Staff Report – December 1st, 2021

December 1st MEETING

Administrative Approvals:

- 1. 33 Holmes Court (LUHD-402)
- 2. 37 South St. (LUHD-403)
- 3. 239 Northwest St. (LUHD-404)
- 4. 33 Northwest St. (LUHD-406)
- Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS – EXTENSION REQUEST:

1. 266-278 State Street (LU-19-79) (New infill building)

PUBLIC HEARINGS – NEW BUSINESS:

1. 131 Congress Street (LU-21-201) (new storefront)

PUBLIC HEARINGS - OLD BUSINESS:

A. 401 State Street (LU-21-190) (replace windows) 64 Vaughan St. (LU-21-214) (bricks, balconies and roof) Β.

WORK SESSIONS - OLD BUSINESS:

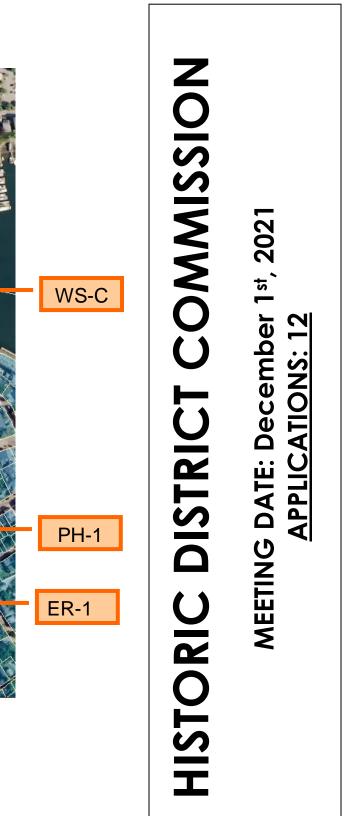
- A. 137 Northwest. (LUHD-296) (new single family)
- B. 1 Raynes Ave. (LUHD-234) (two new mixed-use buildings)
- C. 2 Russell / O Deer St. (LUHD-366) (2 new buildings)
- D. 0 Maplewood Ave. (LUHD-390) (new single family

December 8th MEETING

 Work Session Discussion on Historic District Ordinance and Administration



LOCATOR MAP



Project Evaluation Form: Permit Requested: Meeting Type:

131 CONGRESS STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 8,241 SF +/-
- Estimated Age of Structure: c.1931
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Intrusion Public View of Proposed Work: View from Congress Streets
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: Replace storefront system.

C. Other Permits Required:



Board of Adjustmer	٦t
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Planning Boar	d	Citv	Cour	ncil
	u 🗆			101

Mid-Block

D. Lot Location:

- Terminal Vista
- Rearlot ☐ Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

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 large alternations, additions or expansions)

I. Neighborhood Context:

a wide variety of significant and non-contributing structures.

J. Staff Comments and/ or Suggestions for Consideration:

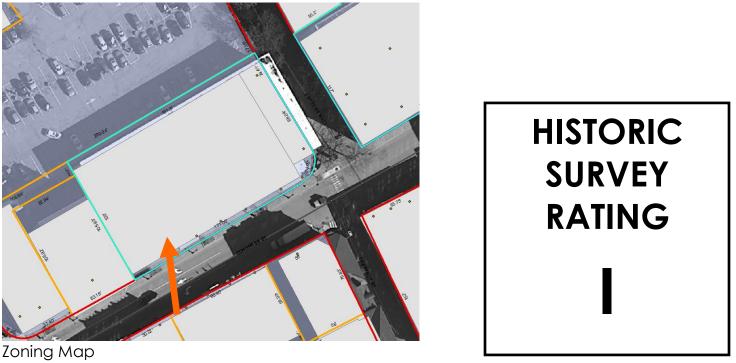
- The applicant is proposing to:
 - i. Replace the storefront windows and doors.

Design Guideline Reference – Guidelines for Windows & Doors (08), Signs & Awnings (11) and Commercial Development and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



Aerial and Streetview Images



Zoning Map

• The building is located in the heart of the business district on Congress Street and is surrounded by



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT				
		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									
	3	Building Height / Street-Width Ratio			MINOR PROJEC	`T				
	4									
	5	Building Height – Street Wall / Cornice (Feet)		- INISTALL NIEW/	STOREFRONT WINDOW					
	6	Number of Stories			SIOKEFROINT WINDOW	NS & DOOKS ONLT -				
1	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
E	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
LEX	9									
ONTEXT	10					Appropriate Inappropriate				
ŭ	11					□ Appropriate □ Inappropriate				
	12					□ Appropriate □ Inappropriate				
	13					Appropriate Inappropriate				
	14					□ Appropriate □ Inappropriate				
	15									
MEMBERS	14					□ Appropriate □ Inappropriate				
	17					Appropriate Inappropriate				
rs						Appropriate Inappropriate				
MATERIALS	19					Appropriate Inappropriate				
٩TE	20					Appropriate Inappropriate				
Ž	21					Appropriate Inappropriate				
ې م	2					Appropriate Inappropriate				
DESIGN	23					Appropriate Inappropriate				
)ES	24					Appropriate Inappropriate				
G	25					Appropriate Inappropriate				
JILDIN	20					Appropriate Inappropriate				
	27					Appropriate Inappropriate				
BU						Appropriate Inappropriate				
	29					Appropriate Inappropriate				
1	30					Appropriate Inappropriate				
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	32					Appropriate Inappropriate				
	33					Appropriate Inappropriate				
	34					Appropriate Inappropriate				
	35					Appropriate Inappropriate				
Z	36					Appropriate Inappropriate				
DESIGN	37					Appropriate Inappropriate				
DE	38					Appropriate Inappropriate				
SITE	39					Appropriate Inappropriate				
S										

1. Preserve the integrity of the District:

🗆 Yes 🗆 No

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 🗆 Yes 🗆 No

🗆 Yes 🗆 No

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:

<u>I. Review Criteria / Findings of Fact:</u>
 Consistent with special and defining character of surrounding properties:
Yes
No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

401 STATE STREET (LU-21-190) **CERTIFICATE OF APPROVAL PUBLIC HEARING #A**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Central Business District B (CBB)</u>
- Land Use: Mixed-Use
- Land Area: 30,760 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: <u>High Victorian Gothic</u> Number of Stories: 5
- Historical Significance: Focal Structure
- Public View of Proposed Work: No View from State Street
- Unique Features: Important structure to commemorate American colonial revival
- Neighborhood Association: Downtown Residents
- **B.** Proposed Work: To add a brick wing wall to screen kitchen exhaust hood.

C. Other Permits Required:

Board of Adjustment

☐ Planning Board

City Council

Mid-Block

Significant Demolition

D. Lot Location:

- Terminal Vista Gateway
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

J. Staff Comments and Suggestions for Consideration:

- replacement window.
- The windows are proposed to be double-hung with no muntins.
- screens.

Design Guideline Reference: See guidelines for Windows and Doors (08)

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

• This exceptionally large, multi-storied brick structure is a landmark building that is located along State Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5 to 3 story wooden residential structures with narrow setbacks from the street.

• The applicant proposes to replace 5 existing vinyl windows with an aluminum-clad Pella

Note that previous blanket approval from the HDC (2-1-2012) stated that all the windows would be Anderson 400 series – full-divided light with spacer bar, a Terratone bronze color with half

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT			
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
1	Gross Floor Area (SF)							
2	Floor Area Ratio (GFA/ Lot Area)							
3	Building Height / Street-Width Ratio		MINOR PROJECT					
4	Building Height – Zoning (Feet)							
5	Building Height – Street Wall / Cornice (Feet)		– 5t	^h Floor Unit Windows	Only -			
6	Number of Stories		- J		Olly –			
7	Building Coverage (% Building on the Lot)			-				
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
8	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			
	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			
	Landings/ Steps / Stoop / Railings							
	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate			
	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate			
	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate			
	Decks							
	Garages (i.e. doors, placement)							
	Fence / Walls (i.e. materials, type)							
	Grading (i.e. ground floor height, street edge)							
	Landscaping (i.e. gardens, planters, street trees)							
	Driveways (i.e. location, material, screening)							
0	Accessory Buildings (i.e. sheds, greenhouses)							
	se and Intent:							
rese	erve the integrity of the District:	🗆 Yes 🗆	No 4. Mair	ntain the special character of the	District:			

of property

 I. Consistent with special and defining character of surrounding properties:
 Image: Second and the special and defining character of surrounding properties:
 Image: Second and the special and th

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Project Address: Permit Requested: Meeting Type:

64 VAUGHAN MALL (LU-20-214) **CERTIFICATE OF APPROVAL PUBLIC HEARING #B**

	ting Conditions:
•	Zoning District: <u>CD5</u>
•	Land Use: <u>Commercial</u>
	Land Area: <u>15,242 SF +/-</u>
•	Estimated Age of Structure: <u>c.1900</u>
٠	Building Style: Vernacular Commercial
٠	Historical Significance: <u>C</u>
٠	Public View of Proposed Work: View fro

View from the Vaughan Mall and Hanover St.

- Unique Features: <u>NA</u>
- Neighborhood Association: Downtown
- B. Proposed Work: To revise the brickwork, balconies and add an roof atrium.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista	

Mid-Block

Demolition

Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

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 alternations, additions or expansions)

- I. Neighborhood Context:
 - has an 8 space surface parking lot off of Hanover Street.
- Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:
 - Revise the balconies on the original building.
 - Add an atrium on the roof of the original building.

Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map: Κ.





Zoning Map

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



Aerial and Street View Image

INFO/ EVALUATION CRITERIA			INFC		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	BORHOOD CONTEXT
	No	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			MAJOR PROJEC	r i i i i i i i i i i i i i i i i i i i			
	4	Building Height – Zoning (Feet)							
	5 6	Building Height – Street Wall / Cornice (Feet) Number of Stories	– MC	DIFY BALCONIE	S & ADD AN ATRIUM A	ND ROOF DECK ONLY –			
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
хı	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria			
NTE)	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropria			
ON	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropria			
υ	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropria			
	12	Roofs				🗆 Appropriate 🗆 Inappropria			
	13	Style and Slope				🗆 Appropriate 🗆 Inappropria			
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropria			
	15	Roof Materials				🗆 Appropriate 🗆 Inappropria			
	16	Cornice Line				🗆 Appropriate 🗆 Inappropria			
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropria			
٩LS	18	Walls				🗆 Appropriate 🗆 Inappropria			
ER I/	19	Siding / Material				🗆 Appropriate 🗆 Inappropria			
ATE	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropria			
V	21	Doors and Windows				🗆 Appropriate 🗆 Inappropria			
N 8	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropria			
SIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropria			
DES	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropria			
Q	25	Awnings				🗆 Appropriate 🗆 Inappropria			
DIN	26	Doors				🗆 Appropriate 🗆 Inappropria			
UIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropria			
BI	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropria			
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropria			
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropria			
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropria			
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropria			
	33	Decks				🗆 Appropriate 🗆 Inappropria			
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropria			
N N	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropria			
SIC	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropria			
DE	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropria			
SITE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropria			
	~~	Accessory Buildings (i.e. sheds, greenhouses)				🗌 Appropriate 🗆 Inappropria			

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 🗆 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

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PROPERTY EVALUATION FORM	PORTSMOUTH HISTORIC DISTRICT COMMISSION	PROPERTY: <u>64 VAUGHAN MALL</u> Case No <u>B</u> Date: <u>11-1-21</u>	Decision: \Box Approved \Box Approved with Stipulations \Box Denied	🗌 Continued 🛛 Postponed 🔲 Withdrawn
		田山		

🗆 Yes 🗆 No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type

137 NORTHWEST ST. (LUHD-296) **CERTIFICATE OF APPROVAL** MODE CECCION #A

leening type: <u>w</u>	OKK SESSIO	<u>IN #A</u>
 Existing Conditions: Zoning District: <u>GRA</u> Land Use: <u>Single Family</u> Land Area: <u>23,522 SF +/-</u> Estimated Age of Structure: <u>c.189</u> Building Style: <u>Queen Anne</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>V</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Christ</u> 	liew from Northwe	est Street & the Rte.1 Bypass.
B. Proposed Work: To construct a new s	single family house	<u>e on the lot.</u>
C. Other Permits Required: ☑ Board of Adjustment	Planning Board	City Council
D. Lot Location: Terminal Vista] Gateway] Rear Lot	Mid-Block
E. Existing Building to be Altered/ Demolist	hed:	
Principal		
F. Sensitivity of Context: Highly Sensitive Sensitive	e 🗌 Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects):		
Literal Replication (i.e. 6-16 Cong Invention within a Style (i.e., Po		
Abstract Reference (i.e. Portwa	alk, 51 Islington, 55 Cong	press Street)
Intentional Opposition (i.e. McI	Intyre Building, Citizen's	Bank, Coldwell Banker)
H. Project Type:		
🗌 Consent Agenda (i.e. very sm	all alterations, addi	tions 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. <u>Neighborhood Context:</u>

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Note that a variance was granted to support this application.
- The applicant will submit revised drawings for the December 1st meeting.

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

K. Aerial Image, Street View and Zoning Map:



• The building lot is located along Northwest Street. It is surrounded with many 1.5-2 story woodsided 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.

• Construct a new single-family residence on the north eastern portion of the property.

INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION DSS Floor Area (SF)	Existing Building			GHBORHOOD CONTEXT
oss Floor Area (SF)	bollaling	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	(ESTIMAT	ED FROM THE TAX MAPS 8	ASSESSOR'S INFO)	
or Area Ratio (GFA/ Lot Area)	-			
ding Height / Street-Width Ratio	-		MODERATE PRO.	IFCT
ding Height – Zoning (Feet)				
ding Height – Street Wall / Cornice (Feet)	-	– Construc	ct a New Single-Family	/ Structure Only -
mber of Stories ding Coverage (% Building on the Lot)	-			
PROJECT REVIEW ELEMENT	ΔΡΡΙΙΟΔΝ	IT'S COMMENTS	HDC SUGGESTION	APPROPRIATENESS
ile (i.e. height, volume, coverage)				Appropriate Inappropriate
cement (i.e. setbacks, alignment)				Appropriate Inappropriate
ssing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate
hitectural Style (i.e. traditional – modern)				Appropriate Inappropriate
ofs				Appropriate Inappropriate
e and Slope				Appropriate Inappropriate
of Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate
of Materials				Appropriate Inappropriate
rnice Line				Appropriate Inappropriate
ves, Gutters and Downspouts				Appropriate Inappropriate
lls				Appropriate Inappropriate
ng / Material				Appropriate Inappropriate
jections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
ors and Windows				□ Appropriate □ Inappropriate
ndow Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
ndow Casing/ Trim				□ Appropriate □ Inappropriate
ndow Shutters / Hardware				□ Appropriate □ Inappropriate
nings				□ Appropriate □ Inappropriate
ors				🗆 Appropriate 🗆 Inappropriate
ches and Balconies				🗆 Appropriate 🗆 Inappropriate
jections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
ndings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
nting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
ns (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
chanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
cks				🗆 Appropriate 🗆 Inappropriate
rages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
ce / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
iding (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
dscaping (i.e. gardens, planters, street trees)				🗌 Appropriate 🗆 Inappropriate
(i.e. location, material, screening)				🗌 Appropriate 🗆 Inappropriate
king (i.e. location, access, visibility)				Appropriate 🗆 Inappropriate
cessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate
<u>nd Intent:</u>	.,			2
e the integrity of the District:			Maintain the special character of the	
nent of the Historical Significance:			Complement and enhance the arch	
vation and enhancement of property va		No 6. F	Promote the education, pleasure an	d welfare of the District to the city residents and

Project Address: Permit Requested: Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234) **CERTIFICATE OF APPROVAL WORK SESSION #B**

Existing Conditions: Zoning District: CD4 Land Use: Vacant / Gym Land Area: 2.4 Acres +/-

- Estimated Age of Structure: <u>c.1960s</u>
- Building Style: <u>Contemporary</u> Historical Significance: <u>NA</u>
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown
- B. 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:

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. Neighborhood Context:

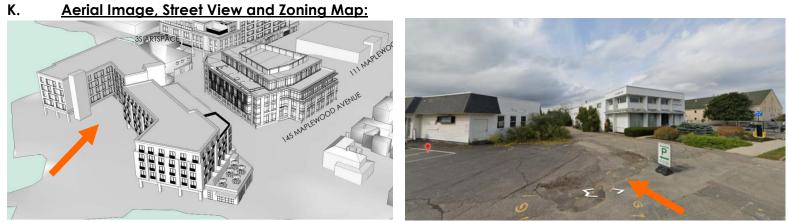
newer infill commercial structures along Vaughan St. and Raynes Ave.

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).





Zoning Map

a. 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

• Note that the applicant will submit drawings in advance of the December 1st meeting.

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	ECT PROPERTY	NEIGI	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	RA 2-1-21
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		RA 2-1-2
	1	Gross Floor Area (SF)			· · · · · · · · · · · · · · · · · · ·		- X < 4
	2						
	3				MAJOR PROJEC	►T	FOR MISSION Date: <u>12</u>
	4	Building Height – Zoning (Feet)					LLS₹.
	5	Building Height – Street Wall / Cornice (Feet)		- Construct	two 5-Story Mixed-Us	se Buildings Only -	≦ ŏ č
	6	Number of Stories			140 J-3101 y Mixed-03	se boliality -	
1	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	T COMMI No.:B Da
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Ē	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
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1		ose and Intent:					<u> I </u>
		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 archite		
		Conservation and enhancement of property valu			•	welfare of the District to the city residents and visit	
	J. (sonservation and enhancement of property valu		0. FIOII	iore me education, pleasure and		

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

2 RUSSELL & O DEER ST (LUHD-366) **CERTIFICATE OF APPROVAL** WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Vacant /Parkina
- 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
- **B.** Proposed Work: To construct 2, 5 story, mixed-use buildings.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal	Vista

Mid-Block

✓ Intersection / Corner Lot 🗌 Rear Lot

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

Principal

Demolition

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context: Ι.

up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

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

- 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.
- design.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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

Note – Unless the building plans are modified a dimensional variance will likely be required for the proposed building footprint. Additionally, the building block length requirements need to be addressed with the current

Aerial and Street View Image

	2 RUSSELL & 0 DEER STREET (LUHD-366) – WORK SESSION #C (MAJOR PROJECT)										
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIGHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)					
	No.	GENERAL BUILDING INFORMATION	(ESTIM/	ATED FROM THE TAX MAPS & ASSES	SSOR'S INFO)						
STAFF	1	Gross Floor Area (SF)			•						
TA	2	Floor Area Ratio (GFA/ Lot Area)									
S	3	Building Height / Street-Width (ROW) Ratio	_		MAJOR PROJECT						
	4	Building Height – Zoning (Feet)		NISTRUCT 2-3 /A-5-	STORY MIXED.						
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories		- CONSTRUCT 2-3 /4-5-STORY MIXED-USE INFILL BUILDINGS ONLY							
	<u> </u>	Building Coverage (% Building on the Lot)	-								
	/	PROJECT REVIEW ELEMENT		ANT'S COMMENTS	HDC SUGGE	ESTIONS APPROPRIATENESS					
	- 8	Scale (i.e. height, volume, coverage)		ANT 3 COMMENTS	HDC 3000E	Appropriate Inapprop	vriato				
	<u> </u>	Placement (i.e. setbacks, alignment)				Appropriate Inapprop Appropriate Inapprop					
	5 10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inapprop Appropriate Inapprop					
		Architectural Style (i.e. traditional – modern)				Appropriate Inapprop					
	12	Roofs				Appropriate Inapprop					
S	13	Style and Slope				Appropriate Inapprop					
E E E	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inapprop					
AB	15	Roof Materials				□ Appropriate □ Inapprop					
MEMBERS	16	Cornice Line				🗆 Appropriate 🗆 Inapprop					
Σ	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inapprop					
Z	3 18	Walls				🗆 Appropriate 🗆 Inapprop					
SION	2 19	Number and Material				🗆 Appropriate 🗆 Inapprop	oriate				
S S	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inapprop	oriate				
NIS	21	Doors and windows				🗆 Appropriate 🗆 Inapprop	oriate				
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inapprop					
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inapprop					
$\tilde{\mathbf{N}}$		Window Shutters / Hardware				🗆 Appropriate 🗆 Inapprop					
- (25	Storm Windows / Screens				🗆 Appropriate 🗆 Inapprop					
<u>U</u>	26	Doors				🗌 Appropriate 🗆 Inapprop					
STRICT	27	Porches and Balconies				🗌 Appropriate 🗆 Inapprop					
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inapprop					
Δ	29	Landings/ Steps / Stoop / Railings				Appropriate Inapprop					
U	30	Lighting (i.e. wall, post)				Appropriate Inapprop					
R	31 32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				Appropriate Inapprop					
2	-	Decks				Appropriate Inapprop					
HISTORIC	33 34	Garages / Barns / Sheds (i.e. doors, placement)				Appropriate					
エ ├-	34	Fence / Walls / Screenwalls (i.e. materials, type)				Appropriate Inapprop Appropriate Inapprop					
		Grading (i.e. ground floor height, street edge)				Appropriate Inapprop					
	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inapprop Appropriate Inapprop					
	3 38	Driveways (i.e. location, material, screening)				Appropriate Inapprop					
		Parking (i.e. location, access, visibility)				Appropriate Inapprop					
ت T	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inapprop					

H. Purpose and Intent:

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

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

5. Complement and enhance the architectural and historic character:

4. Maintain the special character of the District:

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

-1-21 Denied FORM <u>C</u> Date: <u>12</u> **DISTRICT COMMISSION** Withdrawn Approved with Stipulations ATION Case No.: Postponed ALU DEER ST. PORTSMOUTH HISTORIC <u>></u> 0 Approved Continued õ ROPERTY PROPERTY:2 RUSEL **Decision:** Δ_

Page 14 of 16

No
No
No

Project Address: Permit Requested: Meeting Type:

0 MAPLEWOOD AVE. (LUHD-390) **CERTIFICATE OF APPROVAL** WORK SESSION #D

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: <u>Single Family</u>
- Land Area: 10,890 SF +/-
- Estimated Age of Structure: NA
- Building Style: <u>Contemporary</u> Number of Stories: <u>2.5</u>
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To construct a new single family structure.

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

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)

Neighborhood Context: Ι.

• The new building is located along Maplewood Ave. and North School Street in the Christian Shore along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Construct a new single family house on a vacant lot.
 - Note that the applicant has revised the house plans as a response to feedback from the November work session.

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

neiahborhood. It is surrounded with many contributing historic structures on a narrow street with buildings



PROSPECT STREET ELEVATION

HISTORIC SURVEY RATING

		0 MAPLI	WOOD AVE	. (LUHD-390) – WOI	RK SESSION #D (M	ODERATE PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEI	GHBORHOOD CONTEXT	-			
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	- 2 - 2			
	No.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSES	OR'S INFO)		RA Denied			
Ľ	1		∠ ≤ <u></u>							
STA	2	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT						
S	3	Building Height / Street-Width (ROW) Ratio			JUERAIE PRO	JECI	≤ ate: J			
	4	Building Height – Zoning (Feet)		- CONSTRUCT A N	EW SINGLE FAMILY	(RESIDENCE ONLY -				
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories					ION F COMMIS No.: <u>D</u> Da Stipulations			
	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
F	8	Scale (i.e. height, volume, coverage)								
IEX	9	Placement (i.e. setbacks, alignment)								
	10	Massing (i.e. modules, banding, stepbacks)					d AT ase ase			
Ŭ	11	Architectural Style (i.e. traditional – modern)								
	12	Roofs				🗆 Appropriate 🗆 Inappropriate	ALUA ALUA RIC DISTR AVE. CC Approved v			
SS	13	Style and Slope				□ Appropriate □ Inappropriate				
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	ALU/ ALU/ AVE. C. Approved			
A B	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate				
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	- > 2 8 ⊡ □			
≤	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate				
ALS ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate				
<u>O E</u>	19	Number and Material				🗆 Appropriate 🗆 Inappropriate	ERTY ADUTH H Approved			
MMISSION IGN & MATERIAL	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate				
N 8	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	RTY OUTH HI Approved			
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	25	Doors				Appropriate				
	27	Porches and Balconies								
BUILDING	28	Projections (i.e. porch, portico, canopy)								
	29	Landings/ Steps / Stoop / Railings					POR POR POR POR POR			
	30	Lighting (i.e. wall, post)								
HISTORIC	31	Signs (i.e. projecting, wall)								
Ö	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate				
Ĭ	33	Decks				🗆 Appropriate 🗆 Inappropriate				
¥∟	34	Garages / Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate				
	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate				
Z	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate				
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate				
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate				
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate				

H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 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