +/-
- Estimated Age of Structure: c.1941
- Building Style: Cape
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: Work include partial demolition and renovation to secondary building.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

Abutting Property Owner Condo Association

D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot ☐ Rear Lot

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

Principal

F. Sensitivity of Context:

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

Accessory

Gateway

G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

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

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

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

H. Project Type:

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

I. Neighborhood Context:

masonry-sided structures with shallow front yard setbacks narrow side yards.

J. Background & Suggested Action:

- structure and to renovate the existing structure with new windows, siding and roof.
- weather.
- be available at the August 5th meeting.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Maplewood Ave. It is surrounded with 2 to 2.5 story wood- and

• At the July HDC meeting the application proposed a partial demolition of an existing secondary • Several members of the HDC requested a site visit prior to continuing with the design and review of this application. The Site Visit was held on Monday July 27th and three HDC members attended. We discovered that the buildings are innivery poor condition and open to the

Although no design-related issues were discussed at the site visit, the applicant's design engineer indicated that he would be considering a replacement building that would not necessarily reuse all of the existing building footprint. We expect new elevations and drawing to

Street View & 3D Massing Model Image



| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIG | HBORHOOD CONTEXT |
|----------|----|--|----------------------|----------------------------|----------------------------------|-------------------------------------|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| Ī | | GENERAL BUILDING INFORMATION | (ESTIMAT | ED FROM THE TAX MAPS & AS | SESSOR'S INFO) | |
| | 1 | Gross Floor Area (SF) | • | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | Building Height / Street-Width Ratio | | Α | FCT | |
| Ļ | 4 | Building Height – Zoning (Feet) | | | NODERATE PROJ | |
| - | 5 | Building Height – Street Wall / Cornice (Feet) | | - Partially Demo | lish and Renovate a | Secondary Building – |
| - | 6 | Number of Stories | | - I amaly Define | | secondary bonding - |
| _ | 7 | Building Coverage (% Building on the Lot) | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICAN | T'S COMMENTS | HDC SUGGESTIONS | |
| EXT | 8 | Scale (i.e. height, volume, coverage) | | | | 🗌 Appropriate 🗆 Inappropria |
| ONTE | 9 | Placement (i.e. setbacks, alignment) | | | | 🗌 Appropriate 🗆 Inappropria |
| 0 | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropria |
| <u> </u> | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropria |
| | 12 | Roofs | | | | 🗆 🗆 Appropriate 🗆 Inappropria |
| - | 13 | Style and Slope | | | | 🗌 Appropriate 🗆 Inappropria |
| F | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗌 Appropriate 🗆 Inapproprio |
| _ | 15 | Roof Materials | | | | 🗌 Appropriate 🗆 Inappropria |
| - | 16 | Cornice Line | | | | 🗌 Appropriate 🗆 Inappropria |
| s | 17 | Eaves, Gutters and Downspouts | | | | 🗌 Appropriate 🗆 Inappropria |
| ERIALS | 18 | Walls | | | | 🗌 Appropriate 🗆 Inappropria |
| ER | 19 | Siding / Material | | | | 🗌 Appropriate 🗆 Inappropria |
| .¥ | 20 | Projections (i.e. bays, balconies) | | | | 🗌 Appropriate 🗆 Inappropria |
| & ~ | 21 | Doors and Windows | | | | 🗌 Appropriate 🗆 Inappropria |
| N N | 22 | Window Openings and Proportions | | | | 🗌 Appropriate 🗆 Inappropria |
| DESIG | 23 | Window Casing/ Trim | | | | 🗌 Appropriate 🗆 Inapproprio |
| ā | 24 | Window Shutters / Hardware | | | | 🗌 Appropriate 🗆 Inappropria |
| ОN N | 25 | Storm Windows / Screens | | | | 🗌 Appropriate 🗆 Inappropria |
| nILDI | 26 | Doors | | | | 🗌 Appropriate 🗆 Inappropria |
| BUI | 27 | Porches and Balconies | | | | Appropriate 🗆 Inappropria |
| | 28 | Projections (i.e. porch, portico, canopy) | | | | Appropriate Inappropriate |
| ┝ | 29 | Landings/ Steps / Stoop / Railings | | | | |
| ╞ | 30 | Lighting (i.e. wall, post) | | | | Appropriate Inappropria |
| ┝ | 31 | Signs (i.e. projecting, wall) | | | | Appropriate Inappropriate |
| ┝ | 32 | Mechanicals (i.e. HVAC, generators) | | | | |
| ╞ | 33 | Decks | | | | Appropriate Inappropria |
| - | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | Appropriate Inappropriate |
| ESIGN | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | Appropriate Inappropriate |
| ES | 36 | Grading (i.e. ground floor height, street edge) | | | | Appropriate Inappropriate |
| LE D | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | Appropriate Inappropria |
| SIT | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropria |

H. Purpose and Intent:

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \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

Case No.:<u>B</u> Date: <u>8-19-20</u> Denied FORM COMMISSION Withdrawn Approved with Stipulations Z O AI DISTRICT Postponed AVE. HISTORIC MAPLEWOOD) E Approved Continued **PROPERTY** PORTSMOUTH PROPERTY:377 **Decision**:



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

84 PLEASANT ST. (LUHD-141) **CERTIFICATE OF APPROVAL** WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,016 SF +/-
- Estimated Age of Structure: c.1880 (front building)
- Building Style: Victorian
- Historical Significance: <u>Contributing (front building)</u> Public View of Proposed Work: <u>Primary view from Church Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **<u>B.</u>** Proposed Work: Renovate 84 Pleasant St. and replace the rear addition.

C. Other Permits Required:

- Planning Board City Council Board of Adjustment
- Condo Association
- Abutting Property Owner(s)

D. Lot Location:

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

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

Principal

Demolition

Mid-Block

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neiahborhood Context:

State Street (the so-called Times Building).

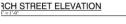
J. Background & Suggested Action:

- table system.
- Pleasant Street building.
- Revised Elevation and site plans will be made available at the August 5th meeting.

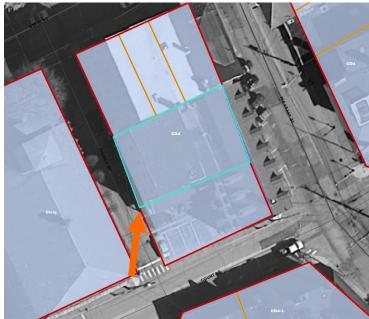
Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12).

K. Aerial Image, Street View and Zoning Map:









Zoning Map

• The building is located along Church and Pleasant Streets. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks and little to no open space. Note that the proposed buildings will be fully integrated into the recently-approved building for 278

• The application is proposing to renovate the facade of the historic building along Pleasant Street and remove and replace the non-contributing CMU block addition on the rear with a 4 story addition that is receised from the front roof line. If feasible, the ground-floor along Church Street provides access to the underground parking area via a car elevator and subsurface turn-

 Please note that this application includes four individual properties on State and Pleasant Street and the portion being removed along Church Street is likely a non-contributing addition to the

Aerial and Street View Image



| | | 84 PLE | ASANT STRE | ET (LUHD-141) – V | VORK SESSION #C | (MAJOR PROJECT) | | | | | |
|-----------------------------|----------|---|---|---|----------------------------------|-------------------------------------|--|--|--|--|--|
| | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | Ν | NEIGHBORHOOD CONTEXT | | | | | |
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | -20 | | | | |
| STAFF | | GENERAL BUILDING INFORMATION | (ESTIMA | R 19 | | | | | | | |
| | 1 | Gross Floor Area (SF) | | | | | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | | |
| S | 3 | Building Height / Street-Width Ratio | MAJOR PROJECT | | | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | – Renovate Façade and Add a Four-Story Addition – | | | | | | | |
| | 6 7 | Number of Stories | Remotale l'açade ana Ada a l'our sioly Adamon | | | | | | | | |
| | / | Building Coverage (% Building on the Lot) | | | | | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICA | NT'S COMMENTS | HDC SUGGEST | TIONS APPROPRIATENESS | | | | | |
| ž | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| LE L | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | AT TRIC | | | | |
| CONT | | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | _ < ₹ ö | | | | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate | ເຊັບ | | | | |
| MEMBERS | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| BE | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | — — () Ш | | | | |
| Σ | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| Ŭ V | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | – 🖍 č s | | | | |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| Z S | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| SSIO | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate | ¥ X | | | | |
| SS E | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | ן א ד ע ר | | | | |
| | 20 | Projections (i.e. bays, balconies) | | | | Appropriate Inappropriate | ⊣ ⊨ 5 ײ | | | | |
| OMMISSION GN & MATERIALS | ~ . | Doors and Windows | | | | Appropriate Inappropriate | – ଝ ର ସ | | | | |
| <u>0</u> 8 | 22 | Window Openings and Proportions | | | | Appropriate Inappropriate | ⊢ <u> </u> | | | | |
| Ŭ ŭ | 25 | Window Casing/ Trim | | | | Appropriate Inappropriate | PE RTSM TY: <u>84</u> | | | | |
| ⊢ ≏ | 24 | Window Shutters / Hardware | | | | Appropriate Inappropriate | | | | | |
| | 25 | Storm Windows / Screens | | | | Appropriate Inappropriate | - O 5 E | | | | |
| STRIC | 26 27 | Doors Porches and Balconies | | | | | | | | | |
| DISTRIC BUILDING | 27 | Projections (i.e. porch, portico, canopy) | | | | | | | | | |
| | 20 | Landings/ Steps / Stoop / Railings | | | | | | | | | |
| 2 | 30 | Lighting (i.e. wall, post) | | | | Appropriate | | | | | |
| HISTORIC | 30 | Signs (i.e. projecting, wall) | | | | Appropriate Inappropriate | | | | | |
| μ | 32 | Mechanicals (i.e. HVAC, generators) | | | | Appropriate Inappropriate | | | | | |
| | 33 | Decks | | | | Appropriate Inappropriate | | | | | |
| I | 33 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | Appropriate Inappropriate | and the second | | | | |
| z | | Fence / Walls / Screenwalls (i.e. materials, type) | | | | Appropriate Inappropriate | | | | | |
| DESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | Appropriate Inappropriate | | | | | |
| DES | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | Appropriate Inappropriate | | | | | |
| SITE | 38 | Driveways (i.e. location, material, screening) | | | | □ Appropriate □ Inappropriate | | | | | |
| S | 39 | Parking (i.e. location, access, visibility) | | | | Appropriate Inappropriate | | | | | |
| | 40 | se and Intent: | | | | | | | | | |

<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:

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:

4. Maintain the special character of the District:

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 Address: Permit Requested: Meeting Type:

232 SOUTH STREET (LUHD-169) **CERTIFICATE OF APPROVAL** WORK SESSION #1

Existing Conditions:

- Zoning District: SRB
- Land Use: Two-Family
- Land Area: 7,890 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: Vernacular
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from South Street</u>
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: To replace siding, trim, windows and steps.

C. Other Permits Required:

- Board of Adjustment
- Condo Association
- Abutting Property Owner

Planning Board City Council

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

E. Existing Building to be Altered/ Demolished:

- 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)

- J. Neighborhood Context:
- K. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:
 - - steps and a 340 SF addition to the rear of the structure.

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

K. Aerial Image, Street View and Zoning Map:



Proposed Elevation and Street View Image



Aerial Map

• The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

• Renovate the structure with new siding, trim and roof as well as new windows, granite



HISTORIC SURVEY RATING

| | | INFO/ EVALUATION CRITERIA | 32 SOUTH STREET (LUHD-169) – SUBJECT PROPERTY | | | NEIGHBORHOOD CONTEXT | | | | |
|----------------|--|--|--|---|----------------------------------|-------------------------------------|---------|--|--|--|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | | |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | | | |
| | 1 | Gross Floor Area (SF) | | | <u> </u> | <u>.</u> | | | | |
| STA | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | Α | AODEDATE DI | | | | | |
| | 4 | Building Height – Zoning (Feet) | MODERATE PROJECT | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | _ 1 | Poplace Siding, Trim and Stairs and add a New Poar Addition | | | | | | |
| | Building Height – Street Wall / Cornice (Feet) Number of Stories Replace Siding, Trim and Stairs and add a New Rear Addition | | | | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICA | NT'S COMMENTS | HDC SUGGI | ESTIONS APPROPRIATENES | S (| | | |
| Ļ | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappro | opriate | | | |
| ONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | | | | | |
| | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappro | opriate | | | |
| Ŭ | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappro | opriate | | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| MEMBEKS | 16 | Cornice Line | | | | 🗌 Appropriate 🗌 Inappro | | | | |
| | 17 | Eaves, Gutters and Downspouts | | | | Appropriate 🗆 Inappro | | | | |
| GN & MATERIALS | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| ERIA | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| ATE | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| × | 21 | Doors and Windows | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| 8 Z | 22 | Window Openings and Proportions | □ Appropriate □ Inappropr | | | | | | | |
| ESIGN | 23 | Window Casing/ Trim | 🗆 Appropriate 🗆 Inappropriate | | | | | | | |
| DES | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappro | opriate | | | |
| U | 25 | Awnings | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 26 | Doors | | | | 🗆 Appropriate 🗆 Inappro | opriate | | | |
| BUILDIN | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| B | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 30 | Lighting (i.e. wall, post) | | | | Appropriate Inappro | | | | |
| | 31 | Signs (i.e. projecting, wall) | | | | Appropriate Inappro | | | | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappro | V. | | | |
| DESIGN | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappro | 6 | | | |
| | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappro | | | | |
| | | | | | | | | | | |
| SITE | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappro | | | | |

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:

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

4. Maintain the special character of the District:

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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

