Staff Report – January 6th, 2021

Jan. 6th MEETING

Administrative Approvals:

- 1. 232 Court St. (LUHD-244)
- 2. 34 Blossom St. (LUHD-245)
- 3. 51 Islington St. (LUHD-247)
- 4. 124 State St. (LUHD-249)
- 5. 232 South St. (LUHD-250)
- TBD
- Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 500 Market Street (LU-20-236) (replace decks)
- 2. 266-278 State St. (LU-19-79) (renov. & new 4-5 story building)
- 3. 100 Market St. (LU-20-246) (remodel entryway and awnings)

WORK SESSIONS - NEW BUSINESS:

- 1. 180 New Castle Ave. (LUHD-233) (chimney & stairs)
- 2. 1-31 Raynes Ave. (LUHD-234) (2, 1-5 story infill buildings)
- 3. 45 Richmond St. (LUHD-243) (2 story addition & dormer)

PH-1 PH-3 PH-2 WS-1 WS-C

LOCATOR MAP

WS-D

COMMISSION

MEETING DATE: January 6th, 2021

500 MARKET STREET (LU-20-236) Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1

A.	Property	/ Information	- General:
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Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use Land Area: 102,680 SF +/-

- Estimated Age of Structure: <u>c. 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: NA
- Neighborhood Association: Nobles Island

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<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☑ Planning Board	☐ City Council
	☐ Condo Association	☐ Abutting Propert	y Owner
<u>D.</u>	<u>Lot Location:</u>		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Dem	olished:	
	✓ Principal	Accessory	Demolition

F. Sensitivity of Context:

	Highly Sensitive	□ Se	nsitive	✓	Low Sensitivity		"Back-of-House"
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G. Design Approach (for Major Projects):

V	Literal Rep	olication (i.e.	6-16 Cong	gress, Jard	linière Buildin	g, 10 Pleasar	t Street
	Invention v	within a Styl	e (i.e., Por	ter Street ⁻	Townhouses,	100 Market S	treet)

- 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. v	ery small	alterations,	additions	or e	expansio	ns)
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- 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:

• The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

J. Staff Comments and/ or Suggestions for Consideration:

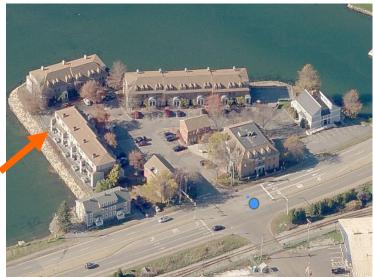
The Application is proposing to:

- Replace the rear decks with a pier-supported structural system.
- The concrete piers will be located beneath the deck and, as requested, a specification sheet has been provided by the applicant.

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

K. Aerial Image, Street View and Zoning Map:





HISTORIC

SURVEY

RATING

Rear Decks and Aerial View Image



Zoning Map

			5	OO MARKET S	TREET (LU-20-236	S) – WORK SESSI	ON #1 (MI	NOR)			
	-	-	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	 		
STAFF			GENERAL BUILDING INFORMATION	(ESTIMAT	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
-		1	Gross Floor Area (SF)								
:		2	Floor Area Ratio (GFA/ Lot Area)						FOR MISSION Date: 1-6		
S		3	Building Height / Street-Width Ratio			MINOR PRO) IECT				
		4	Building Height – Zoning (Feet)						FC 115S ate		
		5	Building Height – Street Wall / Cornice (Feet)			- Replace Rear	Decks -		■ ■ ■ ■		
		6	Number of Stories			Replace Real	Decks		フミニ		
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			PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ O ŏ •		
	┶ └	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
		9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT RIC: ase		
	렸ㅡ	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate			
MEMBERS C	_	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate			
		12	Roofs					□ Appropriate □ Inappropriate	LUAT DISTRIC		
		13	Style and Slope					□ Appropriate □ Inappropriate			
	<u> </u>	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	STR		
i	-	15	Roof Materials					☐ Appropriate ☐ Inappropriate	EVA HISTORIC RKET STR		
		16	Cornice Line					☐ Appropriate ☐ Inappropriate			
	տ⊢	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	EV HISTG		
5	₹ _	18	Walls					☐ Appropriate ☐ Inappropriate	_		
5	TERIA	19	Siding / Material					☐ Appropriate ☐ Inappropriate	ן בַּ בַ ן		
<u> </u>	≤∟	20	Projections (i.e. bays, balconies) Doors and Windows					☐ Appropriate ☐ Inappropriate	⊣ ⊢ ૬ ≥ા		
	-∞	21 22	Window Openings and Proportions					□ Appropriate □ Inappropriate	⊣ 🕿 ଚଛା		
COMMISSION DESIGN & MATERIALS	<u>ჳ</u>	23	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	OPERTY ORTSMOUTH PERTY:500 M.		
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		25	Awnings					□ Appropriate □ Inappropriate	ROP PORTS		
	ĕ⊢	26	Doors					□ Appropriate □ Inappropriate			
		27	Porches and Balconies					□ Appropriate □ Inappropriate			
	ਛ⊢	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
i		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			
2		33	Decks					□ Appropriate □ Inappropriate			
: [34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
	$\neg \Box$	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	10 10 10 10		
	<u></u>	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	100		
	\sim	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
4	≝	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	- ALVERT		
<u>H</u>	1. 2. 3.	urpos . Pre . Ass . Co	Accessory Buildings (i.e. sheds, greenhouses) e and Intent: eserve the integrity of the District: essment of the Historical Significance: enservation and enhancement of property valu Criteria / Findings of Fact:	Yes Yes es: Yes	No 5. Com	tain the special characte plement and enhance th note the education, pleas	ne architectural c		☐ Yes☐ Yesitors:☐ Yes		
1.			nsistent with special and defining character of	surroundina propert	es: □Yes□No 3 Relat	tion to historic and archite	ectural value of e	existing structure: Yes No			
			mpatibility of design with surrounding properties	•		patibility of innovative te					
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266-278 STATE & 84 PLEASANT ST. Project Address: Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION/ PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 4,642 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 4-5
- Historical Significance: <u>Contributing and New Construction</u>
 Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: NA

	• Neighborhood Association. D	<u>OWITIOWIT</u>	
<u>B.</u>	Proposed Work: To restore the Time	nes Building and ad	d a 5 story building and addition.
<u>C.</u>	Other Permits Required:		
	☑ Board of Adjustment	✓ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	☐ Demolition

F.	Sensitivity	of Context:
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$marDella$ Highly Sensitive $\ oxdot$ Sensitive $\ oxdot$ Low Sensitivity $\ oxdot$ "Back-of-Ho

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)

H. Project

☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
Type:
$\hfill \square$ Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)

☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Restore the exterior street-facing walls of the Times Building including the traditional storefront. Note that the proposed design includes removal of the granite steps along the State Street façade.
- Add a 4-story (plus a penthouse level) mixed-use infill building. Note that the BOA approved the variance to allow the added height for the penthouse.
- The project was expanded to include 84 Pleasant Street in order to replace the rear addition along Church Street to support a ground-floor garage entrance to a below-grade parking level under all four buildings and upper floors for additional residential units.

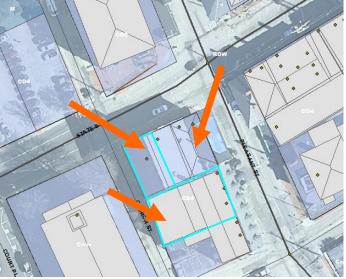
Design Guideline Reference - See complete Design Guidelines.

Aerial Image, Street View and Zoning Map:





Proposed State Street Elevation and Street View Image



Zoning Map

HISTORIC SURVEY RATING

		266-278 STATE STREET & 8	84 PLEASANT ST. (LU	-19-79) <mark>– W</mark> (ORK SESSION /	PUBLIC HEARING #2 (MAJOR PROJECT	')
		INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORHOOD CONTEX	XT	
		Project Information	Existing Building Propos	sed Building (+/-)	Abutting Structures	Surrounding Structure	es (Average)	
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM T	HE TAX MAPS & ASSES	SOR'S INFO)			2
出	1	Gross Floor Area (SF)	(ESTIMATED I NOM I	TIE TAX MAI 3 & A33E3	SOR S HELO)			፼ 3
STA	2	Floor Area Ratio (GFA/ Lot Area)			MAJOR PRO) IECT		$\overline{}$
S	3	Building Height / Street-Width (ROW) Ratio	1	I	MAJOR PRO	JJECI		O S
	4	Building Height – Zoning (Feet)	DESTODE TIME		9 CONSTRUCT	NEW 4-5 STORY INFIL	I BIIII DING	ŭ ^ç
	5	Building Height – Street Wall / Cornice (Feet)	- KLSTOKL HML	3 DUILDING	& CONSTRUCT	INLAN 4-2 210KT HALLE	r poirping -	_ {
	6	Number of Stories						Z :
	7	Building Coverage (% Building on the Lot)	155116111716	. = . := .				$\overline{}$
-		PROJECT REVIEW ELEMENT	APPLICANT'S COMM	NEN12	HDC SUGGES		PROPRIATENESS	U
	0	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)					priate □ Inappropriate priate □ Inappropriate	<u> </u>
INC	10	Massing (i.e. modules, banding, stepbacks)					priate Inappropriate	
0	11							4
O 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inage 12 Roofs □ Appropriate □ Inage							priate Inappropriate	
S	13	Style and Slope					priate Inappropriate	
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8	15	Roof Materials					priate Inappropriate	A
≧	16	Cornice Line				□ Appro	priate □ Inappropriate	>
OMMISSION MEMBERS RESIGN & MATERIALS	17	Eaves, Gutters and Downspouts				☐ Appro	priate □ Inappropriate	Ш
	18	Walls				☐ Appro	priate 🗆 Inappropriate	LL S
	19	Number and Material					priate 🗆 Inappropriate 💎 🖠	_
	20	Projections (i.e. bays, balconies)					priate 🗆 Inappropriate	
	21	Doors and windows				• •	priate Inappropriate	
\geq $ \tilde{z} $	22	Window Openings and Proportions					рнато = птарргорнато	
	23	Window Casing/ Trim						
<u>ار</u> ا	24 25	Window Shutters / Hardware Storm Windows / Screens					priate Inappropriate	_
	26	Doors				• •	priate Inappropriate	\bigcirc
STRICT	27	Porches and Balconies					priate □ Inappropriate priate □ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)				• •	priate Inappropriate	飞,
<u>S</u>	29	Landings/ Steps / Stoop / Railings					priate Inappropriate	<u>Δ</u>
	30	Lighting (i.e. wall, post)					priate Inappropriate	
일	31	Signs (i.e. projecting, wall)				•	priate Inappropriate	
2	32	Mechanicals (i.e. HVAC, generators)					priate 🗆 Inappropriate	
ΣŢ	33	Decks					priate 🗆 Inappropriate	- 1
HISTORIC	34	Garages / Barns / Sheds (i.e. doors, placement)					priate Inappropriate	
	35	Fence / Walls / Screenwalls (i.e. materials, type)					priate 🗆 Inappropriate	
SIGN	36	Grading (i.e. ground floor height, street edge)				□ Appro	priate 🗆 Inappropriate 🌎	4
		Landscaping (i.e. gardens, planters, street trees)					priate 🗆 Inappropriate 🧱	
EDE		Driveways (i.e. location, material, screening)					priate 🗆 Inappropriate	
SITE	39	Parking (i.e. location, access, visibility)					priate Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appro	priate 🗆 Inappropriate	
<u>H.</u>	Purpo	se and Intent:		<u>'</u>		<u>'</u>	1	
		eserve the integrity of the District:	□ Yes □ No	4. Mainta	in the special characte	er of the District:		
		sessment of the Historical Significance:	□ Yes □ No	5. Compl	ement and enhance th	ne architectural and historic chara	cter:	
	3. Co	onservation and enhancement of property va	lues: □ Yes □ No	6. Promot	e the education, pleas	sure and welfare of the District to th	ne city residents and visitors:	
I.	Review	Criteria / Findings of Fact:						
<u></u>		onsistent with special and defining character of	of surrounding properties: 🗆 Ye	es □ No 3. Relatio	n to historic and archite	ectural value of existina structure:	□ Yes □ No	
		mpatibility of design with surrounding propert	<u> </u>			chnologies with surrounding prope		
	z. C0	impunding of design with solloonding propert	C3. 1 C	5 □ 110 4. COMPC		crinologies with softoorlaing prope	illes. Lifes Lift	

100 MARKET STREET (LU-20-246) Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3

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: View from Market and Hanover Streets
 Unique Features: 1st large, 5 story, infill building with no setbacks
- Neighborhood Association: Downtown

	Troighboilloca 7 (330clation). <u>Bot</u>	<u> </u>	
<u>B.</u>	. Proposed Work: To renovate the co	rner entrance and	d replace awning and signs.
<u>C.</u>	C. Other Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D.	. Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	vate the corner entrance and replace awning and signs. Dent Planning Board City Council Gateway Mid-Block Corner Lot Rear Lot red/ Demolished: Accessory Demolition Sensitive Low Sensitivity Gack-of-House"	
<u>E.</u>	. Existing Building to be Altered/ Demoli	shed:	
	☑ Principal	Accessory	☐ Demolition
<u>F.</u>	. Sensitivity of Context:		
	\square Highly Sensitive \square Sensitive	e 🗹 Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	6. Design Approach (for Major Projects):	<u>.</u>	
	☑ Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e., F	Porter Street Townhouses	, 100 Market Street)
	Abstract Reference (i.e. Portw	valk, 51 Islington, 55 Cong	gress Street)
	☐ Intentional Opposition (i.e. Mo	cIntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	I. Project Type:		
	\square Consent Agenda (i.e. very sr	mall alterations, add	itions or expansions)
	☑ Minor Project (i.e. small alter	rations, additions or	expansions)
	☐ Moderate Project (i.e. signifi	icant additions, alte	rations or expansions)
	☐ Major Project (i.e. very large	alternations, additi	ons or expansions)

I. Neighborhood Context:

• The building is located along Hanover and Market Streets. It is surrounded with many 2-4 story historic structures with shallow setbacks and small rear garden areas. It also abuts the historic Moffitt Ladd House and Garden.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the glass canopy at the corner;
- Replace the column covers with a Alucobond column covers;
- Relocate and replace the glass entryway at the corner;
- Replace the "100 Market Street" sign;
- Reset the Historic Marker in the granite pavers;
- Note that the design now shown the existing glass awnings along Market and Hanover Streets to remain in-place.

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

Aerial Image, Street View and Zoning Map:





HISTORIC

SURVEY

RATING

Aerial and Street View Image



NA

Zoning Map

100 MARKET STREET (LU-20-246) - PUBLIC HEARING #3 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information Existing Abutting Structures Proposed Surrounding Structures** FORM Building (+/-) (Average) (Average) Building **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - Renovate the Corner Entrance and Replace Awning -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) DISTRICT ☐ Appropriate ☐ Inappropriate ase **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate STRE Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate :100 MARKET ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** ERT 20 Projections (i.e. bays, balconies...) ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP **PROPERTY** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING Awnings 25 ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Address: 180 NEW CASTLE AVE. (LUHD-233) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #C**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>SRB</u>
- 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: <u>View from New Castle Ave. & Humphrey Ct.</u>
- Unique Features: NA
- Neighborhood Association: South End

B. Pro	posed Work:	Construct a re	ar addition with	i deck and r	eplace sidina.	. windows 8	& root
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• 1	eignborrood Association. <u>sc</u>	DOTT LITE	
B. Prop	osed Work: Construct a rear	addition with deck	and replace siding, windows 8
C. Othe	r Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
	☐ Condo Association	\square Abutting Propert	y Owner
D. Lot L	ocation:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existir	ng Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Sensi	ivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive \square Low Sensitivity	"Back-of-House"
G. Desig	gn Approach (for Major Project	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	ngress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ct Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, 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 surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

J. Background & Suggested Action:

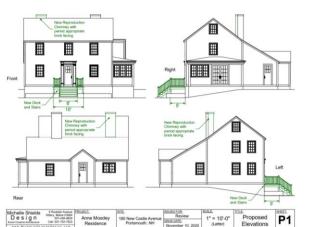
The applicant is proposing to:

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

 NOTE Due to the extensive feedback from the HDC at the December meeting, the applicant has requested an extension for this application to the February meeting.

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

K. Aerial Image, Street View and Zoning Map:





Elevations & Streetview Image



Zoning Map

HISTORIC SURVEY RATING

		180 NEW C	ASTLE AVE.	(LUHD-233)	8) – WORK	SESSION #C	C (MODER	ATE PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY			NEIGHBORE	HOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/		Abutting Structures (Average)		Surrounding Structures (Average)	S 5
	N-	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MA	APS & ASSESSOR'	S INFO)			
	1	Gross Floor Area (SF)	•						<u> </u>
	2	Floor Area Ratio (GFA/ Lot Area)							FOR AISSION
)	3	Building Height / Street-Width Ratio				DERATE P	DO IECT		FO Issign
	4	Building Height – Zoning (Feet)			MOL		KOJLCI		T S S
•	5	Building Height – Street Wall / Cornice (Feet)		_ Ro	anlaca Ch	nimney and	Dacks an	d Stairs —	
-	<u>6</u>	Number of Stories		- KC	spiace Ci	miniey and	Decks di	a sians –	Zξ
	7	Building Coverage (% Building on the Lot)							$ \overline{}$
		PROJECT REVIEW ELEMENT	APPLICANT	'S COMMENTS		HDC SUGG	ESTIONS	APPROPRIATENESS	O ŭ ž
EXT	8	Scale (i.e. height, volume, coverage)						□ Appropriate □ Inappropriate	
ΞĒ	9	Placement (i.e. setbacks, alignment)						□ Appropriate □ Inappropriate	
NO	10	Massing (i.e. modules, banding, stepbacks)						□ Appropriate □ Inappropriate	\square $lacksquare$
O	11	Architectural Style (i.e. traditional – modern)						□ Appropriate □ Inappropriate	
	12	Roofs	<u> </u>					□ 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	EV HISTO
	17	Eaves, Gutters and Downspouts						□ Appropriate □ Inappropriate	т г
\LS	18	Walls						□ Appropriate □ Inappropriate	一 一 ティ
<u> </u>	19	Siding / Material						□ Appropriate □ Inappropriate	□ > → → ≥
ATE	20	Projections (i.e. bays, balconies)						□ Appropriate □ Inappropriate	
×	21	Doors and Windows						☐ Appropriate ☐ Inappropriate	
ESIGN & MATERIALS	22	Window Openings and Proportions						□ Appropriate □ Inappropriate	
9	23	Window Casing/ Trim						□ Appropriate □ Inappropriate	
	24	Window Shutters / Hardware						☐ Appropriate ☐ Inappropriate	
BUILDING	25	Storm Windows / Screens						□ Appropriate □ Inappropriate	$ oldsymbol{\circ}$
	26	Doors						□ Appropriate □ Inappropriate	
	27	Porches and Balconies						□ Appropriate □ Inappropriate	
2	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	
Z.	35	Fence / Walls / Screenwalls (i.e. materials, type)						□ Appropriate □ Inappropriate	
ESIGN	36	Grading (i.e. ground floor height, street edge)						□ Appropriate □ Inappropriate	
Δ	37	Landscaping (i.e. gardens, planters, street trees)						□ Appropriate □ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)						□ Appropriate □ Inappropriate	
	39	Parking (i.e. location, access, visibility)						□ Appropriate □ Inappropriate	
<u> </u>	Purpos	se and Intent:			I -				
		eserve the integrity of the District:	□ Yes □ N	0	4 Maintain th	e special characte	r of the District		□Ye
		sessment of the Historical Significance:	□ Yes □ N			•		and historic character:	□ Ye
		onservation and enhancement of property values:			•			of the District to the city residents and vi	
			. utes util	O	o. Homole me	- eaucanon, pieas	ore and wellare	of the District to the City residents and vi	DIOIS. □ 16
<u>I. R</u>		Criteria / Findings of Fact:							
		onsistent with special and defining character of su	ırrounding properti						
	2. Co	ompatibility of design with surrounding properties:		□ Yes □ No	4. Compatibili	ty of innovative ted	chnologies with s	surrounding properties: 🗆 Yes 🗆 No	

Project Address: 1 & 31 RAYNES AVE. (LUHD-234) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #D**

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 construc	:t a 4-5 st	<u>ory mixed</u>	<u>l-use b</u>	<u>uilding</u>	<u>2) ç</u>)
								•

C. Other	r Permits Required:		
	\square Board of Adjustment	☑ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	✓ Terminal Vista	☐ Gateway	☑ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Demo	olished:	
	☑ Principal	Accessory	Demolition
F. Sensit	ivity of Context:		
	☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivity	/ ☐ "Back-of-House"
G. Desig	gn Approach (for Major Project	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ct Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or	expansions)
	Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)

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

• 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 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.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- NOTE Due to the extensive feedback from the HDC at the December meeting, the applicant has requested an extension for this application to the February meeting.

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

K. Aerial Image, Street View and Zoning Map:





3D Massing Model Image and Street View Image



Zoning Map

HISTORIC SURVEY RATING

1 & 31 RAYENES AVE. & 203 MAPLEWOOD AVE. (LUHD-234) – WORK SESSION #5 (MAJOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Existing Proposed Surrounding Structures** FORM (Average) (Average) Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio **MAJOR PROJECT** Withdrawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - Construct two 4-5 Story Mixed-Use Buildings -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Scale (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT Case 9 Placement (i.e. setbacks, alignment...) Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Approved Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC < Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 **Roof Materials** es □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts ÍШ 17 □ Appropriate □ Inappropriate COMMISSION 18 Walls ☐ Appropriate ☐ Inappropriate Approved Continued Siding / Material 19 □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies... □ Appropriate □ Inappropriate **Doors and Windows** □ Appropriate □ Inappropriate 2 22 Window Openings and Proportions □ Appropriate □ Inappropriate Ш Window Casing/ Trim 23 ☐ Appropriate ☐ Inappropriate **_** Window Shutters / Hardware ☐ Appropriate ☐ Inappropriate **PROPERTY** 25 **Awnings** ☐ Appropriate ☐ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC Lighting (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) 31 ☐ Appropriate ☐ Inappropriate 32 Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) ☐ Appropriate ☐ Inappropriate 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 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: ☐ Yes ☐ No 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Address: 45 RICHMOND ST. (LUHD-243)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

Existing	Con	ditior	าร:
-/:0::::9	~~	ao.	

- Zoning District: MRO
- Land Use: <u>Single Family</u>
- Land Area: 5,660 SF +/-
- Estimated Age of Structure: c.1890
 Building Style: Vernacular
- Building Style: <u>Vernacular</u>Historical Significance: C
- Public View of Proposed Work: View from Richmond and Washington Streets.

		1011 1101111101	la alla frasilitgioti elicois
	Unique Features: NANeighborhood Association: South		· ·
<u>B.</u>	B. Proposed Work: To replace rear add	lition and garage	<u>and add an attic dormer.</u>
<u>C.</u>	C. Other Permits Required:		
	☑ Board of Adjustment	Planning Board	☐ City Council
<u>D.</u>	D. Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	E. Existing Building to be Altered/ Demolis	hed:	
	✓ Principal	Accessory	☐ Demolition
<u>F.</u>	F. Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive	e ☐ Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	G. Design Approach (for Major Projects):		
	☑ Literal Replication (i.e. 6-16 Cor	ngress, Jardinière Buildin	g, 10 Pleasant Street)
	\square Invention within a Style (i.e., Po	orter Street Townhouses,	100 Market Street)
	Abstract Reference (i.e. Portwo	alk, 51 Islington, 55 Cong	ress Street)
	☐ Intentional Opposition (i.e. Mc	Intyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	H. Project Type:		
	\square Consent Agenda (i.e. very sm	all alterations, addi	tions or expansions)
	Minor Project (i.e. small altera	tions additions or e	ynansions)

Moderate Project (i.e. significant additions, alterations or expansions)

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

L. Neighborhood Context:

• The building is located near the intersection of Richmond and Washington Streets in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with small rear yards and garden areas.

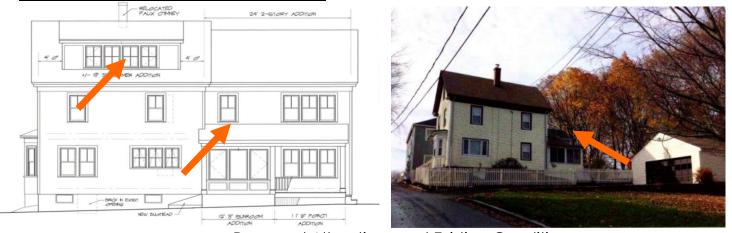
M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish and replace the existing single-story rear addition and garage with a 2 story addition and new garage with an attached greenhouse; and
- Add a new front landing and steps.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

N. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

C

			45	RICHMON	D ST. (LUHI	D-243) – \	WORK SESSIC	ON #1 (MAJ	OR)	
			INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	'		NEIGHBORH	OOD CONTEXT	
			Project Information	Existing Building	Propose Building (+		Abutting Structures (Average)		Surrounding Structures (Average)	
•			GENERAL BUILDING INFORMATION	(ESTIMATI	D FROM THE TAX A	MAPS & ASSESSO	R'S INFO)			
		1	Gross Floor Area (SF)	<u> </u>			<u> </u>			FOR MISSION
		2	Floor Area Ratio (GFA/ Lot Area)							OSS
		3	Building Height / Street-Width Ratio			M	INOR PRO) IFCT		
		4	Building Height – Zoning (Feet)			/ V		JILCI		T SS F
		5	Building Height – Street Wall / Cornice (Feet)	- (Construct T	Two Story	Rear Additio	n Garage	and Attic Dormer –	≥ ≥
		7	Number of Stories Building Coverage (% Building on the Lot)	`		140 5101 9	Real Adding	ii, Galage	and Ame Donner	ZŞ
		/		A DDUC A N	TIC COALATAITC		LIDO CUCO	FCTIONIC	ADDRODDIATEMECE	$ \overline{\bigcirc}$ \circ \cdot
			PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS		HDC SUGG	F211ON2	APPROPRIATENESS	
TEXT		8	Scale (i.e. height, volume, coverage)						□ Appropriate □ Inappropriate	
		9	Placement (i.e. setbacks, alignment)						□ Appropriate □ Inappropriate	
OS N		10	Massing (i.e. modules, banding, stepbacks)						☐ Appropriate ☐ Inappropriate	\square $lacksquare$
\vdash	+	11	Architectural Style (i.e. traditional – modern)						☐ Appropriate ☐ Inappropriate	UA ISTRI
		12	Roofs						☐ Appropriate ☐ Inappropriate	— → ā.
		13	Style and Slope						☐ Appropriate ☐ Inappropriate	—
		14	Roof Projections (i.e. chimneys, vents, dormers)						☐ Appropriate ☐ Inappropriate	ے ک کے ∟
		15	Roof Materials						☐ Appropriate ☐ Inappropriate	
		16	Cornice Line						☐ Appropriate ☐ Inappropriate	EV A
	_	17	Eaves, Gutters and Downspouts						☐ Appropriate ☐ Inappropriate	— ш ≲
I I		18	Walls						☐ Appropriate ☐ Inappropriate	─
I H		19	Siding / Material						☐ Appropriate ☐ Inappropriate	── ≻ ;; (
SIGN & MATERIALS		20 21	Projections (i.e. bays, balconies) Doors and Windows						☐ Appropriate ☐ Inappropriate	— ⊢ 5 ā
త	l —	22	Window Openings and Proportions						□ Appropriate □ Inappropriate	— ~ Շ Կ
l S	· -	23	Window Openings and Proportions Window Casing/ Trim						□ Appropriate □ Inappropriate	
ES	_	23 24	Window Casing/ IIIII Window Shutters / Hardware						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	교 장
3 DE	-	25	Awnings						□ Appropriate □ Inappropriate	OPI
BUILDING	-	26	Doors						□ Appropriate □ Inappropriate	OPE ORTSM
	_	27	Porches and Balconies						□ Appropriate □ Inappropriate	_ ~ ~ 7
B	' 	28	Projections (i.e. porch, portico, canopy)						□ Appropriate □ Inappropriate	_ ~ ~ 6
		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	The state of the s
	_	34	Garages/ Barns / Sheds (i.e. doors, placement)						□ Appropriate □ Inappropriate	
		35	Fence / Walls (i.e. materials, type)						☐ Appropriate ☐ Inappropriate	
ESIGN		36	Grading (i.e. ground floor height, street edge)						☐ Appropriate ☐ Inappropriate	
ESI		37	Landscaping (i.e. gardens, planters, street trees)						☐ Appropriate ☐ Inappropriate	
		38	Driveways (i.e. location, material, screening)						☐ Appropriate ☐ Inappropriate	
SIT		39	Parking (i.e. location, access, visibility)						☐ Appropriate ☐ Inappropriate	
	4	40	Accessory Buildings (i.e. sheds, greenhouses)						☐ Appropriate ☐ Inappropriate	
<u>H.</u>	Pur	rpos	e and Intent:			•				·
			serve the integrity of the District:	□ Yes □ 1	10	4. Maintain	the special characte	er of the District:		□ Y€
			essment of the Historical Significance:	□ Yes □ N			•		d historic character:	_ Y€
			nservation and enhancement of property values:			•			f the District to the city residents and vi	
			. ,	_ , ••			2 2 2 2 2 3 1 7 P 1 9 OK		2 2 2 2 7 . 25.6.6 6	
<u>I.</u>			Criteria / Findings of Fact:		V N	0 D=1=1* · · ·	a lataka starasa di kuma 190	ا المسالم المسالم		
			nsistent with special and defining character of sur	ounding properti						
	2.	Cor	mpatibility of design with surrounding properties:		🗆 Yes 🗆 No	4. Compatik	oility ot innovative te	chnologies with sui	rounding properties: 🗆 Yes 🗆 No	