Staff Report – December 2nd & 9th, 2020

Dec,. 2nd MEETING

Administrative Approvals:

- 1. 292 State St. (LUHD-228)
 - Recommend Approval
- 2. 145 Maplewood Ave(LUHD-229)- Recommend Approval
- 3. 209 Marcy St. (LUHD-230)
- 4. 37 South St. (LUHD-238)
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS - 3rd Ext. Request:

A. 163 Deer Street (Lot 4) (4 story mixed use building)

PUBLIC HEARINGS – OLD BUSINESS:

1. 121 Northwest Street. (LU-20-194) (porch)

PUBLIC HEARINGS – NEW BUSINESS:

- 500 Market Street (LU-20-211) (decks) Contraction of the
- 239 Northwest St. (LU-20-239) (renovations) 2.
- 34 Blossom St. (LU-20-230) (windows) 3.
- 333 Marcy St. (LU-20-235) (garage addition)

Dec, 9th MEETING

Administrative Approvals:

Pending

PUBLIC HEARINGS – OLD BUSINESS:

1. 33 Jewell Court (LU-20-191) (roof)

WORK SESSIONS - OLD BUSINESS: A. 100 Market St. (LUHD-198) (storefront and awnings)

WORK SESSIONS – NEW BUSINESS:

- 41 Dearborn St. (LUHD-226) (addition) 2.
- 21 Fernald Ct. (LUHD-232) (addition) 3.
- 4.
- 5.

0 Marcy St. (LUHD-Advisory) (Shaw house renovations) 180 New Castle Ave. (LUHD-233) (chimney) 1-31 Raynes Ave. (LUHD-234) (3-5 story buildings)



LOCATOR MAP

COMMISSION MEETING DATE: December 2nd and 9th, 2020 **APPLICATIONS: 13** DISTRIC **HISTORIC**

Project Address: Permit Requested: Meeting Type:

<u>163 DEER STREET (LOT 4)</u> **CERTIFICATE OF APPROVAL EXTENSION REQUEST #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial Bank
- Land Area: 17,130 SF +/-
- Estimated Age of Structure(s): c.1985
- Building Style: NA
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Deer and Bridge Streets</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End
- **<u>B.</u> Proposed Work:** Construct a 4-story mixed-use building.

C. Other Permits Required:

Board of Adjustment	Planning Board	City Council
		- /

Condo Association

Abutting Property Owner

D. Lot Location:

- Terminal Vista
- ☐ Intersection / Corner Lot Rear Lot

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

Principal

Demolition

Mid-Block

F. Sensitivity of Context:

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

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, 3S Artspace, 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:

ranging from 1-4 stories in height and the 5 story municipal parking garage.

J. Background & Suggested Action:

- The Applicant is seeking to:
 - 1. Extend the 2/14/18 COA for the project.

Note that this is the third extension request for this project. The current extension approval is valid until 2/14/21.

• Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Deer and Bridge Street. It is surrounded with a wide variety of building types

Design Guideline Reference: Guidelines for Commercial Development &

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY			
		Project Information	Existing Building	Proposed Building (+/-)			
		GENERAL BUILDING INFORMATION					
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)			MAJORI	PROJECT	
)	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)	_	EXTENSION REQL	JEST FOR A 4	4-STORY MIXED-U	JSE B
	5	Building Height – Street Wall / Cornice (Feet)					_
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS			
X	8	Scale (i.e. height, volume, coverage)					
ONTEXT	9	Placement (i.e. setbacks, alignment)					
Ó		Massing (i.e. modules, banding, stepbacks)					
0	11	Architectural Style (i.e. traditional – modern)					
	12	Roofs					
	13	Style and Slope					
	14	Roof Projections (i.e. chimneys, vents, dormers)					
	15	Roof Materials					
	16	Cornice Line					
	17	Eaves, Gutters and Downspouts					
SIGN & MATERIALS	18	Walls					
ATERIALS	19	Siding / Material					
IAT		Projections (i.e. bays, balconies)					
_ ≥ ~~	21	Doors and Windows					
Z	22	Window Openings and Proportions					
DESIG	23	Window Casing/ Trim					
DE	24	Window Shutters / Hardware					
SUILDING	25	Storm Windows / Screens					
	26	Doors					
2 0 IL	27	Porches and Balconies					
	28	Projections (i.e. porch, portico, canopy)					
	29	Landings/ Steps / Stoop / Railings					
	30	Lighting (i.e. wall, post)					
	31	Signs (i.e. projecting, wall)					
	32	Mechanicals (i.e. HVAC, generators)					
	33	Decks					
	34	Garages/ Barns / Sheds (i.e. doors, placement)					
z	35	Fence / Walls / Screenwalls (i.e. materials, type)					
ESIGN	36	Grading (i.e. ground floor height, street edge)					
	37	Landscaping (i.e. gardens, planters, street trees)					
SITE I	38	Driveways (i.e. location, material, screening)					
SI	39	Parking (i.e. location, access, visibility)					
	40	Accessory Buildings (i.e. sheds, greenhouses)					

🗆 Yes 🗆 No

🗆 Yes 🗆 No

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

OR)		
	PROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION PROPERTY: Loate: Date: Date: Date: Date: Denied Decision: Approved Approved with Stipulations Denied Denie	

🗆 Yes 🗆 No

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

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

Existing Conditions:

- Zoning District: GRA
- Land Use: <u>Single-Family</u>
- 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:

☐ Planning Board

Gateway

D. Lot Location:

Terminal Vista	
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Mid-Block

City Council

Rearlot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Ι. Neighborhood Context:

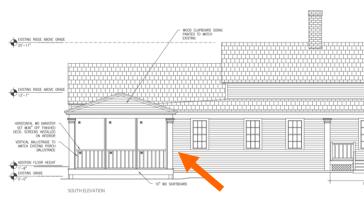
this property.

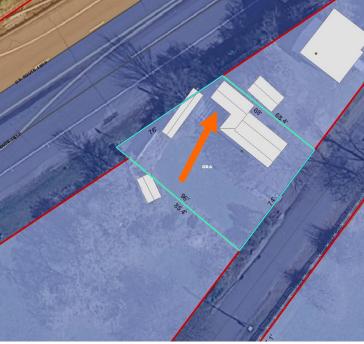
Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:

- Add a porch to the previously-approved addition.

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

Κ. 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

• As requested by the HDC, the porch design has been modified to integrate the existing Greek revival elements (pilasters, columns and trim) into the porch design.





	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD CONTEXT		
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5	
	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		\leq	
1 Gro	oss Floor Area (SF)	(2011/174				M Z	
	or Area Ratio (GFA/ Lot Area)						
	ilding Height / Street-Width Ratio				∼ т	U S	
	ilding Height – Zoning (Feet)			MINOR PROJEC		LL S	
5 Bui	ilding Height – Street Wall / Cornice (Feet)			· Covered Development	al A alal Calay Dava ala	₹	
	mber of Stories			a Coverea Porch and	d Add Solar Panels –	Ζξ	
7 Bui	ilding Coverage (% Building on the Lot)					$\overline{\mathbf{O}}$	
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS	ŬŬ	
₽ 8 Sco	ale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate		
🗄 9 Pla	icement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate		
8Sco9Pla010	assing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	AI	
	chitectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	S	
12 Roo	ofs				🗆 Appropriate 🗆 Inappropriate	D ISIO	
13 Styl	rle and Slope				□ Appropriate □ Inappropriate		
14 Roo	of Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	A	
	of Materials				🗆 Appropriate 🗆 Inappropriate	N N	
	ornice Line				🗆 Appropriate 🗆 Inappropriate	> 2	
	ves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	H IST	
STA 18 Wa	alls				🗆 Appropriate 🗆 Inappropriate	, I	
18 Wa 19 Sidi 20 Pro	ling / Material				🗆 Appropriate 🗆 Inappropriate	> I	
	pjections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate		
~*	ors and Windows				🗆 Appropriate 🗆 Inappropriate	2 2	
	ndow Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	$ \sim$	
<u>9</u> 23 Wir	ndow Casing/ Trim				🗆 Appropriate 🗆 Inappropriate		
-	ndow Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	P	
<u> 25</u> Aw	vnings				🗆 Appropriate 🗆 Inappropriate	\mathbf{O}	
26 Do					🗆 Appropriate 🗆 Inappropriate	Q Q	
In 27 Por	rches and Balconies				🗆 Appropriate 🗆 Inappropriate		
28 Pro	ojections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	₽_	
	ndings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate		
	hting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate		
	ns (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate		
	echanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	N. Martine Contraction	
	cks				Appropriate Inappropriate		
	arages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate	Call San	
Z 35 Fer	nce / Walls (i.e. materials, type)				Appropriate Inappropriate	A DE	
	ading (i.e. ground floor height, street edge)				Appropriate Inappropriate	一、清.	
ш 37 Lar ш 38 Driv	ndscaping (i.e. gardens, planters, street trees) veways (i.e. location, material, screening)						
	rking (i.e. location, access, visibility)				Appropriate Inappropriate Appropriate Inappropriate		
	cessory Buildings (i.e. sheds, greenhouses)					10 10 AV	
Purpose a	nd Intent:				Appropriate Inappropriate		
	ve the integrity of the District:			ntain the special character of the			
2. Assessment of the Historical Significance:							
3. Conse	rvation and enhancement of property value		NO 6. Pron	note the education, pleasure and	d welfare of the District to the city residents and visitors	s: 🗆	
. Review Crit	<u>teria / Findinas of Fact:</u>						
	tent with special and defining character of s		tian DVan DVan Dala		value of existing structure: 🛛 Yes 🗆 No		

Project Address: Permit Requested: Meeting Type:

500 MARKET STREET (LU-20-236) **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c.1930/1982

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

C. Other Permits Required:

Planning Board City Council Board of Adjustment

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

E. Existing Building to be Altered/Demolished:

 $\mathbf{\nabla}$ Principal

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

Accessory

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- with 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:





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

• Note that I have requested additional detail for the pier-support system for the decking.

Rear Decks and Aerial View Image

		INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY	N	IEIGHBORHOO	DD CONTEXT	
		Project Information	Existing	Proposed uilding (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	5
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM T		SESSOR'S INFO)			
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						$\overline{}$
	3	Building Height / Street-Width Ratio			MINOR PROJ	IFCT		S U
	4	Building Height – Zoning (Feet)						Γ S
	5	Building Height – Street Wall / Cornice (Feet)			- Replace Rear D	ecks –		Σ
	6 7	Number of Stories Building Coverage (% Building on the Lot)			Replace Real B			ΖΞ
	/	PROJECT REVIEW ELEMENT	APPLICANT'S COM	AENTS	HDC SUGGEST	IONS	APPROPRIATENESS	O
н	8	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropriate	
Ĕ –	9	Placement (i.e. setbacks, alignment)					Appropriate Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks)					Appropriate Inappropriate	
ŭ	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	HISTA
	18	Walls					🗆 Appropriate 🗆 Inappropriate	
ERIZ	19	Siding / Material					🗆 Appropriate 🗆 Inappropriate	
ATI	20	Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate	
≤	21	Doors and Windows					🗆 Appropriate 🗆 Inappropriate	
z_	22	Window Openings and Proportions					🗆 Appropriate 🗆 Inappropriate	
SIG	23	Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate	Щξ
<u>ا</u>	24	Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropriate	
9 2	25	Awnings					🗆 Appropriate 🗆 Inappropriate	– O ଚଁ
	26	Doors					🗆 Appropriate 🗆 Inappropriate	
	27	Porches and Balconies					🗆 Appropriate 🗆 Inappropriate	PROF PORT
	28	Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropriate	- G
	29	Landings/ Steps / Stoop / Railings					Appropriate 🗆 Inappropriate	
	30	Lighting (i.e. wall, post)					Appropriate Inappropriate	_
	31	Signs (i.e. projecting, wall)					Appropriate Inappropriate	
⊢	32 33	Mechanicals (i.e. HVAC, generators) Decks						
	33 34	Garages/ Barns / Sheds (i.e. doors, placement)						
	34 35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	A ANALAS A
z U	36	Grading (i.e. ground floor height, street edge)					Appropriate Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					Appropriate Inappropriate	
		Driveways (i.e. location, material, screening)					Appropriate Inappropriate	
		Parking (i.e. location, access, visibility)					Appropriate Inappropriate	Ale in the
		Accessory Buildings (i.e. sheds, greenhouses)					Appropriate Inappropriate	
Ρι		e and Intent:						
1.	_	eserve the integrity of the District:	🗆 Yes 🗆 No	4. Mai	ntain the special character o	f the District:		
2.		essment of the Historical Significance:			nplement and enhance the c		nistoric character:	
3		nservation and enhancement of property value			•		ne District to the city residents and visit	
				0.1101				L
<u>.e'</u>		<u>Criteria / Findings of Fact:</u> nsistent with special and defining character of s					na structure: 🛛 Yes 🗆 No	

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

239 NORTHWEST STREET (LU-20-239) **CERTIFICATE OF APPROVAL PUBIC HEARING #2**

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Are: 4,791 SF +/-
- Estimated Age of Structure: c.1830

- Building Style: <u>Greek Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Northwest Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To restore house and add dormers and rear addition.

C. Other Permits Required:

Board of Adjustment

- Condo Association
- Planning Board City Council Abutting Property Owner

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

E. Existing Building to be Altered/ Demolished:

Accessory

Gateway

Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- building in New Hampshire is located on Northwest Street.
- J. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:
 - plumbing systems while modernizing for high energy efficiency.
 - The BOA recently approved the variances needed for this project.

Masonry & Stucco (07), Windows and Doors (08) and, Small Scale New Construction and Additions (10).

Aerial Image, Street View and Zonina Map:





Aerial Map

• 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

• To restore our 1830 house by demolishing the interior to the studs and replacing electrical and

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05),



			239 NG	ORTHWEST	STREET (LU-20-239) – PUBLIC HEAR	ING #2 (MODERA	TE)
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CC)NTE
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surround (Av	ling St verag
	-	No	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
STAFF	-	1	Gross Floor Area (SF)	(1	
₹	-	2	Floor Area Ratio (GFA/ Lot Area)					
ร		3	Building Height / Street-Width Ratio					
		4	Building Height – Zoning (Feet)		I I I I I I I I I I I I I I I I I I I	MODERATE P	KOJECI	
	_	5	Building Height – Street Wall / Cornice (Feet)		- Postoro Hous	e and add Pear	Dormers and Add	diti/
	-	6	Number of Stories			e una ada keul	Donners una Aut	JIIIC
		7	Building Coverage (% Building on the Lot)					
			PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS	A
	хт	8	Scale (i.e. height, volume, coverage)					Appr
	Ĩ	9	Placement (i.e. setbacks, alignment)					Appr
	CONTEXT	10	Massing (i.e. modules, banding, stepbacks)					Appr
	0	11	Architectural Style (i.e. traditional – modern)					Appr
S		12	Roofs					Appr
R		13	Style and Slope					Appr
B		14	Roof Projections (i.e. chimneys, vents, dormers)					Appr
S		15	Roof Materials					Appr
MEMBERS		16	Cornice Line					Appr
		17	Eaves, Gutters and Downspouts					Appr
6	ALS	18	Walls					Appr
COMMISSION	MATERIALS	19	Siding / Material					Appr
	IAT	20	Projections (i.e. bays, balconies)					Appr
	≥ ~	21	Doors and Windows					Appr
Σ	Z	22	Window Openings and Proportions					Appr
0	DESIGN	23	Window Casing/ Trim					Appr
		24	Window Shutters / Hardware					Appr
5	U V	25	Awnings					Appr
ž	SUILDING	26	Doors					Appr
DISTRICT	3UI	27	Porches and Balconies					Appr
SIC		28	Projections (i.e. porch, portico, canopy)					Appr
	-	29	Landings/ Steps / Stoop / Railings					Appr
R	-	30	Lighting (i.e. wall, post)					Appr
N	-	31	Signs (i.e. projecting, wall)					Appr
HISTORIC	-	32	Mechanicals (i.e. HVAC, generators)					Appr
₹	-	33	Decks					Appr
-		34	Garages/ Barns / Sheds (i.e. doors, placement)					Appr
	z	35	Fence / Walls (i.e. materials, type)					Appr
	DESIGN	36	Grading (i.e. ground floor height, street edge)					Appr
		37	Landscaping (i.e. gardens, planters, street trees)					Appr
	SITE	38	Driveways (i.e. location, material, screening)					Appr
	5	39	Parking (i.e. location, access, visibility)					Appr
		40 Durino o d	Accessory Buildings (i.e. sheds, greenhouses)					Appr
	<u>I. R</u>	1. Pre 2. As: 3. Cc eview	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value <u>onsistent with special and defining character of s</u>		No 5. Cor No 6. Pror	mote the education, pleas	ne architectural and historic o sure and welfare of the Distric	ct to
			mpatibility of design with surrounding properties				chnologies with surrounding	

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Denied FORM Case No.:<u>2</u> Date: <u>12-2-20</u> PORTSMOUTH HISTORIC DISTRICT COMMISSION Withdrawn \Box Approved with Stipulations ATION Postponed **ALU** PROPERTY:239 Northwest St. <u>></u> Approved **PROPERTY** Decision:



aracter: o the city residents and visitors:

 □ Yes □ No □ Yes □ No □ Yes □ No

Project Address: Permit Requested: Meeting Type:

34 BLOSSOM STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Residential Single Family
- Land Area: 4,780 SF +/-
- Estimated Age of Structure: c.1800-1830
- Building Style: Federal
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Blossom Street</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To replace 10 windows and a door.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

D. Lot Location:

- Terminal Vista
- 🗹 Rear Lot Intersection / Corner Lot

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

- $\mathbf{\nabla}$ Principal
- Significant Demolition

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context:

small lots.

J. Background & Suggested Action:

The applicant proposes to:

- Replace existing windows with 6/6 SDL Marvin Elevate windows.
- The sill and trim will match the existing.
- The windows will be the same dimension as the existing windows.
- Replace the rear door and window.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The structure is located along Blossom Street in the heart of the South End. It is surrounded with mainly wood-frame 2.5 story historic structures with shallow or no front yard setbacks on relatively

Aerial and Street View Image

				34 BLOSSOM	\ STREET – PU	BLIC HEARING #3 (M	INOR PROJECT)	
			INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY		NEIGHBORHOOD CONTEX	T
			Project Information	Existing Building	Proposed Building (+		Surrounding Strue (Average)	ctures
	Ē		GENERAL BUILDING INFORMATION			APS & ASSESSOR'S INFO)		
STAFF	Ī	1	Gross Floor Area (SF)					
₹	Ī	2	Floor Area Ratio (GFA/ Lot Area)					
<u>S</u>		3	Building Height / Street-Width Ratio			MINOR PRO		
		4	Building Height – Zoning (Feet)				JICI	
	Ļ	5	Building Height – Street Wall / Cornice (Feet)			- Replace 10 Window	ws and a Door -	
	ŀ	6	Number of Stories					
		7	Building Coverage (% Building on the Lot)					
			PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	SESTIONS APP	ROPRIATENESS
	¥	8	Scale (i.e. height, volume, coverage)				🗆 Approp	riate 🗆 Inappropriat
	NTEXT	9	Placement (i.e. setbacks, alignment)				🗌 Approp	riate 🗆 Inappropriat
	0	10	Massing (i.e. modules, banding, stepbacks)				🗌 Approp	riate 🗆 Inappropriat
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S		12	Roofs					riate 🗆 Inappropriat
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U V		16	Cornice Line					<u>riate 🗆 Inappropriat</u>
		17	Eaves, Gutters and Downspouts				🗌 Approp	riate 🗆 Inappropriat
OMMISSION	ATERIALS	18	Walls				🗆 Approp	riate 🗆 Inappropriat
	ER I,	19	Siding / Material					riate 🗆 Inappropriat
		20	Projections (i.e. bays, balconies)					<u>riate 🗆 Inappropriat</u>
	×	21	Doors and Windows				🗆 Approp	riate 🗆 Inappropriat
\leq	ზ ს ს	22	Window Openings and Proportions					riate 🗆 Inappropriat
õ	В С	23	Window Casing/ Trim				🗆 Approp	riate 🗆 Inappropriat
ŭ	DESIG	24	Window Shutters / Hardware				🗆 Approp	riate 🗆 Inappropriat
		25	Storm Windows / Screens				🗆 Approp	riate 🗆 Inappropriat
\underline{O}		26	Doors					riate 🗆 Inappropriat
STRICT	BUILDING	27	Porches and Balconies				🗆 Approp	riate 🗆 Inappropriat
	8	28	Projections (i.e. porch, portico, canopy)					riate 🗆 Inappropriat
Δ		29	Landings/ Steps / Stoop / Railings					riate 🗆 Inappropriat
U		30	Lighting (i.e. wall, post)					riate 🗆 Inappropriat
HISTORIC		31	Signs (i.e. projecting, wall)					riate 🗆 Inappropriat
0		32	Mechanicals (i.e. HVAC, generators)					riate 🗆 Inappropriat
IS		33	Decks				🗌 Approp	riate 🗆 Inappropriat
I		34	Garages/ Barns / Sheds (i.e. doors, placement)				🗌 Approp	riate 🗆 Inappropriat
	_	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Approp	riate 🗆 Inappropriat
	<u>ک</u>	36	Grading (i.e. ground floor height, street edge)				🗌 Approp	riate 🗆 Inappropriat
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				🗌 Approp	riate 🗆 Inappropriat
		38	Driveways (i.e. location, material, screening)					riate 🗆 Inappropriat
	SITE	39	Parking (i.e. location, access, visibility)				🗆 Approp	riate 🗆 Inappropriat
		40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Approp	riate 🗆 Inappropriat
<u>1</u> 1	. R	1. Pre 2. As: 3. Cc eview	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu <u>v Criteria / Findings of Fact:</u> onsistent with special and defining character of		No No	6. Promote the education, plea	he architectural and historic charac sure and welfare of the District to the	
			mpatibility of design with surrounding propertie			 Comp of innovative technological 	_	

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ige)		
APPROPRIATENESS	PROPERTY EVALUATION FORM PROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PROPERTY:34 BLOSSOM SI. Case No:3 Date:12-2-20 Decision: Approved with Stipulations Denied Continued Postponed Withdrawn	
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□ Yes □ No □ Yes □ No

🗆 Yes 🗆 No

nd visitors:

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

333 MARCY STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #4

A. Property Information - General:

- **Existing Conditions:**
 - Žoning District: <u>General Re</u>sidential B (GRB)
 - Land Use: <u>Single-Family</u> Land Area: <u>2,570 SF +/-</u>

 - Estimated Age of Structure: c.1812
 - Building Style: <u>Federal</u> Number of Stories: <u>2</u>

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

 - Unique Features: <u>NA</u> Neighborhood Association: <u>South End</u>
- **B.** Proposed Work: To replace 6 windows on the back building.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

Terminal Vista

Gateway

🗌 Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

2.5 story contributing structures and has no front yard setback.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Replace 6 windows on the back building.
 - The proposed windows are 6/6 LePage SDL double-hung windows.

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

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





Zoning Map

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

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMA	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			MINOD DDO IE	CT
4	Building Height – Zoning (Feet)				
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6			- INS		
7				-	
		HDC	COMMENTS	HDC SUGGESTION	
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
9	Placement (i.e. setbacks, alignment)		1	8	🗆 Appropriate 🗆 Inappropriate
10					🗆 Appropriate 🗆 Inappropriate
	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
12	Roofs				🗆 Appropriate 🗆 Inappropriate
13	Style and Slope				🗆 Appropriate 🗆 Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
15	Roof Materials				🗆 Appropriate 🗆 Inappropriate
16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
18	Walls				🗆 Appropriate 🗆 Inappropriate
19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
21	Doors and windows				🗆 Appropriate 🗆 Inappropriate
22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
25	Awnings				□ Appropriate □ Inappropriate
	Doors				□ Appropriate □ Inappropriate
27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
33	Decks				□ Appropriate □ Inappropriate
34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate
35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 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) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awrings<	No. CENERAL BUILDING INFORMATION (ESTIMA) 1 Gross Floor Area (SF) (ESTIMA) 2 Floor Area Ratio (CFA/ Lot Area) (ESTIMA) 3 Building Height / Street-Width Ratio (ESTIMA) 4 Building Height - Zoning (Feet) (ESTIMA) 5 Building Coverage (% Building on the Lot) (ESTIMA) 7 Building Coverage (% Building on the Lot) (ESTIMA) 9 PRocement (i.e. setbacks, alignment) (ESTIMA) 10 Massing (i.e. modules, banding, stepbacks) (ESTIMA) 11 Architectural Style (i.e. traditional – modern) (ESTIMA) 12 Roofs (ESTIMA) 13 Style and Slope (ESTIMA) 14 Roof Projections (i.e. chimneys, vents, dormers) (ESTIMA) 15 Roof Material (ESTIMA) 16 Cornice line (ESTIMA) 17 Eaves, Gutters and Downspouts (ESTIMA) 18 Walls (ESTIMA) 19 Siding / Material (ESTIMA) 20 Project	No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASI 1 Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & ASI 2 Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & ASI 3 Building Height / Street-Midth Ratio (ESTIMATED FROM THE TAX MAPS & ASI 4 Building Height / Street-Midth Ratio (ESTIMATED FROM THE TAX MAPS & ASI 5 Building Height / Street-Midth Ratio (ESTIMATED FROM THE TAX MAPS & ASI 6 Number of Stories (ESTIMATED FROM THE TAX MAPS & ASI 7 Building Height / Street-Width Comice (Feet) (ESTIMATED FROM THE TAX MAPS & ASI 8 Scale (i.e. height, volume, coverage) (PI 9 Placement (i.e. setbacks, alignment) (ESTIMATED FROM THE TAX MAPS & ASI 10 Massing (i.e. modules, bonding, stepbacks) (ESTIMATED FROM THE TAX MAPS & ASI 11 Architectural Style (i.e. traditional - modern) (ESTIMATED FROM THE TAX MAPS & ASI 12 Roofs (ESTIMATED FROM THE TAX MAPS & ASI 13 Style and Slope (ESTIMATED FROM THE TAX MAPS & ASI 14 Roof fradicking (i.e. chimaps, stepbacks) (ESTIMATED FROM THE TAX MAPS	No. CENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1 Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 2 Floor Area (Sf) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 3 Building Height / Street-Width Ratio (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 4 Building Height - Street-Width Ratio (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 5 Building Height - Street-Width Ratio (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 6 Building Height - Street-Width Ratio (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 6 Building Height - Street-Width Ratio (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 7 Building Leight - Street-Width Ratio (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 8 Street Rest - Street Re

2. Compatibility of design with surrounding properties:

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

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

33 JEWELL COURT (LU-20-191) **CERTIFICATE OF APPROVAL PUBLIC HEARING #5**

Existing Conditions:

- Zoning District: CD4-W
- Land Use: Commercial
- Land Are: 34,791 SF +/-
- Estimated Age of Structure: c.1830
- 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

Planning Board

D. Lot Location:

- Terminal Vista

Mid-Block

City Council

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

Principal

Demolition Accessory

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context: Ι.

- heart of the West End. The existing building was constructed c. 1830.
- J. Staff Comments and/ or Suggestions for Consideration:
 - The Application is proposing to:
 - To replace the existing slate roof (c.1830) with asphalt shingles.
 - replacing the slate with composite slate shingles.

Design Guideline Reference – Guidelines for Roofing (04).

Aerial Image, Street View and Zoning Map: Κ.





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

• Note that the applicant is seeking estimates from contractors for repairing the existing roof and

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHE	BORHOOD CONTEXT	
Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
Gross Floor Area (SF)	<u> </u>			
Floor Area Ratio (GFA/ Lot Area)				
Building Height / Street-Width Ratio		MINOR PROJECT	P	
Building Height – Zoning (Feet)				
Building Height – Street Wall / Cornice (Feet)	- Replace SI	ate Shingles with Aspl	halt Shinales —	
Number of Stories		are simigles with Aspi		
Building Coverage (% Building on the Lot)				
PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate	
Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropriate	
Massing (i.e. modules, banding, stepbacks)			🗆 Appropriate 🗆 Inappropriate	
Architectural Style (i.e. traditional – modern)			🗆 Appropriate 🗆 Inappropriate	
Roofs			🗆 Appropriate 🗆 Inappropriate	
Style and Slope			🗆 Appropriate 🗆 Inappropriate	
Roof Projections (i.e. chimneys, vents, dormers)			🗆 Appropriate 🗆 Inappropriate	_ <
Roof Materials			🗆 Appropriate 🗆 Inappropriate	
Cornice Line			🗆 Appropriate 🗆 Inappropriate	
Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate	
Walls			🗆 Appropriate 🗆 Inappropriate	
Siding / Material			🗆 Appropriate 🗆 Inappropriate	_ ≻
Projections (i.e. bays, balconies)			🗆 Appropriate 🗆 Inappropriate	_ ┣━━
Doors and Windows			🗆 Appropriate 🗆 Inappropriate	_
Window Openings and Proportions			🗆 Appropriate 🗆 Inappropriate	- ш
Window Casing/ Trim			🗆 Appropriate 🗆 Inappropriate	
Window Shutters / Hardware			🗆 Appropriate 🗆 Inappropriate	
Awnings			🗆 Appropriate 🗆 Inappropriate	
Doors			🗆 Appropriate 🗆 Inappropriate	
Porches and Balconies			🗆 Appropriate 🗆 Inappropriate	
Projections (i.e. porch, portico, canopy)			🗆 Appropriate 🗆 Inappropriate	⊢ݠ
Landings/ Steps / Stoop / Railings			🗆 Appropriate 🗆 Inappropriate	_
Lighting (i.e. wall, post)			🗆 Appropriate 🗆 Inappropriate	_
Signs (i.e. projecting, wall)			🗆 Appropriate 🗆 Inappropriate	_
Mechanicals (i.e. HVAC, generators)			🗆 Appropriate 🗆 Inappropriate	
Decks			🗆 Appropriate 🗆 Inappropriate	
Garages/ Barns / Sheds (i.e. doors, placement)			🗆 Appropriate 🗆 Inappropriate	
Fence / Walls (i.e. materials, type)			🗆 Appropriate 🗆 Inappropriate	-
Grading (i.e. ground floor height, street edge)			🗆 Appropriate 🗆 Inappropriate	
Landscaping (i.e. gardens, planters, street trees)			🗆 Appropriate 🗆 Inappropriate	
Driveways (i.e. location, material, screening)			🗆 Appropriate 🗆 Inappropriate	
Parking (i.e. location, access, visibility)			🗆 Appropriate 🗆 Inappropriate	
Accessory Buildings (i.e. sheds, greenhouses)			🗆 Appropriate 🗆 Inappropriate	
e and Intent:				
eserve the integrity of the District:		ain the special character of the Dis		
essment of the Historical Significance:	•	plement and enhance the architec		
onservation and enhancement of property valu	es: 🗆 Yes 🗆 No 6. Prome	ote the education, pleasure and we	elfare of the District to the city residents and visi	ors:
<u> Criteria / Findinas of Fact:</u>				

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

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

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 13,571 SF +/-
- Estimated Age of Structure: c.1999
- 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 and replace awning.

C. Other Permits Required:

Board of Adjustment

City Council Planning Board

- D. Lot Location:
 - Terminal Vista
- Gateway
 - Mid-Block
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory

Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

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





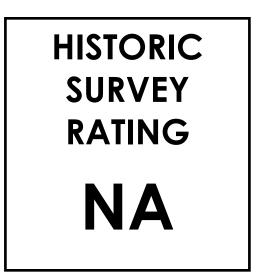


Zoning Map

• 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. The revised plans show an alternative corner awning while the two horizontal awnings are removed. The entryway has also been modified per suggestions from the Commission.



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGHBO	ORHOOD CONTEXT
	Na	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)				
	5	Building Height – Street Wall / Cornice (Feet)	- Reno	vate the Corner	Entrance, Remove Awr	nings & Add New Awning –
	<u>6</u> 7	Number of Stories	Kene			
	/	Building Coverage (% Building on the Lot)		T'S COMMENTS		
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
ž	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
Ц Ц	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
Ş	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
)	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
	12	Roofs				🗆 Appropriate 🗆 Inappropriate
	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
	18	Walls				🗆 Appropriate 🗆 Inappropriate
	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
	25	Awnings				🗆 Appropriate 🗆 Inappropriate
	26	Doors				🗆 Appropriate 🗆 Inappropriate
_	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate
_	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
┞	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
_	33	Decks				Appropriate Inappropriate
_	34	Garages/Barns / Sheds (i.e. doors, placement)				
_	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropriate
	36	Grading (i.e. ground floor height, street edge)				
	37	Landscaping (i.e. gardens, planters, street trees)				
	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate
		Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate

3. Conservation and enhancement of property values:

2. Assessment of the Historical Significance:

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

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

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

	No
	No
\Box Yes \Box	No

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

0 MARCY STREET (LUHD-ADVISORY) CERTIFICATE OF APPROVAL WORK SESSION #1

Mid-Block

Existing Conditions:

- Zoning District: M
- Land Use: Municipal
- Land Are: 6.9 Acres +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Marcy Street & Prescott Park</u>
- Unique Features: Remaining Warehouse
- Neighborhood Association: South End

B. Proposed Work: To elevate, relocate and renovate the Shaw Warehouse.

C. Other Permits Required:

Board of Adjustment

Condo Association

Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

Demolition Accessory

□ Planning Board ☑ City Council

Abutting Property Owner

F. Sensitivity of Context:

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

Gateway

Rearlot

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:

- Warehouse. The structure is currently located within the 100 year floodplain.
- J. Staff Comments and/ or Suggestions for Consideration: The City is proposing to:
 - of the Shaw Warehouse.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08) and Site Elements and Streetscapes (09).





Zoning Map

• This contributing structure is located in the heart of Prescott Park adjacent the Sheafe

• Elevate, relocate, and remove (demolish) the two additions located on the north side

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
• •		Building	Building (+/-)	(Average)	(Average)	
Ν		/20711.1.1				- 2
	GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		
	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)					
					F C T	
			N	NODERATE PROJ	ECI	μ
ļ		F1	avala Dalaasta	and Denovate the C		
(- El	evare, keiocare,	ana kenovate the 3	haw Warehouse (c. 1790) –	
	' Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	APPLICAI	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
(Appropriate Inappropriate	
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2					Appropriate Inappropriate	
2					🗆 Appropriate 🗆 Inappropriate	
2					Appropriate Inappropriate	
2	· · · · · · · · · · · · · · · · · · ·				Appropriate Inappropriate	
-	4 Window Shutters / Hardware				Appropriate Inappropriate	
5	Awnings					- (
6 7	Doors Porches and Balconies					
.7 8	Projections (i.e. porch, portico, canopy)					
.0 9	Landings/ Steps / Stoop / Railings					
.7 :0	Lighting (i.e. wall, post)					\neg
-	Signs (i.e. projecting, wall)				 Appropriate Inappropriate Appropriate Inappropriate 	-
	2 Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	
	3 Decks				□ Appropriate □ Inappropriate	
-	4 Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate	
	5 Fence / Walls (i.e. materials, type)				 Appropriate - Inappropriate Appropriate - Inappropriate 	
-	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	N
57					Appropriate Inappropriate	
8					Appropriate Inappropriate	
9	Parking (i.e. location, access, visibility)				Appropriate Inappropriate	
0	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
	ose and Intent:					
	Preserve the integrity of the District:		No 4. Mair	ntain the special character of the	District:	
	Assessment of the Historical Significance:			plement and enhance the archi		
	Conservation and enhancement of property valu			•	I welfare of the District to the city residents and visit	ors:

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

41 DEARBORN STREET (LUHD-226) **CERTIFICATE OF APPROVAL** WORK SESSION #2

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 10,890 SF +/-
- Estimated Age of Structure: c.1850

- Building Style: <u>Greek Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Dearborn Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To convert to a saltbox design and extend the rear roofline.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista

Gateway Mid-Block

✓ Intersection / Corner Lot □ Rear Lot

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

Principal

Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context:

is surrounded with 2-2.5 story wood-sided historic structures with shallow front yards.

J. Background & Suggested Action:

The applicant proposed to:

line over an upper floor on the rear facing the waterfront.

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

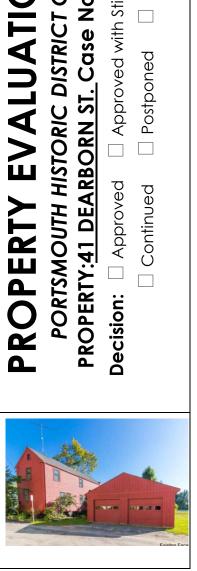
• This contributing structure is located along the end of Dearborn Street along the North Mill Pond. It

• Raise and extend the roofline toward the existing (c. 1960) garage and extend the main roof

Proposed East Elevation and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
_		Project Information	Existing Building	Proposed Building (+/-)		ng Structures (verage)	Surrounding Structu (Average)	res
		GENERAL BUILDING INFORMATION		ATED FROM THE TAX MAPS	& ASSESSOR'S INFO	0)		
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio				RATE PROJ		
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)	- 0	onvert to Salth	nov Design	and Extand	Roofline over Addi	tion -
	6	Number of Stories	- C		Jox Design		Koolille over Addi	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS		HDC SUGGESTIONS	S APPRO	OPRIATENESS
κı	8	Scale (i.e. height, volume, coverage)					🗆 Appropria	te 🗆 Inappropria
E)	9	Placement (i.e. setbacks, alignment)					🗆 Appropria	te 🗆 Inappropria
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)					🗆 Appropria	te 🗆 Inappropria
Ŭ	11	Architectural Style (i.e. traditional – modern)						te 🗆 Inappropria
	12	Roofs						te 🗆 Inappropria
	13	Style and Slope					🗆 Appropria	te 🗆 Inappropria
	14	Roof Projections (i.e. chimneys, vents, dormers)						te 🗆 Inappropria
	15	Roof Materials						te 🗆 Inapproprio
	16	Cornice Line						te 🗆 Inappropria
	17	Eaves, Gutters and Downspouts						te 🗆 Inappropria
ALS	18	Walls						te 🗆 Inappropria
RIZ	19	Siding / Material						te 🗆 Inappropria
ATERIALS	20	Projections (i.e. bays, balconies)						te 🗆 Inappropria
۲	21	Doors and Windows						te 🗆 Inappropria
N N	22	Window Openings and Proportions						te 🗆 Inappropria
5 D	23	Window Casing/ Trim						te 🗆 Inappropria
DESIGN	24	Window Shutters / Hardware						te 🗆 Inappropria
ບ ບ	25	Storm Windows / Screens						te 🗆 Inappropria
NO	26	Doors						te 🗆 Inappropria
BUILI	27	Porches and Balconies						te 🗆 Inappropria
8	28	Projections (i.e. porch, portico, canopy)						te 🗆 Inappropria
	29	Landings/ Steps / Stoop / Railings						te 🗆 Inappropria
	30	Lighting (i.e. wall, post)						te 🗆 Inappropria
	31	Signs (i.e. projecting, wall)						te 🗆 Inappropria
	32	Mechanicals (i.e. HVAC, generators)						te 🗆 Inappropria
	33	Decks						te 🗆 Inappropria
	34	Garages/ Barns / Sheds (i.e. doors, placement)						te 🗆 Inappropria
	35	Fence / Walls / Screenwalls (i.e. materials, type)						te 🗆 Inappropria
<mark>ს</mark>	36	Grading (i.e. ground floor height, street edge)						te 🗆 Inappropria
ESIG	37	Landscaping (i.e. gardens, planters, street trees)						te 🗆 Inappropria
	38	Driveways (i.e. location, material, screening)						te 🗆 Inappropria
SITE	39	Parking (i.e. location, access, visibility)						te 🗆 Inappropria
	40	Accessory Buildings (i.e. sheds, greenhouses)						te 🗆 Inappropria
1 2 3	. Pre . As: . Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value v Criteria / Findings of Fact:	□ Yes □ □ Yes □ es: □ Yes □	No 5.	Complement an		· · · · ·	:

	PROPERTY:41 DEARBORN ST. Case No:2 Date:12-9-20	Decision:	🗌 Continued 🛛 Postponed 🔲 Withdrawn



ors:

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

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

21 FERNALD COURT (LUHD-232) **CERTIFICATE OF APPROVAL** WORK SESSION #3

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>SRB</u>
 Land Use: <u>Single Family</u>
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: <u>Cape</u> Number of Stories: <u>1.5</u>
- Historical Significance: NA (Eligible)
- Public View of Proposed Work: View from New Castle Ave. and Fernald Court
- Unique Features: Proposed addition will be located within the HD
- Neighborhood Association: South End
- B. Proposed Work: To add a side addition.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- 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

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)

J. Neighborhood Context:

be located in the district.

K. Staff Comments and/ or Suggestions for Consideration:

plans have been requested.

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

L. Aerial Image, Street View and Zoning Map:





• The property is located along Fernald Court. It is surrounded with many wooden framed 2-2.5 story historic structures with shallow front yard setbacks on small lots. The existing structure appears to be located outside the District whereas the proposed addition will

• This application proposes to add a side addition to the existing (c. 1950) cape structure. The Applicant has not submitted concept drawings of the proposed addition but such

Proposed Additional Location and Aerial Image

				DURT (LUHD-232)				
		INFO/ EVALUATION CRITERIA		CT PROPERTY		BORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
		No.	bolicing	bolicing (1/-)	(Average)	(Arciuge)	S	
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		\leq .	
		1 Gross Floor Area (SF)	<u> </u>		• <u> </u>			
		2 Floor Area Ratio (GFA/ Lot Area)						
		3 Building Height / Street-Width Ratio	MINOR PROJECT					
		4 Building Height – Zoning (Feet)					L ž	
	-	5 Building Height – Street Wall / Cornice (Feet)		- (Construct a Side Additi	on –		
	_	6 Number of Stories7 Building Coverage (% Building on the Lot)		•				
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	0	
	F.	8 Scale (i.e. height, volume, coverage)				Appropriate 🗆 Inappropriate		
	Щ-	 9 Placement (i.e. setbacks, alignment) 				Appropriate Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate		
(Ũ	11 Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate		
		12 Roofs				🗆 Appropriate 🗆 Inappropriate		
		13 Style and Slope				🗆 Appropriate 🗆 Inappropriate		
	Ĺ	14 Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate		
		15 Roof Materials				🗆 Appropriate 🗆 Inappropriate		
		16 Cornice Line				🗆 Appropriate 🗆 Inappropriate		
	۶	17 Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate		
	RIAL:	18 Walls				Appropriate Inappropriate		
	TER	19 Siding / Material				Appropriate Inappropriate		
	¥-	20Projections (i.e. bays, balconies)21Doors and Windows						
	~	21 Doors and windows 22 Window Openings and Proportions				 Appropriate <a>Inappropriate Appropriate <a>Inappropriate 		
į	<u>ย</u> _	23 Window Casing/ Trim				Appropriate Inappropriate	ШЗ	
Î	DESI	24 Window Shutters / Hardware				Appropriate Inappropriate	P	
	5	25 Awnings				Appropriate Inappropriate		
-		26 Doors				Appropriate Inappropriate		
	BUIL	27 Porches and Balconies				Appropriate 🗆 Inappropriate		
1	8	28 Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	Δ_	
		29 Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate		
	L	30 Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate		
	L	31 Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate		
	F	32 Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	15	
	┝	33 Decks				Appropriate Inappropriate		
⊢	-+	34 Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate		
	z⊢	35Fence / Walls (i.e. materials, type)36Grading (i.e. ground floor height, street edge)					100. 100	
	DESIGN	 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 						
		37Lanascaping (i.e. gardens, planters, siteer frees)38Driveways (i.e. location, material, screening)				 Appropriate <a>Inappropriate Appropriate <a>Inappropriate 		
	SITE	39 Parking (i.e. location, access, visibility)				Appropriate Inappropriate		
	┢	40 Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate		
H	1 2	 Preserve the integrity of the District: Assessment of the Historical Significance: 	□ Yes □ □ Yes □	No 5. Com	ntain the special character of the Dis aplement and enhance the architec	trict: tural and historic character:		
	3	Conservation and enhancement of property value	es: 🗆 Yes 🗆	No 6. Prom	note the education, pleasure and we	elfare of the District to the city residents and visitors	5:	
<u>l.</u>	1	 2. Consistent with special and defining character of 2. Compatibility of design with surrounding properties 	• • •			ue of existing structure:		

Project Address: Permit Requested: Meeting Type:

180 NEW CASTLE AVE. (LUHD-233) **CERTIFICATE OF APPROVAL** WORK SESSION #4

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 Condo Association

- D. Lot Location:
 - Terminal Vista

Mid-Block

Demolition

✓ 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:

• The building is located along the intersection of New Caste Ave. and Ball Street. It is narrow side yards and deeper rear yards.

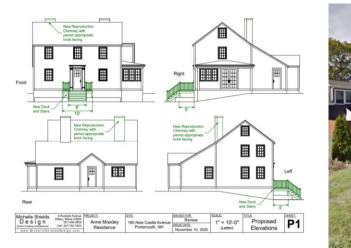
J. Background & Suggested Action:

The applicant is proposing to:

- Replace the deck and stairs along New Castle Ave.
- Replace the existing chimney with a faux brick veneer chimney.

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:





Zoning Map

surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks



Elevations & Streetview Image

			180 NEW	CASTLE AV	E. (LUHD-233) – W	ORK SESSION #4 (M	ODERATE PROJECT)	
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIC	GHBORHOOD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	-9-20
		Na	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
Ë		1	Gross Floor Area (SF)	(
STA		2	Floor Area Ratio (GFA/ Lot Area)					FOR MISSION
S		3	Building Height / Street-Width Ratio		٨	NODERATE PRO.	IECT	FO
		4	Building Height – Zoning (Feet)		n			L S t
		5	Building Height – Street Wall / Cornice (Feet)		- Replac	e Chimney and Dec	cks and Stairs -	
	F	6	Number of Stories			e chinney and Dec	CRJ MIM JIMIIJ -	
		7	Building Coverage (% Building on the Lot)					
			PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION	IS APPROPRIATENESS	
	EXT	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
	Ë	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	ן ע א א מיד
	9	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	UAT DISTRIC
MEMBERS		12	Roofs				🗆 Appropriate 🗆 Inappropriate	
B		13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	
Σ		14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
		15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
		16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
Z	<u>ہ</u>	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
0	AL:	18	Walls				🗆 Appropriate 🗆 Inappropriate	
SS	TERIA	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	- ≻ z §
COMMISSION	¥-	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
Š	~ ~	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	- a d a
$\hat{\mathbf{O}}$	S S	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
ŭ	ESIC	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
		24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
2	Ů	25	Storm Windows / Screens				Appropriate Inappropriate	- () ไว้ ไ
TR	NILDING	26	Doors				Appropriate Inappropriate	POR1 POR1
DISTRICT		27	Porches and Balconies				Appropriate Inappropriate	
	⊢	28	Projections (i.e. porch, portico, canopy)					
HISTORIC	⊢	29	Landings/ Steps / Stoop / Railings					
R	⊢	30	Lighting (i.e. wall, post)					
2	┝	31 32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					
S			Decks					
I	┝	33 34	Garages/ Barns / Sheds (i.e. doors, placement)					
⊢	z	35	Fence / Walls / Screenwalls (i.e. materials, type)					
	ESIGN	35	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
	DES	<u> </u>	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	
		38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate	
	∾⊢	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate	
		40	se and Intent:					

H. Purpose and Intent:

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

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type:

<u>1 & 31 RAYNES AVE. (LUHD-234)</u> **CERTIFICATE OF APPROVAL WORK SESSION #5**

Mid-Block

Demolition

Existing Conditions:

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s

- Building Style: <u>Contemporary</u> Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood and Raynes Ave.</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **<u>B.</u> Proposed Work:** To construct a 4-5 story mixed-use building(s).

C. Other Permits Required:

Board of Adjustment Planning Board City Council

D. Lot Location:

Terminal Vista

Gateway

☑ 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"

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:

newer infill commercial structures along Vaughan St. and Raynes Ave.

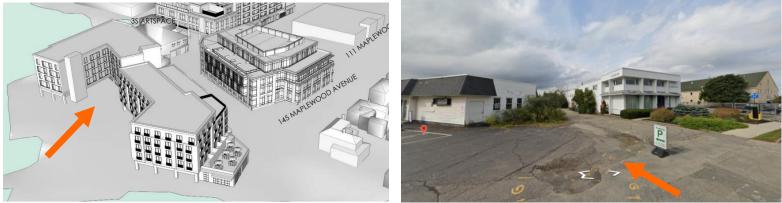
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- residential apartments.
- along the North Mill Pond.

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and

• Add two multi-story buildings with a hotel, ground floor commercial uses and upper story

• The project also includes a public greenway connection behind the proposed structures





INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGI	NEIGHBORHOOD CONTEXT			
Project Information	ExistingProposedBuildingBuilding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5		
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & /	ASSESSOR'S INFO)				
Gross Floor Area (SF)				- 22		
Floor Area Ratio (GFA/ Lot Area)						
Building Height / Street-Width Ratio	MAJOR PROJECT					
Building Height – Zoning (Feet)						
Building Height – Street Wall / Cornice (Feet)	truct a 4-5 Story Mixed	5 Story Mixed-Use Building –				
Number of Stories Building Coverage (% Building on the Lot)						
PROJECT REVIEW ELEMENT						
	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
Scale (i.e. height, volume, coverage)						
Placement (i.e. setbacks, alignment)			Appropriate Inappropriate			
Massing (i.e. modules, banding, stepbacks)				<u> </u>		
Architectural Style (i.e. traditional – modern) Roofs			Appropriate Inappropriate			
Style and Slope			Appropriate Inappropriate	\neg		
Roof Projections (i.e. chimneys, vents, dormers) Roof Materials			Appropriate Inappropriate Appropriate Inappropriate	<u> </u>		
Cornice Line						
Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate			
Walls		1	Appropriate Inappropriate	_ Ш		
Siding / Material						
Projections (i.e. bays, balconies)			Appropriate Inappropriate	┤╱╴		
Doors and Windows						
Window Openings and Proportions						
Window Casing/ Trim						
Window Shutters / Hardware						
Awnings						
Doors						
Porches and Balconies						
Projections (i.e. porch, portico, canopy)						
Landings/ Steps / Stoop / Railings				╡ᅀ		
Lighting (i.e. wall, post)						
Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate			
Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate			
Decks			🗆 Appropriate 🗆 Inappropriate			
Garages/ Barns / Sheds (i.e. doors, placement)			🗆 Appropriate 🗆 Inappropriate			
Fence / Walls (i.e. materials, type)			🗆 Appropriate 🗆 Inappropriate			
Grading (i.e. ground floor height, street edge)			🗆 Appropriate 🗆 Inappropriate			
Landscaping (i.e. gardens, planters, street trees)			🗆 Appropriate 🗆 Inappropriate	•		
Driveways (i.e. location, material, screening)			🗆 Appropriate 🗆 Inappropriate	- Com		
Parking (i.e. location, access, visibility)			🗆 Appropriate 🗆 Inappropriate			
Accessory Buildings (i.e. sheds, greenhouses)			🗆 Appropriate 🗆 Inappropriate			
se and Intent:						
eserve the integrity of the District:		aintain the special character of the [
ssessment of the Historical Significance:		pmplement and enhance the archite				
onservation and enhancement of property value	es: 🗆 Yes 🗆 No 6. Pro	pmote the education, pleasure and	welfare of the District to the city residents and visi	ors:		
Criteria / Findings of Fact:						