Staff Report – November 4th & 10th, 2020

Nov. 4th MEETING

Administrative Approvals:

- 1. 49 Hunking St. (LUHD-214)
- 2. 285 Union St. (LUHD-215)
- 3. 56 Dennett St. (LUHD-216)
- 4. 222 Court St. (LUHD-218)
- 5. 249 Pleasant St. (LUHD-197)
- 6. 46 Maplewood Ave. (LUHD-220)- TBD
- 7. 10 New Castle Ave. (LUHD-222) Recommend Approval
- 8. 77 New Castle Ave. (LUHD-223) Recommend Approval
- 9. 39 Richards Ave. (LUHD-224)

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

- 10. 306 Marcy St. (LUHD-225)
- Recommend Approval - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

A. 553-559 Islington St. (LU-20-180) (rear addition)

PUBLIC HEARINGS – NEW BUSINESS:

- 50 New Castle Ave. (LU-20-173) (addition)
- 33 Jewell Court (LU-20-191) (roofing) 2.
- 249 Pleasant St. (LU-20-193) (windows) 3.
- 5 Hancock St. (LU-20-209) (garage addition) 4.
- 57 Salter St. (LU-20-211) (storefront & rear addition) 5.

Nov. 10th MEETING

Administrative Approvals:

Pending

PUBLIC HEARINGS – NEW BUSINESS:

- 6. 45 Gardner St. (LU-20-212) (windows)
- 7. 121 Northwest St. (LU-20-194) (porch)

WORK SESSIONS – OLD BUSINESS:

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

WORK SESSIONS – NEW BUSINESS:

500 Market St. (LUHD-211) (windows and porches)

C. 100 Market St. (LUHD-186) (storefront and awnings)



LOCATOR MAP

COMMISSION MEETING DATE: November 4th and 10th, 2020 **APPLICATIONS:** DISTRICT **HISTORIC**

Project Address: Permit Requested: Meeting Type:

553-559 ISLINGTON ST. (LU-20-180) **CERTIFICATE OF APPROVAL PUBLIC HEARING #A**

| <u>A.</u> | Property | Information - | General: |
|-----------|----------|---------------|----------|
| | | | |

Existing Conditions:

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

<u>B.</u> Proposed Work: To install a new 2 ½ story rear addition and Exterior Woodwork.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

- D. Lot Location:
 - Terminal Vista
- Gateway
- Mid-Block

Rearlot Intersection / Corner Lot

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

Principal

Demolition

F. Sensitivity of Context:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

from the sidewalk.

J. Background, Comments & Suggested Action:

- residential units within the building.
- widening the corner boards and modify the railing on the front porch.

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:





Zoning Map

• 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

• The applicant proposes to construct a 2 ½ story rear addition to support five existing

• The HDC recommended the applicant replace the casement window on the single-story addition with a pair of double-hung windows. Additionally, the Commission suggested

Aerial and Streetview Image



| | | | 553-559 ISLI | NGTON STR | EET (LU-20-180) – Pl | JBLIC HEARING | #A (MODE | RATE PROJECT) | | |
|----------|----------|-------|--|----------------------|--------------------------------|--------------------------------------|-------------------------------|-------------------------------------|--|--|
| | | | INFO/ EVALUATION CRITERIA | SUB. | IECT PROPERTY | | NEIGHBORHO | OOD CONTEXT | | |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | | Surrounding Structures (Average) | | |
| | | | GENERAL BUILDING INFORMATION | (ESTIM | ATED FROM THE TAX MAPS & ASSES | SSOR'S INFO) | | | | |
| STAFF | | 1 | Gross Floor Area (SF) | | | | | | | |
| TA | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| SI | _ | 3 | Building Height / Street-Width Ratio | | MODERATE PROJECT | | | | | |
| | - | 4 | Building Height – Zoning (Feet) | | /•\` | ODLIKAILII | | | | |
| | - | 5 | Building Height – Street Wall / Cornice (Feet) | | - 2 1/2 Story Rec | r Addition and | l Exterior W | aadwark - | | |
| | - | 6 | Number of Stories | | - Z /2 SIOLY Rec | ear Addition and Exterior Woodwork - | | | | |
| | | 7 | Building Coverage (% Building on the Lot) | | | | | | | |
| | | | PROJECT REVIEW ELEMENT | APPLIC | CANT'S COMMENTS | HDC SUGGE | ISTIONS | APPROPRIATENESS | | |
| | X | 8 | Scale (i.e. height, volume, coverage) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | ONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | CO | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 0 | 11 | Architectural Style (i.e. traditional – modern) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| S | - | 12 | Roofs | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| L R | - | 13 | Style and Slope | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| B | - | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| N S | - | 15 | Roof Materials | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| MEMBERS | - | 16 | Cornice Line | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | ERIALS | 18 | Walls | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | ERL | 19 | Number and Material | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| SS | AI | 20 | Projections (i.e. bays, balconies) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| MMISSION | × × | 21 | Doors and windows | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| Ž | GN | 22 | Window Openings and Proportions | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| ō | | 23 | Window Casing/ Trim | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| Ŭ | DESI | 24 | Window Shutters / Hardware | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | DING | 25 | Storm Windows / Screens / Awnings | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| STRIC. | | 26 | Doors | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| TR | BUILI | 27 | Porches and Balconies | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | - | 28 | Projections (i.e. porch, portico, canopy) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| ā | - | 29 | Landings/ Steps / Stoop / Railings | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| <u>0</u> | - | 30 | Lighting (i.e. wall, post) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| R | - | 31 | Signs (i.e. projecting, wall) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 12 | - | 32 | Mechanicals (i.e. HVAC, generators) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| HISTORIC | - | 33 | Decks | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | | 34 | Garages/ Barns/ Sheds (i.e. doors, placement) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | z | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | D | 36 | Grading (i.e. ground floor height, street edge) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | DESIGN | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | SITE [| 38 | Driveways (i.e. location, material, screening) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | SI | 39 | Parking (i.e. location, access, visibility) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | | 40 | Screening/ Enclosures (i.e. sheds, dumpsters) | | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | ы і | Durna | se and Intent: | | | | | | | |

H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

□ Yes □ No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

4. Maintain the special character of the District:

OJECT) **IEXT** -4-20 Structures FORM Denied ge) COMMISSION 11 No.:<u>A</u> Date: Withdrawn Approved with Stipulations Z O **APPROPRIATENESS** propriate 🗆 Inappropriate ATIA DISTRICT Case <u>oropriate 🗆 Inappropriate</u> propriate 🗆 Inappropriate Postponed propriate 🗆 Inappropriate propriate 🗆 Inappropriate St. propriate 🗆 Inappropriate HISTORIC propriate 🗆 Inappropriate 4 Islington propriate 🗆 Inappropriate > propriate 🗆 Inappropriate propriate 🗆 Inappropriate ш propriate 🗆 Inappropriate Approved Continued propriate 🗆 Inappropriate ERTY PORTSMOUTH ROPERTY:<u>553-559</u> propriate 🗆 Inappropriate **Decision:** propriate 🗆 Inappropriate propriate 🗆 Inappropriate propriate 🗆 Inappropriate 2 propriate 🗆 Inappropriate Δ_ propriate 🗆 Inappropriate <u>oropriate 🗆 Inappropriate</u> Δ_ propriate 🗆 Inappropriate propriate 🗆 Inappropriate

5. Complement and enhance the architectural and historic character: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: 🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type:

50 NEW CASTLE AVE. (LU-20-173) **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

Mid-Block

Demolition

A. Property Information - General:

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
- **B.** Proposed Work: Construct a rear addition with deck and replace siding, windows & roof.

C. Other Permits Required:

Board of Adjustment □ Planning Board □ City Council

Abutting Property Owner

- D. Lot Location:
 - Terminal Vista

Condo Association

- ✓ 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:

narrow side vards and deeper rear vards.

J. Background & Suggested Action:

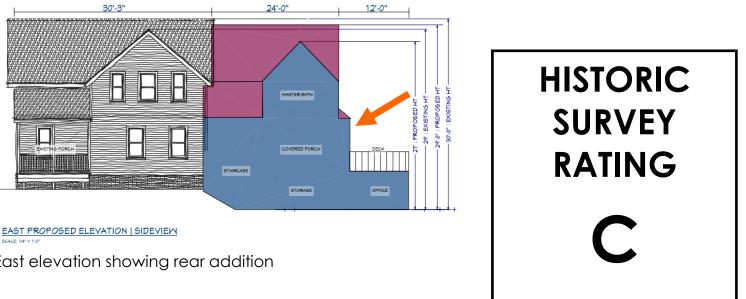
The applicant is proposing to:

- Construct a rear addition with a deck and patio; and
- Renovate the existing structure with new siding, windows and roofing.
- - addition appeared sub-ordinate to the historic structure.

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:





East elevation showing rear addition

• 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

• At the last HDC meeting the Commission suggested the massing was much better as the

Street View & Aerial Image

| | | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | NEIG | HBORHOOD CONTEXT |
|------------------------------|----------|----|--|----------------------|-----------------------------|----------------------------------|------------------------------------|
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structure (Average) |
| | | Na | GENERAL BUILDING INFORMATION | (ESTIM) | ATED FROM THE TAX MAPS & AS | SESSOR'S INFO) | |
| STAFF | | 1 | Gross Floor Area (SF) | | | | |
| ₹ | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| S | | 3 | Building Height / Street-Width Ratio | | Λ | AODERATE PROJ | FCT |
| | | 4 | Building Height – Zoning (Feet) | | | | |
| | - | 5 | Building Height – Street Wall / Cornice (Feet) | | - Rea | r Addition with Deck | and Patio – |
| | - | 6 | Number of Stories | | | | |
| | | 7 | Building Coverage (% Building on the Lot) | | | | |
| | | | PROJECT REVIEW ELEMENT | APPLICA | ANT'S COMMENTS | HDC SUGGESTIONS | APPROP |
| 5 | ×- | 8 | Scale (i.e. height, volume, coverage) | | | | |
| | Ī. | 9 | Placement (i.e. setbacks, alignment) | | | | |
| | CONTEXT | 10 | Massing (i.e. modules, banding, stepbacks) | | | | |
| | <u> </u> | 11 | Architectural Style (i.e. traditional – modern) | | | | |
| MEMBERS | _ | 12 | Roofs | | | | |
| BE | _ | 13 | Style and Slope | | | | |
| Σ | _ | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate |
| U V | _ | 15 | Roof Materials | | | | 🗆 Appropriate |
| | _ | 16 | Cornice Line | | | | 🗆 Appropriate |
| Z . | s- | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate |
| 2 | ATERIALS | 18 | Walls | | | | 🗆 Appropriate |
| SS | ER - | 19 | Siding / Material | | | | 🗆 Appropriate |
| Š S | ¥- | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate |
| ≤ 3 | ~ ~ | 21 | Doors and Windows | | | | 🗆 Appropriate |
| COMMISSION | Ž | 22 | Window Openings and Proportions | | | | 🗆 Appropriate |
| Ŭ l | ESIGN | 23 | Window Casing/ Trim | | | | 🗆 Appropriate |
| | | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate |
| $\mathbf{O} \mid \mathbf{S}$ | ິຍ 2 | 25 | Storm Windows / Screens | | | | □ Appropriate |
| DISTRICT | | 26 | Doors | | | | 🗆 Appropriate |
| IS | | 27 | Porches and Balconies | | | | 🗆 Appropriate |
| | | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate |
| U U | _ | 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate |
| HISTORIC | _ | 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate |
| 0 | - | 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate |
| ST | - | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate |
| Ξ | _ | 33 | Decks | | | | 🗆 Appropriate |
| | _ | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | Appropriate |
| | ESIGN | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | Appropriate |
| L L | ES | 36 | Grading (i.e. ground floor height, street edge) | | | | |
| | | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | |
| 1.0 | SITE | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate |
| | | 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate |

H. Purpose and Intent:

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

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

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PRIATENESS

te 🗆 Inappropriate e 🗆 Inappropriate

Page 6 of 24

11-4-20 FORM Denied COMMISSION No.:<u>1</u> Date: Withdrawn Approved with Stipulations Z O Ē DISTRICT Case 4 Postponed Φ Av **HISTORIC** 4 astle Т Ш Approved C Continued ERTY PORTSMOUTH PROPERTY:50 New ٩. **Decision:** 0 Δ

□ Yes □ No \Box Yes \Box No

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

33 JEWELL COURT (LU-20-191) **CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

Existing Conditions:

- Zoning District: CD4-W
- Land Use: Commercial
- Land Are: 34,791 SF +/-
- Estimated Age of Structure: c.1884
- Building Style: NA
- Historical Significance: C
- Public View of Proposed Work: View from Islington and S. Albany Streets
- Unique Features: Former Frank jones Brewery
- Neighborhood Association: West End

B. Proposed Work: To replace slate shingles with asphalt.

C. Other Permits Required:

Board of Adjustment

Condo Association

| D. | Lot | Loc | atio | <u>n:</u> |
|----|-----|-----|------|-----------|
| | | | | |

- Terminal Vista

Gateway

Planning Board City Council

Abutting Property Owner

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"

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:

- heart of the West End.
- J. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:

 - profile, exposure and view from the public way.
 - defining feature of this building.

Design Guideline Reference – Guidelines for Roofing (04).

Aerial Image, Street View and Zoning Map:





Zoning Map

• This contributing structure is located within the former Frank Jones Brewery Complex in the

• To replace the existing slate roof (c.1884) with asphalt shingles.

• Note that the applicant was encouraged to consider a faux slate shingle given the roof

• It will be important to make repairs to the existing light monitors or cupolas that are a charcter-

Aerial and Street View Image

| INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | NEIGH | HBORHOOD CONTEXT | |
|--|--|---|--|---|
| Project Information | ExistingProposedBuildingBuilding (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | < |
| GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & | ASSESSOR'S INFO) | | |
| 1 Gross Floor Area (SF) | | | | |
| 2 Floor Area Ratio (GFA/ Lot Area) | | | | Ō |
| 3 Building Height / Street-Width Ratio | | MINOR PROJEC | Υ. | |
| 4 Building Height – Zoning (Feet) | | | » I | |
| 5 Building Height – Street Wall / Cornice (Feet) | - Replace | e Slate Shingles with Asp | ohalt Shinales - | |
| 6 Number of Stories | Kepidee | sidie sinngles with Asp | | |
| 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | - 5 9 |
| | ATTEICANT'S COMMENTS | | | |
| 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) | | | Appropriate Inappropriate | ─ |
| | | | Appropriate Inappropriate | - ' ∠ ' |
| 10Massing (i.e. modules, banding, stepbacks)11Architectural Style (i.e. traditional – modern) | | | Appropriate Inappropriate | |
| 12 Roofs | | | Appropriate Inappropriate | |
| 13 Style and Slope | | | Appropriate Inappropriate Appropriate Inappropriate | |
| 14 Roof Projections (i.e. chimneys, vents, dormers) | | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate | |
| 15 Roof Materials | | | Appropriate Inappropriate | |
| 16 Cornice Line | | | Appropriate Inappropriate | →> |
| 17 Eaves, Gutters and Downspouts | | | Appropriate Inappropriate | Тш |
| 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 | |
| 2 23 Window Casing/ Trim | | | Appropriate Inappropriate | -ш |
| 24 Window Shutters / Hardware | | | 🗆 Appropriate 🗆 Inappropriate | _ _ { |
| 25 Awnings | | | □ Appropriate □ Inappropriate | O |
| 26 Doors | | | 🗆 Appropriate 🗆 Inappropriate | - |
| 27 Porches and Balconies | | | 🗆 Appropriate 🗆 Inappropriate | ─ ~ ' |
| 28 Projections (i.e. porch, portico, canopy) | | | 🗆 Appropriate 🗆 Inappropriate | |
| 29 Landings/ Steps / Stoop / Railings | | | 🗆 Appropriate 🗆 Inappropriate | |
| 30 Lighting (i.e. wall, post) | | | 🗆 Appropriate 🗆 Inappropriate | |
| 31 Signs (i.e. projecting, wall) | | | 🗆 Appropriate 🗆 Inappropriate | |
| 32 Mechanicals (i.e. HVAC, generators) | | | 🗆 Appropriate 🗆 Inappropriate | |
| 33 Decks | | | 🗆 Appropriate 🗆 Inappropriate | |
| 34 Garages/ Barns / Sheds (i.e. doors, placement) | | | 🗆 Appropriate 🗆 Inappropriate | |
| 35 Fence / Walls (i.e. materials, type) | | | 🗆 Appropriate 🗆 Inappropriate | 1- |
| 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | | Appropriate Inappropriate | |
| 38 Driveways (i.e. location, material, screening) | | | Appropriate Inappropriate | -Carriellow |
| 39 Parking (i.e. location, access, visibility) | | | 🗆 Appropriate 🗆 Inappropriate | |
| 40 Accessory Buildings (i.e. sheds, greenhouses) | | | 🗆 Appropriate 🗆 Inappropriate | |
| Purpose and Intent: | | Anistria the appendial character of the D | Net-i at. | |
| 1. Preserve the integrity of the District: | | Maintain the special character of the D | | |
| 2. Assessment of the Historical Significance: | | Complement and enhance the archite | | •, |
| 3. Conservation and enhancement of property valu | es: 🗆 Yes 🗆 No 6. P | romote the education, pleasure and v | welfare of the District to the city residents and vis | itors: |
| Review Criteria / Findings of Fact: Consistent with special and defining character of | | | | |

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

249 PLEASANT STREET (LU-20-193) CERTIFICATE OF APPROVAL PUBLIC HEARING #3

Existing Conditions:

- Zoning District: MRO
- Land Use: Single Family
- Land Are: 6,084 SF +/-
- Estimated Age of Structure: c.1902

- Building Style: <u>Colonial Revival</u> Historical Significance: <u>F</u> Public View of Proposed Work: <u>View from Pleasant and Hancock Street</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To replace all remaining historic windows.

C. Other Permits Required:

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

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

Abutting Property Owner

Planning Board City Council

✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

Principal

- Accessory
- Demolition

Mid-Block

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This focal structure is located along Pleasant and Hancock Streets with many other contributing structures.
- Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:
 - Flevate window.

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

Aerial Image, Street View and Zoning Map:





Aerial Map

• To replace the remaining historic windows with the previously-approved Marvin

Aerial and Street View Image

| | | | 249 | PLEASAN | STREET (LU-20-19 | 3) – PUBLIC HEA | RING #3 (MINOR) | | | |
|-------------------------|-------------|------------------|---|-----------------------------|------------------------------|----------------------------------|---|--|--|--|
| | | | INFO/ EVALUATION CRITERIA | SUB. | JECT PROPERTY | | NEIGHBORHOOD CON | | | |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding (Avera | | | |
| | | No | GENERAL BUILDING INFORMATION | (ESTIM | ATED FROM THE TAX MAPS & A | SSESSOR'S INFO) | | | | |
| STAFF | | 1 | Gross Floor Area (SF) | (| | | | | | |
| .∢ | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| S | | 3 | Building Height / Street-Width Ratio | | | | | | | |
| | | 4 | Building Height – Zoning (Feet) | MINOR PROJECT | | | | | | |
| | | 5 | Building Height – Street Wall / Cornice (Feet) | | a Windows - | | | | | |
| | | 6 | Number of Stories | | g Windows – | | | | | |
| | | 7 | Building Coverage (% Building on the Lot) | | | | | | | |
| | | | PROJECT REVIEW ELEMENT | APPLIC | ANT'S COMMENTS | HDC SUGG | ESTIONS | | | |
| | хт | 8 | Scale (i.e. height, volume, coverage) | | | | | | | |
| | CONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | | | | |
| | ō | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | | | |
| | 0 | 11 | Architectural Style (i.e. traditional – modern) | | | | | | | |
| S | | 12 | Roofs | | | | | | | |
| L L L | | 13 | Style and Slope | | | | | | | |
| B | | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | | | | |
| ≥ | | 15 | Roof Materials | | | | | | | |
| Š | | 16 | Cornice Line | | | | | | | |
| | 6 | 17 | Eaves, Gutters and Downspouts | | | | | | | |
| ō | ALS | 18 | Walls | | | | | | | |
| COMMISSION MEMBERS | MATERIALS | 19 | Siding / Material | | | | | | | |
| | ۲¥ | 20 | Projections (i.e. bays, balconies) | | | | | | | |
| Ş | & > | 21 | Doors and Windows | | | | | | | |
| Ş | Z U | 22 | Window Openings and Proportions | | | | | | | |
| Ö | DESIGN | 23 | Window Casing/ Trim | | | | | | | |
| Ö | | 24 | Window Shutters / Hardware | | | | | | | |
| $\mathbf{\overline{O}}$ | Ž | 25 | Awnings | | | | | | | |
| TRICT | SUILDING | 26 | Doors Porches and Balconies | | | | | | | |
| ST | BU | 27 | | | | | | | | |
| DIS | | 28 29 | Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings | | | | | | | |
| | | 30 | Lighting (i.e. wall, post) | | | | | | | |
| ž | | 31 | Signs (i.e. projecting, wall) | | | | | | | |
| HISTORIC | | 32 | Mechanicals (i.e. HVAC, generators) | | | | aA □ apA □ | | | |
| ST | | 33 | Decks | | | | | | | |
| I | | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | | | | |
| | | 35 | Fence / Walls (i.e. materials, type) | | | | | | | |
| | S S S | 36 | Grading (i.e. ground floor height, street edge) | | | | | | | |
| | DESIGN | 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) | | | | | | | |
| | | 1. Pre 2. 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. Cor | • | r of the District: le architectural and historic chc ure and welfare of the District to | | | |
| | <u>I. R</u> | eview | <u> Criteria / Findings of Fact:</u> | | | | | | | |
| | | | onsistent with special and defining character of s | surrounding prop | erties: 🗆 Yes 🗆 No 🛛 3. Rela | ation to historic and archite | ectural value of existing structure | | | |
| | | | mpatibility of design with surrounding properties | | | | chnologies with surrounding pro | | | |

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| APPROPRIATENESS | PROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION PROPERTY:249 Pleasant St. Case No.:3 Date: 11-4-20 ecision: Approved with Stipulations Denied Continued Postponed Withdrawn |
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| practer: | □ Yes □ No □ Yes □ No |

🗆 Yes 🗆 No

aracter: to the city residents and visitors:

Project Address: Permit Requested: Meeting Type:

5 HANCOCK STREET (LU-20-209) **CERTIFICATE OF APPROVAL PUBLIC HEARING #4**

Existing Conditions:

- Zoning District: MRO
- Land Use: single family
- Land Area: 9,795 SF +/-
- Estimated Age of Structure: c.1920

- Building Style: <u>Colonial Revival</u> Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Hancock Street</u> Unique Features: <u>Was originally located in the garden at the Langdon mansion</u>

Planning Board
City Council

Mid-Block

Demolition

Abutting Property Owner

Neighborhood Association: Downtown

B. Proposed Work: To add a second floor to the garage and add a connector.

C. Other Permits Required:

Board of Adjustment

Condo Association

D. Lot Location:

- Terminal Vista
- Rearlot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

- $\mathbf{\nabla}$ Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

- I. Neiahborhood Context:

J. Staff Comments and/ or Suggestions for Consideration:

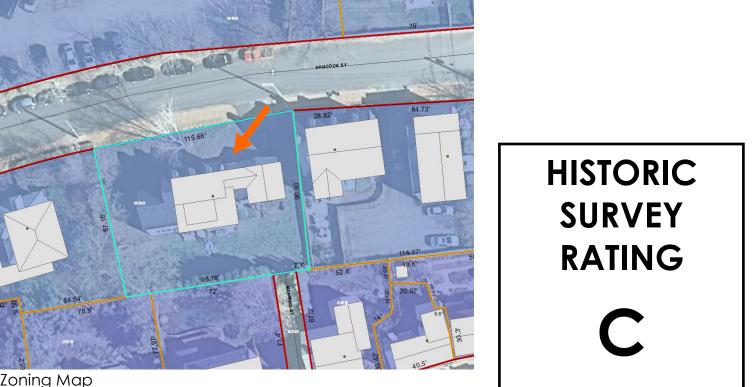
The Application is proposing to:

- Add a second floor to the garage.
- Add a second floor connector between the garage and house.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This structure is located along Hancock Street along the edge of Strawbery Banke. It is surrounded with many 2-3 story wood-framed structures with shallow setbacks to the street.



Proposed Garage Expansion and Street View Image

| | | INFO/ EVALUATION CRITERIA | <u>SUB</u> JE | CT PROPERTY | NEI | GHBORHOOD CONTEXT | | | | |
|------------|------------|--|-----------------------------------|--|----------------------------------|--|--|--|--|--|
| N | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | | |
| | | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & ASSE | ESSOR'S INFO) | | | | | |
| | 1 | Gross Floor Area (SF) | (201111) (| | | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | ODERATE PRO | IECT | | | | |
| | 4 | Building Height – Zoning (Feet) | | /// | ODERAIE PRO | JECI | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | - Add a 2nd Elear to the Carago and a 2nd Elear Connector | | | | | | |
| | 6 | Number of Stories | | Add a 2nd Floor to the Garage and a 2nd Floor Connector- | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICA | NT'S COMMENTS | HDC SUGGESTION | S APPROPRIATENESS | | | | |
| t l | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropria | | | | |
| | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropria | | | | |
| <u>ố</u> 1 | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropria | | | | |
| - | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inapproprie | | | | |
| - | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inapproprie | | | | |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inapproprie | | | | |
| 1 | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| 1 | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| - | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| ALS | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| 2 | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| <u>م</u> | 21 | Doors and Windows | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| z ź | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropri | | | | |
| <i>S</i> | 23 | Window Casing/ Trim | | | | 🗌 🗆 Appropriate 🗆 Inappropri | | | | |
| | 24 | Window Shutters / Hardware | | | | Appropriate Inappropri | | | | |
| 7 | 25 | Awnings | | | | | | | | |
| | 26 | Doors | | | | | | | | |
| | 27 28 | Protes and Balconies | | | | Appropriate Inappropri | | | | |
| | | Projections (i.e. porch, portico, canopy) | | | | Appropriate Inappropria | | | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | Appropriate Inappropri | | | | |
| | 30 21 | Lighting (i.e. wall, post) | | | | Appropriate Inappropria | | | | |
| | 31 32 | Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) | | | | | | | | |
| | 32 33 | Decks | | | | □ Appropriate □ Inapproprio □ Appropriate □ Inapproprio | | | | |
| | 33 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | Appropriate Inappropriate | | | | |
| 1 | 35 | Fence / Walls (i.e. materials, type) | | | | | | | | |
| Z — | 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) | | | | Appropriate Inappropriate | | | | |
| 1. 2. | Pre Ass | e and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu | □ Yes □ □ Yes □ es: □ Yes □ | No 5. Comp | | | | | | |

PROPERTY:5 HANCOCK STREET Case No.:4 Date: 11-4-20 Denied **PROPERTY EVALUATION FORM** PORTSMOUTH HISTORIC DISTRICT COMMISSION Withdrawn \Box Approved with Stipulations Approved Decision:



tors:

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

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

57 SALTER STREET (LU-20-211) **CERTIFICATE OF APPROVAL PUBLIC HEARAING #5**

A. Property Information - General:

Existing Conditions:

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

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

Gateway

✓ Intersection / Corner Lot □ Rear Lot

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

Significant Demolition

Mid-Block

F. Sensitivity of Context:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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. •
- Apply shingles to the sidewall of the original house.
- Add half-round copper autters and downspouts. •

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This 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.

A cable-rail system will be used on the porches and a rope between the waterfront piers.

Proposed East Elevation and Street View Image



| | | | | | <u> </u> | PUBLIC HEARING #5 | | | | | |
|--------------------|-----------|----------|---|----------------------|----------------------------|------------------------------------|------------------------------|--|--|--|--|
| | | | INFO/ EVALUATION CRITERIA | SUBJEC | CT PROPERTY | NE | GHBORHOOD CON | | | | |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding (Avera | | | | |
| | Ī | | GENERAL BUILDING INFORMATION | | D FROM THE TAX MAPS & AS | | | | | | |
| STAFF | Ī | 1 | Gross Floor Area (SF) | • | | · · · · · | | | | | |
| Z | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | |
| S | | 3 | Building Height / Street-Width Ratio | | MODERATE PROJECT | | | | | | |
| | | 4 | Building Height – Zoning (Feet) | | | | | | | | |
| | | 5 | Building Height – Street Wall / Cornice (Feet) | - Add rec | essed Porches | , Shingle Siding, Win | dows and Rema | | | | |
| | - | 6 | Number of Stories | - Add led | essed i orches, | , single slang, with | aows and kerne | | | | |
| | | 7 | Building Coverage (% Building on the Lot) | | | | | | | | |
| | | | PROJECT REVIEW ELEMENT | APPLICAN | I'S COMMENTS | HDC SUGGESTIO | NS | | | | |
| | ¥ | 8 | Scale (i.e. height, volume, coverage) | | | | | | | | |
| | ONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | | | | | |
| | <u>co</u> | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | | | | |
| | 0 | 11 | Architectural Style (i.e. traditional – modern) | | | | | | | | |
| S | | 12 | Roofs | | | | | | | | |
| ER | - | 13 | Style and Slope | | | | | | | | |
| BI | - | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | | | | | |
| N | - | 15 | Roof Materials | | | | | | | | |
| ¥ | - | 16 | Cornice Line | | | | | | | | |
| 7 | S | 17 | Eaves, Gutters and Downspouts | | | | | | | | |
| Ō | IAL | 18 | Walls Siding (Material | | | | | | | | |
| COMMISSION MEMBERS | ATERIALS | 19 20 | Siding / Material Projections (i.e. bays, balconies) | | | | | | | | |
| | ٩V | 20 | Doors and Windows | | | | | | | | |
| M | ళ | 22 | Window Openings and Proportions | | | | | | | | |
| N | ъ | 23 | Window Casing/ Trim | | | | | | | | |
| 2 | DESIG | 24 | Window Shutters / Hardware | | | | | | | | |
| 2 | | 25 | Storm Windows / Screens | | | | | | | | |
| บ | Ň | 26 | Doors | | | | | | | | |
| RI | BUILDING | 27 | Porches and Balconies | | | | | | | | |
| STRICT | B | 28 | Projections (i.e. porch, portico, canopy) | | | | | | | | |
| Δ | Ī | 29 | Landings/ Steps / Stoop / Railings | | | | | | | | |
| U | Ī | 30 | Lighting (i.e. wall, post) | | | | | | | | |
| HISTORIC | [| 31 | Signs (i.e. projecting, wall) | | | | | | | | |
| Q | | 32 | Mechanicals (i.e. HVAC, generators) | | | | | | | | |
| ISI | | 33 | Decks | | | | | | | | |
| T | | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | | | | | |
| | 7 | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | | | | | |
| | Ð | 36 | Grading (i.e. ground floor height, street edge) | | | | | | | | |
| | DESIGN | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | | | | |
| | SITE | 38 | Driveways (i.e. location, material, screening) | | | | | | | | |
| | S | 39 | Parking (i.e. location, access, visibility) | | | | | | | | |
| | | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | | | | |
| | | | se and Intent: | | la | | - District. | | | | |
| | | | eserve the integrity of the District: | | | ntain the special character of the | | | | | |
| | | | sessment of the Historical Significance: | | | nplement and enhance the arc | | | | | |
| | | | onservation and enhancement of property valu | es: 🗆 Yes 🗆 N | 6. Pror | mote the education, pleasure a | na wenare of the District to | | | | |
| | | | <u> Criteria / Findings of Fact:</u> | | | | , , , , , , , , | | | | |
| | | | ponsistent with special and defining character of | e · · · | | | - | | | | |
| | | 2. Co | mpatibility of design with surrounding properties | S: | 🗆 Yes 🗆 No 🛛 4. Cor | np of innovative technologies w | vith surrounding properties: | | | | |

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| APPROPRIATENESS | ROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PROPERTY:57 SALTER ST. Case No:5 Date:11-4-20 | Approved with Stipulations | Withdrawn |
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aracter: to the city residents and visitors:

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

□ Yes □ No □ Yes □ No

e:

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

45 GARDNER STREET (LU-20-212) **CERTIFICATE OF APPROVAL PUBLIC HEARING #6**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Single Family
- Land Area: 1,306 SF +/-
- Estimated Age of Structure: c.1857
- Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To add 3 casement windows to the rear elevation.

C. Other Permits Required:

Planning Board Board of Adjustment

City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista Gateway
- ✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

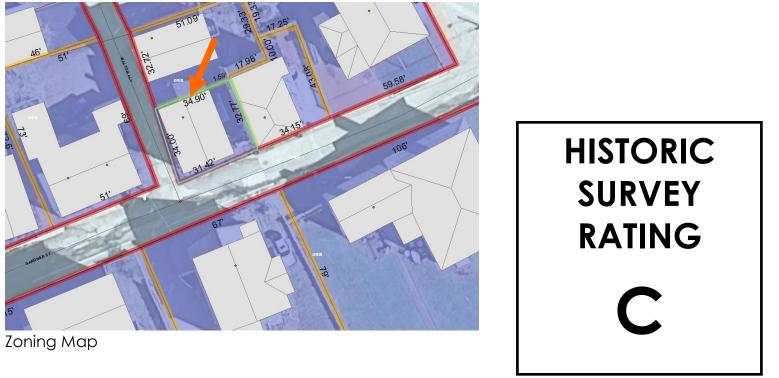
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

- J. Neighborhood Context:
- K. Staff Comments and/ or Suggestions for Consideration:

and Doors (08).

L. Aerial Image, Street View and Zoning Map:





• The property is located along Gardner Street. It is surrounded with many wooden framed 2.5 story historic structures with no front yard setbacks with little to no side yards.

• This application proposes to add and elevator shaft along the eastern elevation. Note that the applicant has requested to postpone this application until the October meeting.

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

Proposed Rear Windows and Street View Image

| | | ÷ | | | | |
|---------------|---|----------------------|----------------------------|----------------------------------|------------------|---|
| | INFO/ EVALUATION CRITERIA | | CT PROPERTY | | NEIGHBORHOOD | |
| | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surr | ounding Structures (Average) |
| | GENERAL BUILDING INFORMATION | (ESTIMATI | ED FROM THE TAX MAPS | & ASSESSOR'S INFO) | | |
| 1 | Gross Floor Area (SF) | | | | | |
| 2 | | | | | | |
| 3 | Building Height / Street-Width Ratio | | | MINOR PRC | | |
| <u>4</u> 5 | Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) | | | | | |
| | Number of Stories | | | –Add 3 Winc | lows – | |
| 7 | Building Coverage (% Building on the Lot) | | | | | |
| | PROJECT REVIEW ELEMENT | APPLICAN | T'S COMMENTS | HDC SUGGE | STIONS | APPROPRIATENESS |
| 8 Scale | (i.e. height, volume, coverage) | | | | | Appropriate Inappropriate |
| | cement (i.e. setbacks, alignment) | | | | | Appropriate Inappropriate |
| | sing (i.e. modules, banding, stepbacks) | | | | | □ Appropriate □ Inappropriate |
| | ectural Style (i.e. traditional – modern) | | | | | Appropriate Inappropriate |
| 12 Roo | fs | | | | | Appropriate 🗆 Inappropriate |
| 13 Sty | /le and Slope | | | | | Appropriate 🗆 Inappropriate |
| | of Projections (i.e. chimneys, vents, dormers) | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | pof Materials | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | rnice Line | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | es, Gutters and Downspouts | | | | | 🗆 Appropriate 🗆 Inappropriate |
| 18 Walls | | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | / Material | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | ctions (i.e. bays, balconies) | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | s and Windows | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | ow Openings and Proportions | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | w Casing/ Trim | | | | | 🗆 Appropriate 🗆 Inappropriate |
| | ow Shutters / Hardware | | | | | Appropriate Inappropriate |
| 25 Awnin | · | | | | | Appropriate Inappropriate |
| 26 Doors | a and Palaaniaa | | | | | Appropriate Inappropriate |
| | tions (i.e. porch, portico, canopy) | | | | | Appropriate Inappropriate |
| | gs/ Steps / Stoop / Railings | | | | | Appropriate Inappropriate Appropriate Inappropriate |
| | g (i.e. wall, post) | | | | | Appropriate Appropriate Inappropriate |
| | (i.e. projecting, wall) | | | | | Appropriate - Inappropriate Appropriate - Inappropriate |
| | anicals (i.e. HVAC, generators) | | | | | Appropriate Inappropriate |
| 33 Decl | | | | | | Appropriate Inappropriate |
| | ges/ Barns / Sheds (i.e. doors, placement) | | | | | Appropriate Inappropriate |
| | ce / Walls (i.e. materials, type) | | | | | Appropriate Inappropriate |
| | ding (i.e. ground floor height, street edge) | | | | | Appropriate Inappropriate |
| | dscaping (i.e. gardens, planters, street trees) | | | | | Appropriate Inappropriate |
| | eways (i.e. location, material, screening) | | | | | Appropriate Inappropriate |
| | (i.e. location, access, visibility) | | | | | Appropriate Inappropriate |
| | cessory Buildings (i.e. sheds, greenhouses) | | | | | Appropriate Inappropriate |
| Jrpose and | | | | • | 1 | |
| | e the integrity of the District: | | No 4. | Maintain the special character | of the District: | |
| | sment of the Historical Significance: | | | Complement and enhance the | | oric character: |
| | ervation and enhancement of property valu | | | • | | District to the city residents and vis |
| | | | 0. | | | |
| | <u>a / Findings of Fact:</u> | | | Relation to historic and archite | | structure: 🗆 Yes 🗆 No |

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

121 NORTHWEST STREET (LU-20-194) **CERTIFICATE OF APPROVAL PUBLIC HEARING #7**

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: c.1900

- Building Style: <u>Vernacular</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Northwest Street</u>
- Unique Features: Abuts Rt. 1 Bypass
- Neighborhood Association: Christian Shore
- B. Proposed Work: To install a covered porch.

C. Other Permits Required:

Board of Adjustment

Planning Board

- D. Lot Location:
 - Terminal Vista

Mid-Block

City Council

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

Principal

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 alternations, additions or expansions)

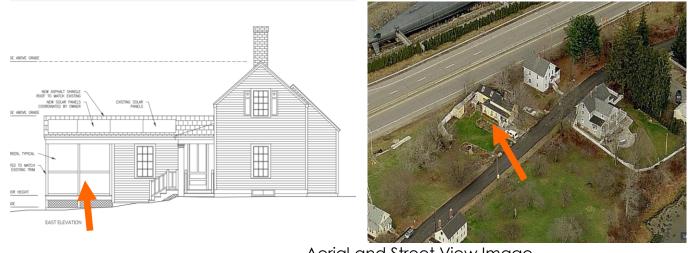
Ι. Neighborhood Context:

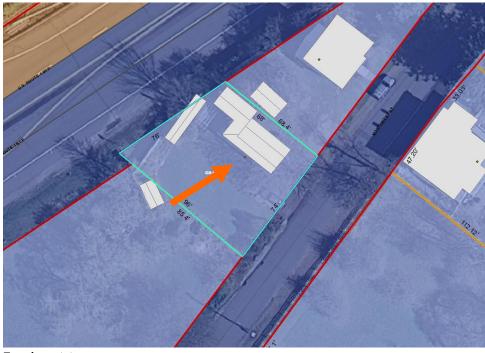
this property.

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

- Add solar panels to the roof structure.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Northwest Street. It is surrounded with many 2-2.5 story wood-sided structures with shallow setbacks and small side or rear garden areas. The oldest structure in New Hampshire – the Jackson house – located approx. 250 feet from

• The applicant proposes to add a covered and enclosed porch.

Aerial and Street View Image

HISTORIC SURVEY RATING

| | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | OPERTY NEIGHBORHOOD CONTEXT | | |
|---------------|---|----------------------------------|----------------------------|---|---|--|
| о. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & AS | SESSOR'S INFO) | | |
| 1 | Gross Floor Area (SF) | | | | | |
| 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| 3 | Building Height / Street-Width Ratio | | | MINOR PROJECT | r i i i i i i i i i i i i i i i i i i i | |
| 4 | Building Height – Zoning (Feet) | | | | | |
| 5 | Building Height – Street Wall / Cornice (Feet) Number of Stories | | - Construct o | a Covered Porch and A | Add Solar Panels – | |
| <u>0</u> 7 | Building Coverage (% Building on the Lot) | | | | | |
| | PROJECT REVIEW ELEMENT | APPLICA | NT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| 8 | Scale (i.e. height, volume, coverage) | | | | Appropriate Inappropriate | |
| 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate Inappropriate | |
| 0 | Massing (i.e. modules, banding, stepbacks) | | | | Appropriate Inappropriate | |
| 1 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate | |
| 2 | Roofs | | | | Appropriate Inappropriate | |
| 3 | Style and Slope | | | | Appropriate Inappropriate | |
| 4 | Roof Projections (i.e. chimneys, vents, dormers) | | | | Appropriate Inappropriate | |
| 5 | Roof Materials | | | | | |
| 6 | Cornice Line | | | | □ Appropriate □ Inappropriate | |
| 7 | Eaves, Gutters and Downspouts | | | | □ Appropriate □ Inappropriate | |
| 8 | Walls | | | | □ Appropriate □ Inappropriate | |
| 9 | Siding / Material | | | | □ Appropriate □ Inappropriate | |
| 20 | Projections (i.e. bays, balconies) | | | | □ Appropriate □ Inappropriate | |
| 21 | Doors and Windows | | | | □ Appropriate □ Inappropriate | |
| 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 23 | Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 25 | Awnings | | | | □ Appropriate □ Inappropriate | |
| 26 | Doors | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 80 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 81 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 86 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 88 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 0 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| Pro As | se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value | □ Yes □ □ Yes □ s: □ Yes □ | No 5. Com | ntain the special character of the Dis aplement and enhance the architec note the education, pleasure and w | | |

- -

Project Evaluation Form: Permit Requested: Meeting Type:

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

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:

 \blacksquare 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:

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:



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

• Please note that the applicant may require additional time and request a continuance to the December meeting in order to meet with roofing and masonry experts to evaluate the feasibility of



HISTORIC SURVEY RATING



| INFO/ EVALUATIO | N CRITERIA | SUBJECT PROPERTY NEIGHBORHOOD CONTEXT | | | |
|-------------------------------------|-----------------|---------------------------------------|-----------------------------|----------------------------------|-------------------------------------|
| Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| GENERAL BUILDING IN | IFORMATION | (ESTIMA | TED FROM THE TAX MAPS & ASS | ESSOR'S INFO) | |
| Gross Floor Area (SF) | ľ | | | | |
| Floor Area Ratio (GFA/ Lot Area | | | | | |
| Building Height / Street-Width Ro | atio | | | | A 15 AT |
| Building Height – Zoning (Feet) | | | N | ODERATE PR | OJECI |
| Building Height – Street Wall / C | ornice (Feet) | - | | - | |
| Number of Stories | | — Re | eplace Roof & Trin | n, Repoint Brick a | and Replace Front Entryway – |
| Building Coverage (% Building o | | | - | | |
| PROJECT REVIEW | | HDC | COMMENTS | HDC SUGGES | |
| Scale (i.e. height, volume, cove | | | | | 🗆 Appropriate 🗆 Inappropric |
| Placement (i.e. setbacks, alignn | | | | | 🗆 Appropriate 🗆 Inappropric |
| Massing (i.e. modules, banding, | | | | | 🗆 Appropriate 🗆 Inappropric |
| Architectural Style (i.e. tradition | al – modern) | | | | 🗆 Appropriate 🗆 Inappropric |
| Roofs | | | | | 🗆 Appropriate 🗆 Inappropric |
| Style and Slope | | | | | 🗆 Appropriate 🗆 Inappropric |
| Roof Projections (i.e. chimneys, | vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropria |
| Roof Materials | | | | | 🗆 Appropriate 🗆 Inappropria |
| Cornice Line | | | | | 🗆 Appropriate 🗆 Inappropria |
| aves, Gutters and Downspouts | | | | | 🗆 Appropriate 🗆 Inappropria |
| Walls | | | | | 🗆 Appropriate 🗆 Inappropria |
| Siding / Material | | | | | 🗆 Appropriate 🗆 Inappropria |
| Projections (i.e. bays, balconies |) | | | | 🗆 Appropriate 🗆 Inappropria |
| Doors and windows | | | | | 🗆 Appropriate 🗆 Inappropria |
| Window Openings and Proportion | ons | | | | 🗆 Appropriate 🗆 Inappropria |
| Vindow Casing/ Trim | | | | | 🗆 Appropriate 🗆 Inappropria |
| Window Shutters / Hardware | | | | | 🗆 Appropriate 🗆 Inappropria |
| Awnings | | | | | 🗆 Appropriate 🗆 Inappropria |
| Doors | | | | | 🗆 Appropriate 🗆 Inappropria |
| orches and Balconies | | | | | 🗆 Appropriate 🗆 Inappropria |
| ojections (i.e. porch, portico, o | | | | | 🗌 Appropriate 🗆 Inappropria |
| andings/ Steps / Stoop / Railing | gs | | | | 🗌 Appropriate 🗆 Inappropria |
| ghting (i.e. wall, post) | | | | | 🗌 Appropriate 🗆 Inappropria |
| gns (i.e. projecting, wall) | | | | | 🗌 Appropriate 🗆 Inappropria |
| Aechanicals (i.e. HVAC, genero | ators) | | | | 🗌 Appropriate 🗆 Inappropria |
| ecks | | | | | 🗆 Appropriate 🗆 Inappropria |
| Garages (i.e. doors, placement | | | | | 🗆 Appropriate 🗆 Inappropria |
| Fence / Walls (i.e. materials, typ | , | | | | 🗌 Appropriate 🗆 Inappropria |
| Frading (i.e. ground floor heigh | · . | | | | 🗌 Appropriate 🗆 Inappropria |
| andscaping (i.e. gardens, plan | | | | | 🗌 Appropriate 🗆 Inappropria |
| Driveways (i.e. location, materic | | | | | Appropriate 🗆 Inappropria |
| Parking (i.e. location, access, via | | | | | 🗌 Appropriate 🗆 Inappropria |
| Accessory Buildings (i.e. sheds, | greennouses) | | | | 🗆 Appropriate 🗆 Inappropria |

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

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

5. Complement and enhance the architectural and historic character: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

🗆 Yes 🗆 No

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

100 MARKET STREET (LUHD-198) **CERTIFICATE OF APPROVAL WORK SESSION #C**

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: <u>View from Market and Hanover Streets</u> Unique Features: <u>1st large, 5 story, infill building with no setbacks</u>
- Neighborhood Association: Downtown
- B. Proposed Work: To renovate the corner entrance.

C. Other Permits Required:

Board of Adjustment

City Council Planning Board

Demolition

D. Lot Location:

| C |
|---|
| |

- Gateway Mid-Block
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

Principal

F. Sensitivity of Context:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neiahborhood Context:

- J. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:
 - Replace the glass canopy at the corner entrance with a sign band;
 - corner entrance.
 - submitted and distributed on 11-5-20.

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

Aerial Image, Street View and Zoning Map: Κ.



PERSPECTIVE-HANOVER ST EXISTING



Zoning Map

• 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.

Expand the conditioned space within the storefront to include the recessed or covered

• Note that at the Work Session, several members of the HDC suggested the applicant seek to retain the awnings as a character-defining feature of the building. Plans will be









| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIGHB | ORHOOD CONTEXT |
|---------|--------|---|----------------------|----------------------------|----------------------------------|-------------------------------------|
| | N | 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 | | | MINOR PROJECT | |
| | 4 | Building Height – Zoning (Feet) | | | | |
| | - | <u>Building Height – Street Wall / Cornice (Feet)</u> <u>Number of Stories</u> <u>A Renovate the Corner Entrance and Remove Awnings –</u> | | | | |
| | 0 7 | Building Coverage (% Building on the Lot) | | | | |
| | / | PROJECT REVIEW ELEMENT | | | | APPROPRIATENESS |
| | | | AFFLICAN | T'S COMMENTS | HDC SUGGESTIONS | AFFROFRIATENESS |
| Ż | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate |
| IJ F | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate |
| õ | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ر ا | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate |
| L | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate |
| - | 21 | Doors and Windows | | | | Appropriate Inappropriate |
| | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 23 | Window Casing/ Trim | | | | Appropriate Inappropriate |
| _ | 24 | Window Shutters / Hardware | | | | Appropriate Inappropriate |
| | 25 | Awnings | | | | Appropriate Inappropriate |
| | 26 | Doors | | | | Appropriate Inappropriate |
| | 21 | | | | | Appropriate Inappropriate |
| - | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 29 | Landings/ Steps / Stoop / Railings | | | | 🗌 Appropriate 🗆 Inappropriate |
| | 30 | Lighting (i.e. wall, post) | | | | 🗌 Appropriate 🗆 Inappropriate |
| | 31 | Signs (i.e. projecting, wall) | | | | 🗌 Appropriate 🗆 Inappropriate |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | Appropriate Inappropriate |
| | 33 | Decks | | | | Appropriate Inappropriate |
| | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | Appropriate Inappropriate |
| F | 35 | Fence / Walls (i.e. materials, type) | | | | Appropriate Inappropriate |
| - | 36 | Grading (i.e. ground floor height, street edge) | | | | Appropriate Inappropriate |
| | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | |
| ļ | 38 | Driveways (i.e. location, material, screening) | | | | Appropriate Inappropriate |
| | | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate |

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:

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 proper

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| | 🗆 Yes 🗆 | No |
|---------|---------|----|
| erties: | 🗆 Yes 🗆 | No |



Project Address: Permit Requested: Meeting Type:

500 MARKET STREET (LUHD – 211) **CERTIFICATE OF APPROVAL** WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Central Business District A (CBA)</u>
 Land Use: <u>Office Building 2</u>
- Land Area: 102,680 SF +/-

- Estimated Age of Structure: <u>c.1930/1982</u> Building Style: <u>Classical Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Market Street</u>
- Unique Features: <u>NA</u> Neighborhood Association: <u>Nobles Island</u>
- B. Proposed Work: Replace rear decks.

C. Other Permits Required:

| | Board of Ad | iustment | Plann |
|---|-------------|----------|-------|
| _ | | 100 | |

ning Board 🛛 City Council

Mid-Block

Demolition

D. Lot Location:

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

E. Existing Building to be Altered/Demolished:

| \checkmark | Prin | cipal |
|--------------|------|-------|
|--------------|------|-------|

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

with shallow setbacks and an internal parking lot area.

J. Staff Comments and/ or Suggestions for Consideration:

- The Application is proposing to:
- Replace the rear decks with a pier-supported system.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Market Street. It is surrounded with many brick 2.5 story structures

Rear Decks and Aerial View Image

| | | 11) – WORK SESSION #1 (<i>N</i> | - |
|---|---|---|--|
| INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | RHOOD CONTEXT |
| Project Information | Existing Proposed | | Surrounding Structures |
| | | | (Average) |
| | (ESTIMATED FROM THE TAX MAPS & A | SSESSOR S INFO) | |
| | | | |
| | | | |
| | | MINOK PROJECI | |
| 5 Building Height – Street Wall / Cornice (Feet) | | Deplete Depre Deple | |
| 6 Number of Stories | | - Replace Rear Decks - | |
| 7 Building Coverage (% Building on the Lot) | | | |
| PROJECT REVIEW ELEMENT | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS |
| 8 Scale (i.e. height, volume, coverage) | | 1 | 🗆 Appropriate 🗆 Inappropriate |
| 9 Placement (i.e. setbacks, alignment) | | | Appropriate Inappropriate |
| 0 Massing (i.e. modules, banding, stepbacks) | | | □ Appropriate □ Inappropriate |
| 1 Architectural Style (i.e. traditional – modern) | | | □ Appropriate □ Inappropriate |
| 2 Roofs | | | Appropriate Inappropriate |
| 3 Style and Slope | | | □ Appropriate □ Inappropriate |
| 4 Roof Projections (i.e. chimneys, vents, dormers) | | | □ Appropriate □ Inappropriate |
| 5 Roof Materials | | | □ Appropriate □ Inappropriate |
| 6 Cornice Line | | | Appropriate Inappropriate |
| 7 Eaves, Gutters and Downspouts | | | 🗆 Appropriate 🗆 Inappropriate |
| 8 Walls | | | 🗆 Appropriate 🗆 Inappropriate |
| 9 Siding / Material | | | 🗆 Appropriate 🗆 Inappropriate |
| Projections (i.e. bays, balconies) | | | 🗆 Appropriate 🗆 Inappropriate |
| 21 Doors and Windows | | | 🗆 Appropriate 🗆 Inappropriate |
| 22 Window Openings and Proportions | | | 🗆 Appropriate 🗆 Inappropriate |
| 3 Window Casing/ Trim | | | 🗆 Appropriate 🗆 Inappropriate |
| | | | 🗆 Appropriate 🗆 Inappropriate |
| 25 Awnings | | | 🗆 Appropriate 🗆 Inappropriate |
| 26 Doors | | | 🗆 Appropriate 🗆 Inappropriate |
| Porches and Balconies | | | 🗆 Appropriate 🗆 Inappropriate |
| Projections (i.e. porch, portico, canopy) | | | 🗆 Appropriate 🗆 Inappropriate |
| | | | 🗆 Appropriate 🗆 Inappropriate |
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| Garages/ Barns / Sheds (i.e. doors, placement) | | | Appropriate Inappropriate |
| A LEADCA / WAIR ILA MOTORIAIS TUDO | | | 🗆 Appropriate 🗆 Inappropriate |
| Fence / Walls (i.e. materials, type) | | | |
| Grading (i.e. ground floor height, street edge) | | | |
| Grading (i.e. ground floor height, street edge)Iandscaping (i.e. gardens, planters, street trees) | | | 🗆 Appropriate 🗆 Inappropriate |
| Grading (i.e. ground floor height, street edge)Landscaping (i.e. gardens, planters, street trees)Driveways (i.e. location, material, screening) | | | Appropriate <a>D Inappropriate Appropriate <a>D Inappropriate |
| Grading (i.e. ground floor height, street edge)Iandscaping (i.e. gardens, planters, street trees) | | | 🗆 Appropriate 🗆 Inappropriate |
| | Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 0 Massing (i.e. modules, banding, stepbacks) 1 Architectural Style (i.e. traditional – modern) 2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Cornice Line 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 10 Projections (i.e. bays, balconies) 11 Doors and Windows 12 Window Casing/ Trim 13 Window Shutters / Hardware <td< td=""><td>Project Information Existing Building Proposed Building (+/-) Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & A I Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & A Building Height / Street Walth Ratio (ESTIMATED FROM THE TAX MAPS & A Building Height / Street Walth Ratio (ESTIMATED FROM THE TAX MAPS & A Building Height / Street Walth Ratio (ESTIMATED FROM THE TAX MAPS & A Building Coverage (% Building on the Lot) (ESTIMATED FROM THE TAX MAPS & A Building Coverage (% Building on the Lot) (ESTIMATED FROM THE TAX MAPS & A PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scale (i.e. height, volume, coverage) (P) 9 Placement (i.e. setbacks, alignment) (P) 0 Massing (i.e. maditional – modern) (E a street Walth Street Street Walth Street</td><td>Project Information Existing Building Propeed Building Abuiting Structures (Average) GeneRAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Image: Comparison of Comparison</td></td<> | Project Information Existing Building Proposed Building (+/-) Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & A I Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & A Building Height / Street Walth Ratio (ESTIMATED FROM THE TAX MAPS & A Building Height / Street Walth Ratio (ESTIMATED FROM THE TAX MAPS & A Building Height / Street Walth Ratio (ESTIMATED FROM THE TAX MAPS & A Building Coverage (% Building on the Lot) (ESTIMATED FROM THE TAX MAPS & A Building Coverage (% Building on the Lot) (ESTIMATED FROM THE TAX MAPS & A PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scale (i.e. height, volume, coverage) (P) 9 Placement (i.e. setbacks, alignment) (P) 0 Massing (i.e. maditional – modern) (E a street Walth Street Street Walth Street | Project Information Existing Building Propeed Building Abuiting Structures (Average) GeneRAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Image: Comparison of Comparison |