# Staff Report – October 7th and 14th, 2020

## Oct. 7th MEETING

# **Administrative Approvals:**

- 1. 846 Middle St. (LUHD-195)
- 2. 249 Pleasant St. (LUHD-197)
- 3. 3 Pleasant St. (LUHD-200)
   4. 700 Middle St. (LUHD-201)
- 5. 58 Manning St. (LUHD-202)
- 6. 355 Pleasant St. (LUHD-205)

- Recommend Approval

# **Extension Request:**

1. 179 Pleasant Street (LUHD-50)

# PUBLIC HEARINGS - REHEARING REQUEST:

1. 241 South St. (LU-20-185) (granite steps)

## **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 553-559 Islington St. (LU-20-180) (rear addition)
- 2. 45 Market St. (LU-20-143) (façade improvements)

## **PUBLIC HEARINGS - OLD BUSINESS:**

A. 50 New Castle Ave. (LU-20-173) (addition)

## Oct. 14th MEETING

# **Administrative Approvals:**

- 1. 60 Penhallow St. (LUHD-199) Pending Review
- 2. 25 Maplewood Ave.(LUHD-204) Pending Review
- 3. 222 Court St. (LUHD-\_\_\_) Pending Review
- 4. 430 Islington St. (LUHD-207) Pending Review

## **WORK SESSIONS – OLD BUSINESS:**

- B. 132-134 Middle St. (LHDC-105) (roof and stairs)
- C. 57 Salter St. (LUHD-180) (storefront & rear addition)

# **WORK SESSIONS – NEW BUSINESS:**

- 1. 239 Northwest St. (LUHD-196) (windows and porches)
- 2. 100 Market St. (LUHD-186) (entryway)



**LOCATOR MAP** 

# COMMISSION HISTORIC

MEETING DATE: October 7th and 14th, 2020 APPLICATIONS:

Project Address: Permit Requested:	241 SOUTH STREET (LU-20-185) REHEARING REQUEST - COA
Meeting Type:  Existing Conditions:  Toning District: GRB  Land Use: Single-Family  Land Area: 12,903 SF +/-  Estimated Age of Structure: Georgian  Building Style: Georgian  Historical Significance: Contrely  Public View of Proposed Wore  Unique Features: NA  Neighborhood Association: Sections	<u>ibuting</u> k: <u>View from South Street</u>
<ul><li>B. Proposed Work: To replace existing</li><li>C. Other Permits Required:</li></ul>	ng granite steps and landing with new granite steps.
Board of Adjustment  Condo Association	<ul><li>☐ Planning Board</li><li>☐ City Council</li><li>☐ Abutting Property Owner</li></ul>
D. Lot Location:	
☐ Terminal Vista	☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/ Dem	nolished:
☐ Principal	Accessory Demolition
- '	sitive $\square$ Low Sensitivity $\square$ "Back-of-House"
G. Design Approach (for Major Project	
	Congress, Jardinière Building, 10 Pleasant Street)
	e., Porter Street Townhouses, 100 Market Street)
	ortwalk, 51 Islington, 55 Congress Street)
	e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
<b>-</b>	y small alterations, additions or expansions)
	Ilterations, additions or expansions)
	gnificant additions, alterations or expansions)

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

#### I. Neighborhood Context:

- The structure and steps are located along South Street. The structure is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.
- Note that most landings and stairs on similarly-aged structures located along South Street have smooth-faced granite fronts and sides.
- At the August meeting a majority of the HDC denied the application based on the finding that the granite steps were likely original and were a character-defining element of the structure.

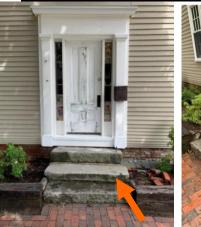
#### J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

• Replace the existing granite steps with a split- or rock-faced granite landing and steps similar to landings and steps located on the opposite side of South Street.

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

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







Existing Steps

Proposed Steps (opposite side of South St.)



Zoning Map

# HISTORIC SURVEY RATING

				241 SOI	JTH STREET – PUBLI	C HEARING #1 (	(LU-20-185)		
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OOD CONTEXT	
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
		No.		Building	Building (+/-)	(Average)		(Average)	<b>S S</b>
	-	140.	GENERAL BUILDING INFORMATION	/ESTIAA	ATED FROM THE TAX MAPS & AS	SESSOB'S INFO)			,' <u></u>
STAFF		1	Gross Floor Area (SF)	(LSIIM	ATED I ROM THE TAX MAI 3 & AS	31330K 3 HVI O)			
₹	-	2	Floor Area Ratio (GFA/ Lot Area)						
ST		3	Building Height / Street-Width Ratio			AAINIOD DDC	) IECT		
		4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		MIS MIS ons
	_	5	Building Height – Street Wall / Cornice (Feet)		- Repl	ace granite lan	ding and sta	anc -	
	_	<u>6</u>	Number of Stories		– Kepi	ace granne ian	allig alla sie	sps –	National Individual Control Co
			Building Coverage (% Building on the Lot)	4.5511.6					ON F COMMIS COMI
			PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
	<b>\S</b>	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	Se Neith
	S S	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
-		11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
S	-	12	Roofs					□ Appropriate □ Inappropriate	ALU/ RIC DISTR REET Cas Approved A
H.	-	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
ΔP	-	14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropriate	
MEMBERS	-	16	Cornice Line					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	→ > 6 ≥ □ □
≥	_	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
Z	S	18	Walls					□ Appropriate □ Inappropriate	
<u>0</u>	\ B 	19	Siding / Material					□ Appropriate □ Inappropriate	
SS	MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	CTH
COMMISSION	₹ .	21	Doors and Windows					□ Appropriate □ Inappropriate	
⋛	⊗ Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
Ō	DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
		24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
TRICT	UILDING	25	Awnings					□ Appropriate □ Inappropriate	
R	⊒⊢	26	Doors					☐ Appropriate ☐ Inappropriate	
STI	BU	27	Proches and Balconies					☐ Appropriate ☐ Inappropriate	
DIS	-	28 29	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
		30	Lighting (i.e. wall, post)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
<u>R</u>		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
HISTORIC	F	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	No. of Street, or other party of the street, or other party or other party of the street, or oth
<u>S1</u>	Ī	33	Decks					□ Appropriate □ Inappropriate	
I		34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
		35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
	DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	ES L	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	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
		_	se and Intent:		1 No. 4 Mais	otain the special characte	er of the District		□ Yes □ No
			eserve the integrity of the District: sessment of the Historical Significance:			ntain the special characte oplement and enhance th		d historic character:	□ Yes □ No
			onservation and enhancement of property val			•		the District to the city residents and vi	
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ļ			Criteria / Findings of Fact:	£			a a lorrant of the first	. But as also seek and a seek as a seek a	
			onsistent with special and defining character o					=	
	2	2. Co	mpatibility of design with surrounding propertie	es:	⊔ res ⊔ No 4. Com	patibility of innovative te	cnnologies with surr	rounding properties: 🗆 Yes 🗆 No	

Project Address: <u>553-559 ISLINGTON ST. (LU-20-180)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #1</u>

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4-L2
- Land Use: <u>Multi-Family</u>
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Islington and Cass Streets</u>
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work:	To install a new 2 ½ sta	ry rear addition and Ex	<u>terior Woodwork.</u>

C. Other Permits Required:	•	
$\square$ Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	Gateway	☑ Mid-Block
$\Box$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished/ Constructed:	
✓ Principal	Accessory	Demolition

	☐ Highly Sensitive	☑ Sensitive □	Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	Design Approach (for Mai	or Projects):		

F. Sensitivity of Context:

n 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:

	Minor Project (i.e. small alterations, additions or expansions)	
$\checkmark$	Moderate Project (i.e. significant additions, alterations or expansion	ns)

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

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

#### I. Neighborhood Context:

• The building is located Islington Street and is surrounded with many contributing structures as well as more recent commercial intrusions into the district. The neighborhood is predominantly  $2-2\frac{1}{2}$  story wood-sided structures on narrow lots with little to no setback from the sidewalk.

#### J. Background, Comments & Suggested Action:

- The applicant proposes to construct a 2 ½ story rear addition to support five residential units within the building.
- The project is also undergoing site plan review by the Technical Advisory Committee and the Planning Board,

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06) and Small Scale New Construction and Additions (10).

#### K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

# HISTORIC SURVEY RATING

#### 553-559 ISLINGTON STREET (LU-20-180) – PUBLIC HEARING #1 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 10-7-20 **Project Information Abutting Structures** Existina **Proposed Surrounding Structures** FORM (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Withdrawn Building Height – Zoning (Feet) Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - 2 ½ Story Rear Addition and Exterior Woodwork -Number of Stories No.:1 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 14 Roof Projections (i.e. chimneys, vents, dormers... 4 □ Appropriate □ Inappropriate Islington 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION MATERIALS Walls 18 ☐ Appropriate ☐ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate ERTY 559 **PORTSMOUTH** Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate 21 Doors and windows □ Appropriate □ Inappropriate :553-Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim ☐ Appropriate ☐ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** 25 Storm Windows / Screens / Awnings □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate **Signs** (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks ☐ Appropriate ☐ Inappropriate Garages/ Barns/ Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **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 **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Screening/ Enclosures (i.e. sheds, dumpsters...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Evaluation Form: 45 MARKET STREET (LU-20-143)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General: Existing Conditions:								
<ul> <li>Žoning District: <u>CD5</u></li> </ul>								
<ul> <li>Land Use: Mixed-Use</li> <li>Land Area: 1,445 SF +/-</li> </ul>								
	<u> </u>							
<ul> <li>Number of Stories: 4.5</li> </ul>	<ul> <li>Building Style: <u>Federal</u></li> <li>Number of Stories: <u>4.5</u></li> </ul>							
<ul><li>Historical Significance: <u>Contrib</u></li><li>Public View of Proposed Work:</li></ul>	<u>outing</u> : View from Market	Street						
<ul> <li>Unique Features: NA</li> </ul>		<u> </u>						
Neighborhood Association: Do      Proposed Works To fully repoyets to		oor floors of the building						
B. Proposed Work: To fully renovate to Other Permits Paguired:	<u>ine iaçade ana up</u> i	<u>per licors of the bollding.</u>						
C. Other Permits Required:	Digwaya in ay Digwaya							
☐ Board of Adjustment	☐ Planning Board	•						
☐ Condo Association	☐ Abutting Property	y Owner						
D. Lot Location:		_						
☐ Terminal Vista	☐ Gateway	✓ Mid-Block						
$\square$ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/ Demo	olished:							
✓ Principal	Accessory	$\ \square$ Significant Demolition						
F. Sensitivity of Context:								
$lacktriangle$ Highly Sensitive $\Box$ Sensitive $\Box$ Low Sensitivity $\Box$ "Back-of-House"								
G. Design Approach (for Major Projects	<u>s):</u>							
☑ Literal Replication (i.e. 6-16 0	Congress, Jardinière Buildii	ng, 10 Pleasant Street)						
$\square$ Invention within a Style (i.e.	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)						
$\square$ Intentional Opposition (i.e. $t$	McIntyre Building, Citizen's	s Bank, Coldwell Banker)						
H. Project Type:								
$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)						
$\square$ Minor Project (i.e. small alte	erations, additions or e	expansions)						
Moderate Project (i.e. significant additions, alterations or expansions)								
☐ Major Project (i.e. very larg	$\square$ Major Project (i.e. very large alterations, additions or expansions)							

#### I. Neighborhood Context:

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

#### J. Previous HDC Comments and Suggestions:

• The HDC has previously reviewed this application and suggested a 6/1 window pattern and a wooden storefront.

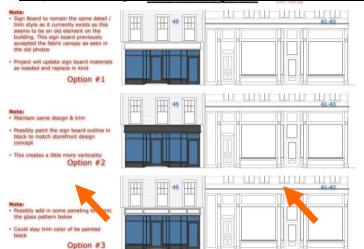
#### K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

• 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 deck on the rear elevation.

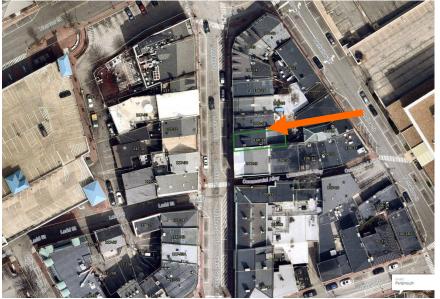
Design Guideline Reference – Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows & Doors (08).

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

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		INFO/ EVALUATION CRITERIA	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			NEIGHBORHOOD CONTEXT		
		Project Information	Existing	Proposed	Abutting Structures	Su	rrounding Structures	
	No		Building	Building (+/-)	(Average)		(Average)	<b>                                    </b>
	140	GENERAL BUILDING INFORMATION	(FSTIM A	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			<b>⊢&lt;</b> '
<u> </u>	1	Gross Floor Area (SF)	(LSTIMA)	TED I ROM THE TAX MAI 3 & AS	31330K 3 H41 O)			<b>O</b> Sion
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5	3			A	MODERATE P			
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	5	Building Height – Street Wall / Cornice (Feet)	_	Façade Improve	ments and Pen	ovation of the	Unner Floors -	<b>→</b> ₹ ŏ
	6	110111001010101	_	raçade improve	illellis alla keli		opper ricors –	<b>2</b> ≥ 5 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7
-	7	Building Coverage (% Building on the Lot)			<u> </u>			$\exists \land \lor :$
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$\neg$ $oldsymbol{\subseteq}$ $oldsymbol{\subseteq}$
5	<u> 8</u>	Total (not not give, not not algority					□ Appropriate □ Inappropriate	
}	8 9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
- (	5 10	<u> </u>					□ Appropriate □ Inappropriate	<b>⊣ →                                   </b>
<u> </u>	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
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1	23	Window Shutters / Hardware					□ Appropriate □ Inappropriate	OPE ORTSM
		5 Awnings					□ Appropriate □ Inappropriate	ORIS GRIY
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	40						□ Appropriate □ Inappropriate	
		ose and Intent:					- , ppropriate - mappropriate	l
<u> </u>		Preserve the integrity of the District:	□ Yes □	No. 4 Mair	ntain the special characte	er of the District		□ Yes
		Assessment of the Historical Significance:			nplement and enhance th		storic character	□ Yes
		Conservation and enhancement of property value					District to the city residents and visi	
J.		ew Criteria / Findinas of Fact:		0.11011	1010 Into odocation, pieds	STO GITA WORLD OF THE	District to the city residents did visi	1013.
		Consistent with special and defining character of	surrounding proper	ties: □Yes□No 3. Rela	tion to historic and archite	ectural value of existing	g structure: 🗆 Yes 🗆 No	
		Compatibility of design with surrounding properties			npatibility of innovative tea			

Project Address: 50 NEW CASTLE AVE. (LUHD-185)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

#### **Existing Conditions:**

- Zoning District: SRB
- Land Use: Single-Family
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Ave. & Humphrey Ct.
- Unique Features: NA
- Neighborhood Association: South End

<u>B. Proposed Work:</u> Construct a rear addition with deck and replace siding, windows & roof
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#### C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment ☐ Abutting Property Owner ☐ Condo Association D. Lot Location: Terminal Vista ☐ Gateway Mid-Block ✓ Intersection / Corner Lot ☐ Rear Lot E. Existing Building to be Altered/ Demolished / Constructed: ☑ Principal Accessory Demolition F. Sensitivity of Context: $\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "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:

- ☐ 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:

• The building is located along the intersection of New Caste Ave. and Humphrey's Court. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

#### J. Background & Suggested Action:

The applicant is proposing to:

- Construct a rear addition with a deck and patio; and
- Renovate the existing structure with new siding, windows and roofing.
- At the last HDC meeting the Commission suggested the applicant consider flipping the second floor deck, reduce the scale and massing of the addition, and simplify the design.

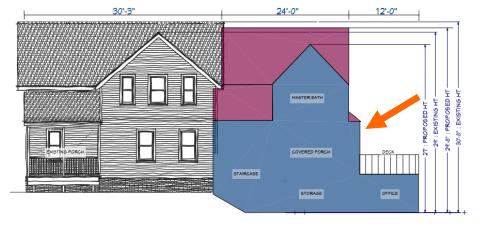
Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction and Additions (10).

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





Street View & Aerial Image



EAST PROPOSED ELEVATION | SIDEVIEW SCALE: 1/4" = 1'-0"

East elevation showing rear addition

# HISTORIC SURVEY RATING

		50 NEW (	CASTLE AVE. (I	LUHD-185) – W	ORK SESSION #A	(MODERATE	PROJECT)	
		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>-</b> 50
		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & A	SSESSOR'S INFO)			
발	1	Gross Floor Area (SF)						N FOR MMISSION A Date: 10-
STA	2	Floor Area Ratio (GFA/ Lot Area)		_				0 6
<i>^</i>	3	Building Height / Street-Width Ratio  Building Height – Zoning (Feet)			MODERATE P	ROJECT		HISS ate
	<u> </u>	Building Height – Street Wall / Cornice (Feet)					_	Also de la companya d
	6	Number of Stories		– Rec	ır Addition with D	eck and Pat	io –	<b>→</b> € △
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
<b>\rightarrow</b>	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	
<u>,                                    </u>	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	- S & C
۱   ک	12	Roofs					□ Appropriate □ Inappropriate	
╏│ │	13	Style and Slope					□ Appropriate □ Inappropriate	<b>─                                     </b>
≨ │	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
MEMBEKS	15	Roof Materials					☐ Appropriate ☐ Inappropriate	— 💙 💆 🔊
1 -	16	Cornice Line					□ Appropriate □ Inappropriate	
GN & MATERIALS	17 18	Eaves, Gutters and Downspouts  Walls					□ Appropriate □ Inappropriate	
ટ્ર∣≅⊦	19	Siding / Material					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
2   肾	20	Projections (i.e. bays, balconies)					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>	— <b>/</b> ∃ ≱
<b>8</b>   <b>8</b>	21	Doors and Windows					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	<u> </u>
≨   ∞	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
)   <u>6</u>	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>□ □ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○</b>
ובי   ל פוצי   ל	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	<b>□ でぶ</b> 流
	25	Storm Windows / Screens					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	~~~
	26	Doors					□ Appropriate □ Inappropriate	
SUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	<b>~</b> ~ ~ ~
בֿ   בֿ	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b></b> &
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
HINIO	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	33	Decks					☐ Appropriate ☐ Inappropriate	
7	34	Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ESIGN	35 36	Grading (i.e. ground floor height, street edge)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	A PIETE
DES	<u> </u>	Landscaping (i.e. gardens, planters, street trees)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
SITE	38	Driveways (i.e. location, material, screening)					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>	
	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
<u>       </u>	40	se and Intent:					- Appropriate - mappropriate	
<u> </u>		eserve the integrity of the District:	□ Yes □ No	4. Ma	intain the special characte	er of the District:		□ Yes
		sessment of the Historical Significance:	□ Yes □ No		mplement and enhance th		historic character:	□ Yes
		onservation and enhancement of property value			•		ne District to the city residents and vi	
<u>I. R</u>	eview	Criteria / Findings of Fact: onsistent with special and defining character of			·		·	
		ompatibility of design with surrounding properties	•		mpatibility of innovative te		•	

**Project Evaluation Form: 132-134 MIDDLE STREET (LUHD-105) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A** 

A. Property Information - General:
<ul><li>Existing Conditions:</li><li>Zoning District: CD4-L1</li></ul>
Land Use: Mixed-Use
<ul> <li>Land Area: 11.060 SF +/-</li> </ul>
Estimated Age of Structure: c.1865      Ruilding Style: Managed
<ul> <li>Building Style: <u>Mansard</u></li> <li>Number of Stories: 3.0</li> </ul>
Historical Significance: Focal
Public View of Proposed Work: <u>View from Middle Street &amp; Haymarket Square</u> Haiman The Baymark I and I haif discuss the street in the
<ul> <li>Unique Features: <u>The Parrot House is a Focal building</u></li> <li>Neighborhood Association: <u>Downtown</u></li> </ul>
B. Proposed Work: To repoint brick, replace the roof & made entryway improvements
C. Other Permits Required:
Board of Adjustment    Planning Board   City Council
☐ Condo Association ☑ Abutting Property Owner
□ Condo Association
D. Lot Location:
$\square$ Terminal Vista $\square$ Gateway $oxedow{\!$
☐ Intersection / Corner Lot ☐ Rear Lot
E. Existing Building to be Altered/ Demolished:
lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Significant Demolition
F. Sensitivity of Neighborhood Context:
$lacktriangle$ Highly Sensitive $\Box$ Sensitive $\Box$ Low Sensitivity $\Box$ "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:
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)
$\square$ 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 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. Note that he structure is located on two separate lots.

#### J. Previous HDC Comments and Suggestions:

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

• The applicant has submitted a continuance request to the November meeting in order to meet with roofing and masonry experts to evaluate the feasibility of reusing the existing slate and making repairs or replacement to the brownstone.

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

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





**HISTORIC** 

**SURVEY** 

**RATING** 

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



**Zoning Map** 

	INFO/ EVALUATION CRITERIA	SUBJECT PRO		-	ON #A (MODERATE)  NEIGHBORHOOD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structur	res
			Building (+/-)	(Average)	(Average)	
- NA	GENERAL BUILDING INFORMATION	(ESTIMATED 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			AODEDATE D	DO IFOT	
4	Building Height – Zoning (Feet)		Λ	MODERATE P	KOJECI	
5	Building Height – Street Wall / Cornice (Feet)	Danlara	- Daaf o Tui	na Damaint Drial	and Donlard Frank Fran	-
6	Number of Stories  Ruilding Coverage (% Building on the Let)	- kepiac	e kooi & ili	m, kepoint Brick	and Replace Front Enti	ryway –
<del>'</del>	Building Coverage (% Building on the Lot)	UDC COMME	LITC	LIDG SUGG	ECTIONIC ADDDC	ADDI ATENIESS
. 0	PROJECT REVIEW ELEMENT	HDC COMMEI	N12	HDC SUGG		OPRIATENESS
\(\frac{\pi}{8}\)	Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)					te 🗆 Inappropriate
N 10	·					te □ Inappropriate te □ Inappropriate
3 10	Architectural Style (i.e. traditional – modern)					te □ Inappropriate te □ Inappropriate
12						
13						te □ Inappropriate te □ Inappropriate ■
14	<u> </u>					to Ingonropriato
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20	<u> </u>					te 🗆 Inappropriate
21	Doors and windows					to Unavarantiato
22						te □ Inappropriate
23						te 🗆 Inappropriate
SH 24	Window Shutters / Hardware					te 🗆 Inappropriate
25	Awnings				·	te 🗆 Inappropriate
26					☐ Appropriation	te 🗆 Inappropriate
<b>5</b> 27					☐ Appropriat	te 🗆 Inappropriate
28					☐ Appropriat	te   Inappropriate
29					☐ Appropriat	te 🗆 Inappropriate 🔻
30						te 🗆 Inappropriate
31	Signs (i.e. projecting, wall)					te 🗆 Inappropriate
32	, ,					te 🗆 Inappropriate
33						te 🗆 Inappropriate
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Z 35						te 🗆 Inappropriate
ND 36	<b>3</b> 1 0 0 1					te 🗆 Inappropriate
□ 20						te 🗆 Inappropriate
38						te 🗆 Inappropriate
40						te 🗆 Inappropriate
						te 🗆 Inappropriate 📉
	ose and Intent:	U Voo U NIO	A A A = . *.		or of the District	
	reserve the integrity of the District:	☐ Yes ☐ No		ntain the special characte		
	Assessment of the Historical Significance:	□ Yes □ No			ne architectural and historic character	
<i>3.</i> (	Conservation and enhancement of property value	es: 🗆 Yes 🗆 No	6. Pron	note the education, pleas	sure and welfare of the District to the c	rity residents and visitors:
<u>Revie</u>	w Criteria / Findings of Fact:					
	Consistent with special and defining character of s	surrounding properties: $\Box$ Y	es □ No 3. Rela	ation to historic and archite	ectural value of existing structure:	□ Yes □ No
	ompatibility of design with surrounding properties	_ · · · · ·			chnologies with surrounding properties	:: 🗆 Yes 🗆 No
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**57 SALTER STREET (LUHD-180) Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1** 

#### A. Property Information - General:

#### **Existing Conditions:**

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

<u>B.</u>	<u>Proposed Work:</u>	To add a rece	essed porc	<u>h, replac</u>	<u>:e windov</u>	<u>vs and</u>	remove	sky	<u>/lig</u>	,ht	S
	•		•	•							

C. Other Permits Required:		
☐ Board of Adjustment	$\square$ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
✓ Principal	☐ Accessory	$\square$ Significant Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	

# H. Project Type:

Consent Agenda (i.e. very small alterations, additions or expansion	ons)
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Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

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)

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

#### I. Neighborhood Context:

• This contributing structure is located along the end of Salter Street along the Piscatagua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

#### J. Background & Suggested Action:

The applicant proposed to:

- Add a new side entry porch and recessed porches on the rear elevation.
- Resize and replace the windows.
- Remove the skylights.
- Note that several HDC members visited the site to better understand the relationship between the various sections of the existing house and to evaluate the potential design implications of adding the recessed porch. Revised plans will be distributed by October 8th.

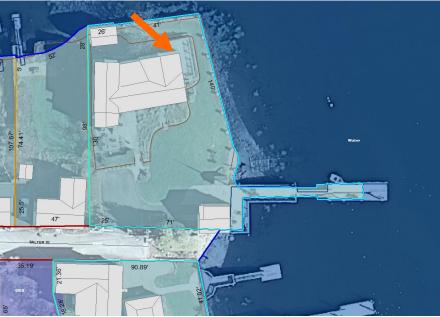
Design Guideline Reference - Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

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





Aerial and Street View Image



Zoning Map

# **HISTORIC SURVEY RATING**

#### 57 SALTER STREET (LUHD-180) - WORK SESSION #C (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information** Existina **Abutting Structures Proposed Surrounding Structures** (Average) Buildina Building (+/-) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) <u>Date: 10</u> Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - RECESSED PORCH, WINDOWS AND SKYLIGHTS ONLY -Z O Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** No.N **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT with 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate QS( 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ROPERTY:57 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/Trim □ Appropriate □ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate STORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **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 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Accessory Buildings** (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Comp of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address:

Permit Requested:

Meeting Type:

Existing Conditions:

I Zoning District: GRA

Land Use: Single Family

Land Are: 4,791 SF +/
Estimated Age of Structure: c.1830

Building Style: Greek Revival

Historical Significance: C

Public View of Proposed Work: View from Northwest Street

Unique Features: NA

<u>B.</u>	Prop	osed	Work:	To restore	house	and c	<u>bba</u>	<u>dormers</u>	and rear	addition.
_	<b>~</b> !!	_								

Neighborhood Association: Christian Shore

C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
$\Box$ Condo Association	☐ Abutting Propert	y Owner
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
$\Box$ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oxdiv G$ Sensi	tive $\square$ Low Sensitivit	y $\square$ "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
$\Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small al	terations, additions o	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lar	ge alterations, addition	ons or expansions)

#### J. Neighborhood Context:

• This contributing structure is located along the north edge of the North Mill Pond and other contributing structures along Northwest Street. Note that the Jackson House – the oldest building in New Hampshire - is located on Northwest Street..

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

The Application is proposing to:

- To restore our 1830 house by demolishing the interior to the studs and replacing electrical and plumbing systems while modernizing for high energy efficiency.
- The applicant states that they intend to engage a preservationist to review and advise on the design.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Masonry & Stucco (07), Windows and Doors (08) and, Small Scale New Construction and Additions (10).

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





Aerial and Street View Image



Aerial Map

# HISTORIC SURVEY RATING

#### 239 NORTHWEST STREET (LUHD-196) – WORK SESSION #1 (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Existing Abutting Structures Proposed Surrounding Structures** (Average) (Average) Building Building (+/-) FORM **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Date: Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) Restore House and add Rear Dormers and Addition -Number of Stories Building Coverage (% Building on the Lot) <u>-</u>-**PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** DISTRICT 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate ž **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate ase 4 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate MEMBER Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **Roof Materials** 15 □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Northwe ш Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate COMMISSION Walls 18 □ Appropriate □ Inappropriate 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) ERT □ Appropriate □ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate :239 Window Openings and Proportions ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate Ť **PROPERTY** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate BUILDING 25 **Awnings** DISTRICT ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate ISTORIC **Lighting** (i.e. wall, post... ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **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 Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: □ Yes □ No 4. Maintain the special character of the District: □ Yes □ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ 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: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

100 MARKET STREET (LUHD-198) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #2** 

#### **Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 13,571 SF +/-
- Estimated Age of Structure: c.2000

- Building Style: Modern Commercial
  Historical Significance: NA
  Public View of Proposed Work: View from Market and Hanover Streets
  Unique Features: 1st large, 5 story, infill building with no setbacks
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	<u>Io renovate the corner entrance</u>
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C. Other Per	rmits Required:					
	Board of Adjustment	☐ Planning Board	☐ City Council			
D. Lot Locat	tion:					
	Terminal Vista	Gateway	☐ Mid-Block			
$\overline{\checkmark}$	Intersection / Corner Lot	Rear Lot				
E. Existing B	uilding to be Altered/ Demo	olished:				
$\overline{\checkmark}$	1 Principal	☐ Accessory	Demolition			
F. Sensitivity	of Context:					
	Highly Sensitive   Sensitive	ve 🗹 Low Sensitivity	√ □ "Back-of-House"			
G. Design A	pproach (for Major Projects	<u>s):</u>				
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 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 Ty	/pe:					
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)			
$\checkmark$	☑ Minor Project (i.e. small alterations, additions or expansions)					
	Moderate Project (i.e. sign	ificant additions, alte	rations or expansions)			
	$\square$ Major Project (i.e. very large alternations, additions or expansions)					

#### I. Neighborhood Context:

• The building is located along Hanover and Market Streets. It is surrounded with many brick 3-4 story historic structures with no setbacks and small rear garden areas.

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

The Application is proposing to:

- Replace the glass canopy at the corner entrance with a sign band;
- Expand the conditioned space within the storefront to include the recessed or covered corner entrance.
- Design Guideline Reference Guidelines for Masonry & Stucco (07), and Windows and Doors (08).

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

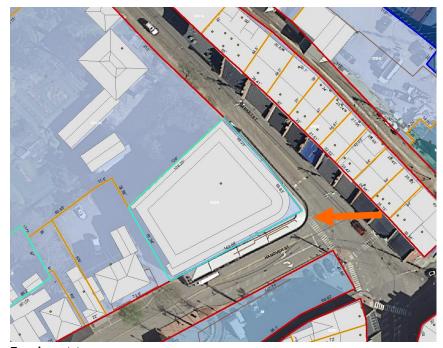






PERSPECTIVE-HANOVER ST.

Aerial and Street View Image



Zoning Map

**HISTORIC SURVEY RATING** NA

#### 100 MARKET STREET (LUHD-198) - WORK SESSION #2 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information Existing Abutting Structures Proposed Surrounding Structures** FORM Building (+/-) (Average) (Average) Building **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Date: Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) Renovate the Corner Entrance -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Case 9 **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate STREET Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate ROPERTY: 100 MARKET ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate Approved 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate EP. Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate Ţ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT ecision: BUILDING 25 **Awnings** ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Δ Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) 31 □ Appropriate □ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate □ Appropriate □ Inappropriate 33 **Decks** 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **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 Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No