Staff Report – September 1st, 2021

September 1st MEETING

Administrative Approvals:

- 1. 93 State Street (LUHD-371)
- 2. 14 Mechanic St. (LUHD-378)
- 3. 57 Salter St. (LUHD-370)
- 4. 21 Blossom St. (LUHD-380)
- 5. 564 Middle St. (LUHD-382)
- 6. 126 State St. (LUHD-386)
- 7. 135 Congress St. (LUHD-372)
- 8. 60 Penhallow St. (LUHD-385)

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

PUBLIC HEARINGS - OLD BUSINESS:

A. 64 Vaughan St. (LU-20-214) (3 story building addition)

PUBLIC HEARINGS - NEW BUSINESS:

1. 4 Rock Street (LU-21-144) (windows)

WORK SESSIONS – OLD BUSINESS:

- A. 137 Northwest. (LUHD-296) (New house)
- B. 93 Pleasant. (LUHD-324) (3 story addition)
- C. 2 Russell / O Deer St. (LUHD-366) (5 story building)

WORK SESSIONS (NEW):

- 1. 52 Prospect St. (LUHD-377) (2 story addition)
- 2. 99 Bow St. (LUHD-376) (deck)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: September 1st, 2021 APPLICATIONS: 14

Project Address: 64 VAUGHAN MALL (LU-20-214) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A

Existing	Co	nditio	ons:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900

- Building Style: <u>Vernacular Commercial</u>
 Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: NA

C. Other Permits Required:

Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	<u>To make fo</u>	<u>açade i</u>	<u>mprovemen</u>	<u>ts to </u>	<u>the storet</u>	front an	<u>d adc</u>	l a per	<u>ithouse.</u>
	-		-	•						

	■ Board of Adjustment	▶ Planning Board	City Counc
D.	Lot Location:		
	\square Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	

[7] 5 · · ·

Y Principal	Demolition

F. Sensitivity of Context:

☐ Highly Sensitive 5	✓ Sensitive	☐ Low Sensitivity	☐ "Back-of-House"
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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)

Neighborhood Context:

a. The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a three story addition with an attic level. The revised elevations show a variety of modifications suggested by the Commission. In particular, the tower element and arcade along the driveway entrance has been modified at address the concerns and suggestions of the commission expressed at the July meeting.
- Design Guideline Reference Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

☐ Yes ☐ No

☐ Yes ☐ No

64 VAUGHAN MALL (LU-21-153) - PUBLIC HEARING #A (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information** Existina **Abutting Structures Proposed Surrounding Structures** -21 FORM (Average) (Average) Building Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - Add a 3.5 Story Addition to the Existing Building -No.:A 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 Φ **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate QSO Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate GHAN **Cornice Line** 16 □ Appropriate □ Inappropriate ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material VAU ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** ERT Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions **.64** □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate چ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** DISTRICT BUILDING 25 **Awnings** ☐ 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 C **Lighting** (i.e. wall, post... HISTORI □ 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 38 **Driveways** (i.e. location, material, screening... □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses... □ Appropriate □ Inappropriate H. Purpose and Intent: ☐ Yes ☐ No rict:

. Preserve the integrity of the District:	□ Yes □ No	Maintain the special character of the D	istr
	_ >/ _ > 1		

- 2. Assessment of the Historical Significance: 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

I. Review Criteria / Findings of Fact:

- 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
- 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Evaluation Form: 4 ROCK ST. (LU-21-3) Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1**

<u>A.</u>	Property	<u>Information</u>	-	General :
	0	1*1*		

Existing Conditions:

Zoning District: CD4-L2

Land Use: Commercial Parking Lot Land Area: 3,050 SF +/-

Estimated Age of Structure: c.1840

Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>

Historical Significance: Contributing
Public View of Proposed Work: View from Islington and Rock Streets

Unique Features: <u>NA</u>

• N	eignbornood Association: <u>isi</u>	<u>Ington Creek</u>			
B. Prop	osed Work: To replace all wir	ndows.			
C. Othe	r Permits Required:				
	☐ Board of Adjustment	☐ Planning Board	☐ City Council		
D. Lot L	ocation:				
	☐ Terminal Vista	Gateway	☐ Mid-Block		
	✓ Intersection / Corner Lot	☐ Rear Lot			
E. Existii	ng Building to be Altered/ Demo	olished:			
	☐ Principal	✓ Accessory	$\ \square$ Significant Demolition		
<u>F. Sensi</u>	tivity of Context:				
	\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivit	y 🗌 "Back-of-House"		
G. Design	gn Approach (for Major Project	<u>s):</u>			
	\square Literal Replication (i.e. 6-16 (Congress, Jardinière Buildin	ng, 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, Citizer	n's Bank, Coldwell Banker)		
<u>H. Proje</u>	ect Type:				
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)		
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)		
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)		

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

I. Neighborhood Context:

• This vacant lot is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no front yard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Replace all the existing windows with Green Mountain wood windows.
 - The applicant is proposing a 6/6 sash whereas the current Greek Revival (c. 1840) has a 2/2 pattern. Note that the 6/6 windows are currently located on the rear addition along Rock Street.
 - The applicant has had a window expert date and rate the condition of each of the windows on the structure.
 - This is a sash replacement project so there will be no reduction in light or the size of the

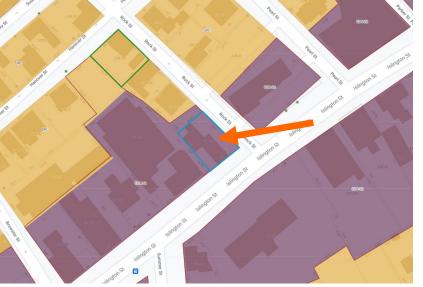
Design Guideline Reference – Guidelines for Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zonina Map

4 ROCK STREET (LU-21-3) – PUBLIC HEARING #1 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	\neg
	N/A	GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		_ <
STAFF	1	Gross Floor Area (SF)	\			<u> </u>	
⊴	2	Floor Area Ratio (GFA/ Lot Area)					
S	3	Building Height / Street-Width Ratio			MAINIOD DDC) IECT	
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI	III III
	5	Building Height – Street Wall / Cornice (Feet)			Poplace Winds	owe Only	
	6	Number of Stories			 Replace Windo 	ows Offiny –	
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGG	SESTIONS APPROPRIATENESS	O
ţ	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
7	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
(11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
SS	12	Roofs				□ Appropriate □ Inappropriate	
<u> </u>	13	Style and Slope				□ Appropriate □ Inappropriate	
7	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
Ĭ	15	Roof Materials				□ Appropriate □ Inappropriate	
MEMBERS	16	Cornice Line				□ Appropriate □ Inappropriate	- >
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	— ш́
NOISCIMINO IO	3 18	Walls				□ Appropriate □ Inappropriate	
	19	Siding / Material				□ Appropriate □ Inappropriate	
2 }	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
		Doors and Windows				□ Appropriate □ Inappropriate	
<u> </u>	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	<u> </u>
	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	— ш
ع ∣ ر	3 24	Window Casing/ IIIII Window Shutters / Hardware			<u> </u>	□ Appropriate □ Inappropriate	
	25	Awnings				□ Appropriate □ Inappropriate	
	26	Doors					\dashv \cup
	27	Porches and Balconies				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	− ~
DISTRICT	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings				····	— ←
HISTORIC	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
ַ אַ	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
-	32	Mechanicals (i.e. HVAC, generators)				· · · · · · · · · · · · · · · · · · ·	
2	33	Decks				□ Appropriate □ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
 		Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
3	35	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
i i	36				+	□ Appropriate □ Inappropriate	
		Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
F	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	13 13 6
Н.	Purpo	se and Intent:				, , , , , , , , , , , , , , , , , , , ,	•
		eserve the integrity of the District:	□ Yes □	No 4. Ma	aintain the special characte	er of the District:	
		sessment of the Historical Significance:			·	he architectural and historic character:	
		onservation and enhancement of property value			•	sure and welfare of the District to the city residents and vis	sitors.
I.		onservation and entrancement of property value of Criteria / Findings of Fact:	J	0.110	эттого пто ваосаноп, ріва:	solo and wonard of the district to the City residents and vis	311013.
1.		onsistent with special and defining character of s	surrounding propert	ties: TYesT No. 3 Re	lation to historic and archite	ectural value of existing structure:	
	<i>5</i> . C	ompatibility of design with surrounding propertie	۶۵.	\Box 1 Θ 5 \Box 1 Θ 0 4. \Box 0	ampanonny of trinovative te	chnologies with surrounding properties:	

Project Address: 137 NORTHWEST ST. (LUHD-296)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

Unique Features: <u>NA</u>Neighborhood Association	<u>ne</u> Work: <u>View from Nort</u> on: <u>Christian Shore</u>	hwest Street & the Rte.1 Bypass.
B. Proposed Work: To constructC. Other Permits Required:	<u>a new single family n</u>	ouse on the lot.
Board of Adjustment	☐ Planning Boar	rd 🗌 City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner	Lot 🗌 Rear Lot	
E. Existing Building to be Altered/	<u>Demolished:</u>	
☑ Principal	☐ Accessory	☐ Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $lacksquare$	Sensitive \square Low Sensit	ivity \square "Back-of-House"
G. Design Approach (for Major Pr	ojects):	
Literal Replication (i.e.	6-16 Congress, Jardinière Bu	ilding, 10 Pleasant Street)
lacksquare Invention within a St	yle (i.e., Porter Street Townho	ouses, 100 Market Street)
☐ Abstract Reference	i.e. Portwalk, 51 Islington, 55	Congress Street)
☐ Intentional Oppositio	n (i.e. McIntyre Building, Citiz	zen's Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e.	very small alterations, o	additions or expansions)
☐ Minor Project (i.e. smo	all alterations, additions	or expansions)
☑ Moderate Project (i.	e. significant additions,	alterations or expansions)
☐ Major Project (i.e. ve	ry large alternations, ac	dditions or expansions)

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I. Neighborhood Context:

• The building lot is located along Northwest Street. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards with garden areas. The proposed lot is very narrow which limits the potential for landscape screening along the Rte. 1 Bypass.

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

The Application is proposing to:

- Construct a new single-family residence on the north eastern portion of the property.
- Note that a variance was granted to support this application.
- <u>If the applicant submits revised plans for the September 1st the plans will be forwarded</u> to you Friday. If not, this application will be continued to the October 6th meeting.

Design Guideline Reference – Guidelines for New Construction (02-09).

K. Aerial Image, Street View and Zoning Map:





Proposed Alterations and Existing Conditions



Zoning Map

	137 NORTHWEST ST. (LUHD-296) – WORK SESSION #A (MODERATE)								
			INFO/ EVALUATION CRITERIA		JECT PROPERTY		NEIGHBORHO	*	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	21
			GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			
STAFF		1	Gross Floor Area (SF)	•		•	-		FOR AISSION ate: 9-1
₹		2	Floor Area Ratio (GFA/ Lot Area)						
S		3	Building Height / Street-Width Ratio			MODERATE P	RO IFCT		
	_	4	Building Height – Zoning (Feet)			NODERAILI	NOJLCI		AS S S S S S S S S S S S S S S S S S S
		5	Building Height – Street Wall / Cornice (Feet)		- Constru	ct a New Single	-Family Struc	cture -	D A I ior
		<u>6</u> 7	Number of Stories Building Coverage (% Building on the Lot)		30113113	er a men emgle	Taniny on o	51010	
			PROJECT REVIEW ELEMENT	A DDLLC	A NIT'S COMMANDITS	UDC SUCC	ECTIONS	ADDDODDIATEMESS	DN F COMMIS COMI
				APPLIC	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_
	NTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	불	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
	응 -	10 11	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	STRI STRI
-		• •	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	ALU/ ARIC DISTI St St. Cas Approved
SS	_	12	Roofs Chila and Slane					□ Appropriate □ Inappropriate	ALU IC DIS IC DIS ISI CA Approve Approve Vostpone
MEMBERS	_	13	Style and Slope Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
AB		14 15	Roof Materials					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
M M		16	Cornice Line					□ Appropriate □ Inappropriate	
≥		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	─ ^
Z	S	18	Walls					□ Appropriate □ Inappropriate	
0	₹	19	Siding / Material					□ Appropriate □ Inappropriate	
SS	ATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	RTY OUTH I 37 No
¥	≩	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
COMMISSION	≪ -	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
~	DESIGN	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	
$\ddot{0}$	ES	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	ORTS/ DRTS/ ERTY on:
		25	Awnings					□ Appropriate □ Inappropriate	
<u>ပ</u>	N N	26	Doors					□ Appropriate □ Inappropriate	
ISTRICT	BUILDING	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
<u>.</u>	<u>~</u>	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	The second secon
Δ		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
$\overline{\Omega}$		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
골		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
HISTORIC		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
<u>S</u>		33	Decks					□ Appropriate □ Inappropriate	
I	\perp	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
	5 D	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
	SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
	S	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>]</u>	1	. Pre	se and Intent: eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □ Yes	No 5. Cor	ntain the special characte	ne architectural and		☐ Yes ☐ No ☐ Yes ☐ No
	3	s. Co	onservation and enhancement of property valu	es:	⊔ NO 6. Pror	note the education, pleas	sure and weltare of	the District to the city residents and visi	ftors: □ Yes □ No
<u> </u>	. Re	<u>eview</u>	Criteria / Findings of Fact:						
_	1	. Cc	onsistent with special and defining character of	surrounding prop	erties: 🗆 Yes 🗆 No 🛮 3. Rela	ation to historic and archite	ectural value of exis	ting structure: 🗆 Yes 🗆 No	
	2	2. Co	mpatibility of design with surrounding properties	s:	□ Yes □ No 4. Cor	npatibility of innovative te	chnologies with surr	rounding properties: 🗆 Yes 🗆 No	

Project Evaluation Form: 93 PLEASANT STREET (LUHD-324)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1818
- Building Style: <u>Federal</u>
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: <u>Downtown</u>

	В.	Proposed Work:	To add a 3-stor	y addition with	connector building
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C. Other Permits Required:						
	Board of Adjustment	✓ Planning Board	☐ City Council			
D. Lot Locat	tion:					
	Terminal Vista	☐ Gateway	☐ Mid-Block			
\checkmark	Intersection / Corner Lot	Rear Lot				
E. Existing B	uilding to be Altered/ Demo	olished / Constructed				
\checkmark	1 Principal	☐ Accessory	☐ Demolition			
F. Sensitivity	of Context:					
\checkmark	I Highly Sensitive $\;\Box\;$ Sensit	ive \Box Low Sensitivity	"Back-of-House"			
G. Design A	pproach (for Major Projects	<u>s):</u>				
$\overline{\checkmark}$	I Literal Replication (i.e. 6-16 (Congress, Jardinière Buildi	ng, 10 Pleasant Street)			
	Invention within a Style (i.e.	, Porter Street Townhouses	, 100 Market Street)			
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)			
	Intentional Opposition (i.e.	McIntyre Building, Citizen':	s Bank, Coldwell Banker)			
H. Project Type:						
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)			
	$\ \square$ Minor Project (i.e. small alterations, additions or expansions)					

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

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

I. Neighborhood Context:

• This historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Add a three-story addition to the parking lot area along Court Street a connector to the Treadwell House.
- As a response the HDC feedback in the August work session, the applicant has revised the shutter and awning design. Note that large expanse of brick above the garage door remains.
- The applicant is likely planning to present the materials for the project in advance of a public hearing in October.
- Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)

K. Aerial Images and Maps:





Renderings of the Proposed Addition and Connector Buildings



Zoning Map

F

93 PLEASANT STREET (LUHD-324) – WORK SESSION #B (MAJOR)								
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	-	
	NI.	GENERAL BUILDING INFORMATION			ASSESSOB'S INFO)		- 2 	
STAFF	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)					Signary	
ST	3	Building Height / Street-Width Ratio			MAJOR PROJE	← T		
-	4	Building Height – Zoning (Feet)			MAJOR PROJE	CI		
	5	Building Height – Street Wall / Cornice (Feet)	_	- Construct a 3	Story Addition and a	Connector Building –	IMI Date ons	
	6	Number of Stories	-	- Consider a 5	Siory Addition and a	Connector boliding -	DN FORMIS COMMIS	
	7	Building Coverage (% Building on the Lot)			-			
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION	S APPROPRIATENESS		
	5 8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate		
	9 10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate		
		Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate		
	ان	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate		
S	12	Roofs				□ Appropriate □ Inappropriate	ALUA RIC DISTRICT ST. Case	
MEMBERS	13	Style and Slope				□ Appropriate □ Inappropriate		
AB	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	□ SA S	
ō	<u>S</u> 18	Walls				□ Appropriate □ Inappropriate		
S	19	Number and Material				□ Appropriate □ Inappropriate	ERTY OUTH H 93 PLEA Approved	
IIS	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate		
OMMISSION	≥ 21	Doors and windows				□ Appropriate □ Inappropriate		
>	∞ 22 Z	Window Openings and Proportions				□ Appropriate □ Inappropriate		
\mathcal{O}	23 24	Window Casing/ Trim				□ Appropriate □ Inappropriate	APERTY:	
5	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate		
$\overline{\mathbf{C}}$	ტ 25	Storm Windows / Screens / Awnings				□ Appropriate □ Inappropriate	ORTSM.	
$\overline{\mathbf{z}}$	<u>26</u>	Doors				☐ Appropriate ☐ Inappropriate		
ISTRI	26 27 28	Porches and Balconies				☐ Appropriate ☐ Inappropriate		
		Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate		
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate		
2	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate		
0	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate		
HISTORIC	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate		
	33					□ Appropriate □ Inappropriate		
L	34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate	THE REAL PROPERTY OF THE PARTY	
	<u>ვ</u>	, , , ,				☐ Appropriate ☐ Inappropriate		
	35 36 37	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate	Will Fry OFFICE	
	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		
<u>H</u>		ose and Intent:						
		reserve the integrity of the District:			aintain the special character of the		□ Yes □ No	
	2. A	ssessment of the Historical Significance:		No 5. Co	omplement and enhance the arch	itectural and historic character:	□ Yes □ No	
I.		onservation and enhancement of property value Criteria / Findings of Fact:	Jes: ☐ Yes ☐	No 6. Pro	omote the education, pleasure and	d welfare of the District to the city residents and vis	sitors: 🗆 Yes 🗆 No	
	1. C	onsistent with special and defining character o ompatibility of design with surrounding propertie	9		lation to historic and architectural ampatibility of innovative technolog			
		and anomy or acaign minition containing proportion	•••			g		

2 RUSSELL & O DEER ST (LUHD-366) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #C**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD</u>5
- Land Use: Vacant / Parking
- Land Area: <u>85,746 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Deer & Russell Streets & Maplewood Ave.</u>
- Unique Features: Surface Parking Lot
- Neighborhood Association: North End

<u>B.</u> F	<u>Proposed Work:</u>	<u>10 construct 2, 5 story, mixed-use</u>	<u>buildings.</u>

C. Other Permits Required	<u>d:</u>		
☐ Board of Adju	ustment	☑ Planning Board	☐ City Council
D. Lot Location:			
☐ Terminal Vist	ta	✓ Gateway	☐ Mid-Block
✓ Intersection	/ Corner Lot	Rear Lot	
E. Existing Building to be	Altered/ Demo	lished / Constructed	<u>:</u>
✓ Principal		Accessory	☐ Demolition
F. Sensitivity of Context:			
☐ Highly Sensit	rive 🗹 Sensiti	ive \square Low Sensitivity	√ 🗌 "Back-of-House'
G. Design Approach (for	Major Projects	<u>):</u>	
Literal Peolic	ation (i.e. 4.14.C	ongrass Igrdiniàra Buildin	a 10 Plaggant Stroot

LITERAL REDILCATION (i.e. 6-16 Congress, Jardiniere 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)
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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 new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to construct 2 new five-story mixed-use buildings.
- The larger building has been broken into three main modules with a single recessed, ground-floor connector.
- As a response to HDC feedback the applicant has shown an option with the single story connector within the Vaughan Street view corridor removed.
- Several architectural design concepts have also been provided.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

2 RUSSELL & 0 DEER STREET (LUHD-366) - WORK SESSION #C (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 9-1-21 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT A 5 STORY MIXED-USE INFILL BUILDING -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Φ 9 Placement (i.e. setbacks, alignment...) d with □ Appropriate □ Inappropriate Cas 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 Approve Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Δ Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 0 COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** RUSELL Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows □ Appropriate □ Inappropriate 2 Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate خُ PERTY:2 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate <u>S</u> **A** Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) 36 □ 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: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties:

Project Address: 52 PROSPECT ST. (LUHD-377) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1**

Α.	Property	Information	- General:
,	,		

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 3,485 SF +/-
- Estimated Age of Structure: c.1790

- Building Style: Colonial
 Number of Stories: 2
 Historical Significance: Contributing
 Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Pro	oposed Work: To construct a tv	<u>vo-story addition (re</u>	<u>ear).</u>
C. Ot	her Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lo	t Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Exi	sting Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Ser	nsitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House'
G. De	esign Approach (for Major Project	<u>'s):</u>	
	☑Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	s Bank, Coldwell Banker)
H. Pro	<u>oject Type:</u>		
	\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 alternations, additions or expansions)

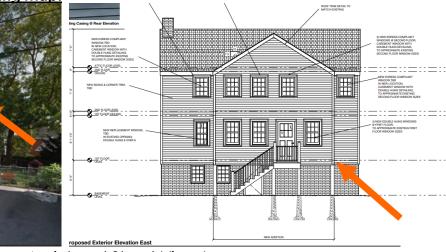
Neighborhood Context:

• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
 - Construct a new two-story addition on the rear elevation of the building.
 - Replace the existing vinyl windows with new windows. Note that the existing casing is to remain and new egress windows are being added to meet the life-safety requirements of the code.
 - Replace the existing aluminum siding.
 - Window and siding details will be provided at the meeting.

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

52 PROSPECT STREET (LUHD-377) – WORK SESSION #1 (MODERATE PROJECT)

			INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHOOD CONTEXT		
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures ((Average)	- 21
١	=	INO.	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & ASSE	SSOR'S INFO)			8-1
世		1	Gross Floor Area (SF)						
STA	_	2	Floor Area Ratio (GFA/ Lot Area)		MACDED ATE DDC LECT				
S		3	Building Height / Street-Width (ROW) Ratio		MODERATE PROJECT				
		4	Building Height – Zoning (Feet)		CONCEDUCE	A O STORY ADD	ITION (DEAD) ONLY		FOISSIO Date:
	-	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT A	A Z SIOKT ADD	ITION (REAR) ONLY -		7 - C
	-	6	Number of Stories						 → ≶ -
		7	Building Coverage (% Building on the Lot)						ONMIS Co.: 1 Pc
			PROJECT REVIEW ELEMENT	APPLICANT'	S COMMENTS	HDC SUGGE	STIONS APPRO	OPRIATENESS	COMA No.: 1
		8	Scale (i.e. height, volume, coverage)					ate 🗆 Inappropriate	
	NTEXT	9	Placement (i.e. setbacks, alignment)					ate 🗆 Inappropriate	SYC1
		10	Massing (i.e. modules, banding, stepbacks)					ate 🗆 Inappropriate	
	O	11	Architectural Style (i.e. traditional – modern)					ate 🗆 Inappropriate	
		12	Roofs				☐ Approprio	ate 🗆 Inappropriate	
RS		13	Style and Slope				☐ Approprio	ate 🗆 Inappropriate	
MEMBERS		14	Roof Projections (i.e. chimneys, vents, dormers)					ate 🗆 Inappropriate	ALU/ IC DISTI
3		15	Roof Materials				☐ Approprio	ate 🗆 Inappropriate	→ ~
		16	Cornice Line				☐ Approprio	ate 🗆 Inappropriate	EVA HISTORIC & 0 DEER
\S		17	Eaves, Gutters and Downspouts				☐ Approprio	ate 🗆 Inappropriate	ਜ਼ ਲ਼ੑੑੑੑੑੑੑੑੑੑੑੑੑੑੑੑੑੑਜ਼
Z	ALS	18	Walls				☐ Approprio	ate 🗆 Inappropriate	
<u> </u>	띪	19	Number and Material					ate 🗆 Inappropriate	
SS	₹	20	Projections (i.e. bays, balconies)					ate 🗆 Inappropriate	
¥	≥	21	Doors and windows	☐ Appropriate ☐ Inappropriate					
MMISSION	Z	22	Window Openings and Proportions				ate 🗆 Inappropriate		
Ó	SS	23	Window Casing/ Trim					ate 🗆 Inappropriate	⊣Ш ⋝≒⊓
l ö		24	Window Shutters / Hardware					ate 🗆 Inappropriate	ן ע יא יא − ו
—	S S	25	Storm Windows / Screens					ate 🗆 Inappropriate	
DISTRIC		26	Doors					ate 🗆 Inappropriate	PORT PERTY CISION:
2	BUI	27	Porches and Balconies					ate 🗆 Inappropriate	PEI Cisio
<u>S</u>	-	28	Projections (i.e. porch, portico, canopy)					ate 🗆 Inappropriate	
	-	29	Landings/ Steps / Stoop / Railings					ate 🗆 Inappropriate	
U	-	30	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)					ate 🗆 Inappropriate	_ •
2	-	31						ate 🗆 Inappropriate	
9	-	32	Mechanicals (i.e. HVAC, generators)					ate 🗆 Inappropriate	
HISTOI	-	33 34	Decks Garages / Barns / Sheds (i.e. doors, placement)					ate Inappropriate	
I		35	Fence / Walls / Screenwalls (i.e. materials, type)					ate 🗆 Inappropriate ate 🗆 Inappropriate	
	_	36	Grading (i.e. ground floor height, street edge)					ate 🗆 Inappropriate	
	ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					ate 🗆 Inappropriate	
	DES	38	Driveways (i.e. location, material, screening)					ate 🗆 Inappropriate	
	SITE	39	Parking (i.e. location, access, visibility)					ate 🗆 Inappropriate	
	∞	40	Accessory Buildings (i.e. sheds, greenhouses)					ate 🗆 Inappropriate	
	<u>H. l</u>		se and Intent:	□ V □ NI-	A A A t L -	nin the english shares - t-	r of the District		Usa D NIS
			eserve the integrity of the District:	□ Yes □ No		ain the special characte		>×.	□ Yes □ No
			sessment of the Historical Significance:		•		e architectural and historic characte		□ Yes □ No
3. Conservation and enhancement of property values: \square Yes \square No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:					ors:				
			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. Co	mpatibility of design with surrounding propertie	es:	☐ Yes ☐ No 4. Comp	atibility of innovative ted	chnologies with surrounding propertie	es: 🗆 Yes 🗆 No	
							·		

Project Address: 99 BOW STREET (LUHD-376) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 10,454 SF +/-

- Estimated Age of Structure: 2010
 Building Style: Federal Revival
 Number of Stories: 4.5
 Historical Significance: NA
 Public View of Proposed Work: View from Bow Street
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown

B. Proposed Work: To add a new de	eck and dock struct	ure.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
☐ Principal	✓ Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivity	/ □ "Back-of-House
G. Design Approach (for Major Project	<u>'s):</u>	
\Box Literal Replication (i.e. 6-16 (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. Po	rtwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. very	small alterations, add	ditions 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:

• The building is located along Bow Street and is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on shallow lots with no setback from the sidewalk.

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

The Applicant is proposing to:

- Increase the size of the deck;
- Add a new deck on the western end for public use;
- Add two murals to the deck areas; and
- Install planter boxes.
- Note that no new plans have been submitted at this time. Thus, the applicant is seeking to have a discussion regarding the previous plans and the more recent letter submitted to the Commission outlining the permitting requirements and the sequencing for both local and state/federal permits (particularly with respect to any waterway requirements from the DES or Army Corp. of Engineers).

Design Guideline Reference – Guidelines for Site Elements and Streetscapes (10) and Signs & Awnings (11).

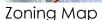
M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image





99 BOW STREET (LUHD #376) – WORK SESSION #2 (MODERATE PROJECT) **SUBJECT PROPERTY** INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn - ADD NEW DECK AND DOCK STRUCTURE ONLY -Approved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Ö DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 Φ 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate dS 12 Roofs Appropriate | Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 田 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate R 21 **Doors and windows** □ Appropriate □ Inappropriate 66: Window Openings and Proportions Appropriate 🗆 Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate **PROPERTY** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) 36 □ 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: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties: