Staff Report – January 6th, 2016

January 6th MEETING

### **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Approval of Minutes (12-2-15)
- Administrative Approvals:
  - 1. 687 Middle Street Misc. changes
  - 2. 121 Northwest Street Skylights
  - 3. 102 State Street Rear addition
  - 4. 30 Maplewood Ave. HVAC
  - 5. 77 State Street Windows & HVAC
  - 6. 143 Daniel Street Generator

### **OLD BUSINESS:**

A. 103/5 High Street (Minor - Front Elevation Changes)

### PUBLIC HEARINGS - CONSENT AGENDA:

- 1. 1B Jackson Hill Street (Minor-Reroofing)
- 2. 135 Bow Street (Minor-Fencing)

January 6th MEETING

### **NEW BUSINESS / PUBLIC HEARINGS:**

3. 7 & 23 Portwalk Place (Minor - Doors and Capitals)

### **WORK SESSIONS:**

- A. O Marcy Street (Moderate Stage modifications)
- B. 127-137 High Street (Moderate New buildings in rear)

### **DISCUSSION:**

- Design Guidelines Comments
- HDC Work Plan for 2016



**Project Address: 101-105 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #OB-A** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4-L2</u>
- Land Use: Two-Family
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: 1835
  Building Style: Federal Greek Revival

- Number of Stories: 2.5
  Historical Significance: Contributing
  Public View of Proposed Work: View from High Street
- Unique Features: Highest Point in Downtown Portsmouth
- Neighborhood Association: North End

<u>B.</u>	<b>Proposed Work:</b> To modify the fro	ont façade to add	a commercial storefront
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D.	Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u> E	Existing Building to be Altered/ Dem	olished / Constructed	<u>d:</u>
	☑ Principal	Accessory	Demolition
<u>F. S</u>	Sensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive $\square$ Low Sensitivit	y 🗌 "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>'s):</u>	
	$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e	., Porter Street Townhouse	es, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\hfill\Box$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
<u>H.</u>	<u>Project Type:</u>		
	$\square$ Consent Agenda (i.e. very	small alterations, ad	ditions or expansions)
	☑ Minor Project (i.e. small al	terations, additions o	r expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	$\square$ Major Project (i.e. very lar	ge alternations, addi	tions or expansions)

#### I. Neighborhood Context:

- The new building is located along High Street. 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 a wide range of 2.5 -5 story wood- and brick-sided structures on lots with little to no setback from the sidewalk.
- Note that this property recently rezoned to CD4-L2 which would allow for retail and restaurant uses on the around floor.

#### J. Staff Comments and/ or Suggestions for Consideration:

• Revised elevations have been submitted to show the proposed changes to the front façade as well as the trim, molding and lighting details requested from the HDC at the October 13th work session.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### 103-105 HIGH STREET -PUBLIC HEARING #OB-A (MINOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 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) Date: MINOR PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn -ADD A COMMERCIAL STOREFRONT TO THE GROUND-FLOOR FACADE ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) d with □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate -10 21 **Doors and windows** □ Appropriate □ Inappropriate EP. Window Openings and Proportions Appropriate 🗆 Inappropriate :101 23 Window Casing/ Trim □ Appropriate □ Inappropriate حُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate **PROPERTY** DISTRICT □ Appropriate □ Inappropriate Porches and Balconies 27 Appropriate 🗆 Inappropriate 2 28 Projections (i.e. porch, portico, canopy... Appropriate Inappropriate **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 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Evaluation Form: 1 JACKSON HILL STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: General Residential District A (GRA)
  Land Use: Mixed-Use
- Land Area: 11,622 SF +/-
- Estimated Age of Structure: c.1830
- Building Style: <u>Greek Revival</u> Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marsh Lane and Jackson Hill Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>B.</u>	Proposed Work:	To replac	<u>:e the asp</u>	<u>halt roof</u>	with ced	<u>dar shingl</u>	es.

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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/ Demo	olished:	
Principal	Accessory	☐ Significant Demolition

<u>F.</u>	Sensitivity	of	Context:
	_		

☐ Highly Sensitive	$lacksquare$ Sensitive $\Box$	Low Sensitivity	☐ "Back-of-House"
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#### G. Design Approach (for Major Projects):

	oxdot Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street
	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
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- 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. ver	y small	alterations,	additions	or 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 building is located along edge of the outlet for the North Mill Pond and is surrounded by a wide variety of contributing structures.

#### J. Staff Comments and Suggestions for Consideration:

• The applicant is proposing to restore the original cedar roofing material on this contributing structure and all trim and flashing will be consistent with the original appearance.

#### Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			1 JACKSON I	IILL SIKLLI — I	PUBLIC HEARING #1 (	MINOK	
		INFO/ EVALUATION CRITERIA	SUBJECT P	ROPERTY	NEIG	SHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>S</b>
	•	GENERAL BUILDING INFORMATION	(ESTIMATED FRO	OM 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 PROJEC	<b>~</b> T	
	4	Building Height – Zoning (Feet)			WIINOK PROJEC	<b>○</b> I	
	5	Building Height – Street Wall / Cornice (Feet)		Po	olace Asphalt Poefin	a Only	
	6	Number of Stories		- Ke	place Asphalt Roofin	g Only –	Z
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	HDC COM	MENTS	HDC SUGGESTIONS	APPROPRIATENESS	
ţ	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropria	ate
ONITEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropria	
(	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropria	
(	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropria	
	12	Roofs				☐ Appropriate ☐ Inappropria	ate
	13	Style and Slope				□ Appropriate □ Inappropria	
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropria	ate
	15	Roof Materials				□ Appropriate □ Inappropria	
	16	Cornice Line				□ Appropriate □ Inappropria	
1	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropria	ate LLI
	18	Walls				□ Appropriate □ Inappropria	
ATEDIAIC	19	Siding / Material				□ Appropriate □ Inappropria	
Ë	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropria	
2	21	Doors and Windows				□ Appropriate □ Inappropria	.1.
-	22	Window Openings and Proportions				□ Appropriate □ Inappropria	ate AZ
DECION	23	Window Casing/ Trim				□ Appropriate □ Inappropria	
Ŭ	24	Window Shutters / Hardware				□ Appropriate □ Inappropria	
(		Awnings				□ Appropriate □ Inappropria	
7	26	Doors				□ Appropriate □ Inappropria	
	27	Porches and Balconies				□ Appropriate □ Inappropria	
4	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropria	nte -
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropria	ate
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropria	
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropria	ate
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropria	ate
	33	Decks				□ Appropriate □ Inappropria	
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropria	ate
-	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropric	ate
DECION	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropric	ate 💮
Į,	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropric	ate 💮
CITE	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropric	ate
-	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropria	ate
L	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropria	A COLUMN TO A STATE OF THE PARTY OF THE PART
<u>H.</u>	Purpos	se and Intent:					
	1. Pre	eserve the integrity of the District:	□ Yes □ No	4. Mai	ntain the special character of the	District:	
		sessment of the Historical Significance:	□ Yes □ No		nplement and enhance the archi		
		onservation and enhancement of property value			·	d welfare of the District to the city residents an	nd visitors:
<u>l.</u>	Review	Criteria / Findings of Fact:  onsistent with special and defining character of s			·	,	
							,

**Project Address: 135 BOW STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

Α.	<b>Property</b>	<sup>,</sup> Information	- General:
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#### **Existing Conditions:**

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 13,790 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Utilitarian</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow Street
- Unique Features: NA
- Neighborhood Association: Downtown

#### B. Proposed Work: To reestablish a metal fence and gate at the property entrance.

C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
$\Box$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
Principal	✓ Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sensit	ive 🗹 Low Sensitivit	y 🗌 "Back-of-Hou

<u>G.</u>	<u>Design</u>	<b>Approach</b>	(for Maj	or Proi	ects):
			-	-	

□ Literal Replication	(i.e. 6-16 Congress, Jardinière Building	g, 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 Agendo	ı (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)

#### **Neighborhood Context:**

• The building is located along Bow Street. It is surrounded by many brick 2-3 story historic structures with shallow front yard setbacks with gardens, patios and walkways.

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

The applicant is proposing to:

- Reestablish a metal (black aluminum) fence and archway that was previously located on the raised planters. A non-locking gate is proposed to be located under the archway.
- The fence will be 41/2 feet tall and sit on the planter wall.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**Zoning Map** 

			135 BOW	STREET - PUBI	LIC HEARING #2	(MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>\</b>
		GENERAL BUILDING INFORMATION		ROM THE TAX MAPS & AS				<b>8</b> -16
STAFF	1	Gross Floor Area (SF)			· · · · · · · · · · · · · · · · · · ·			
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio			MINOR PRO	) IFCT		
-	4	Building Height – Zoning (Feet)				JLCI		
-		Building Height – Street Wall / Cornice (Feet)		- INSTAIL	NEW METAL FENC	TE AND GA	TF ONLY -	
-	<u>6</u> 7	Number of Stories  Building Coverage (% Building on the Lot)		INVIALE	MEN MEIAL I LIN		TIE OITE	<b>Z</b> ≥ □
			A DDI I C A NIT'S	COMMENTS	LIDO CUCO	FCTIONIC	ADDDODDIATEMEC	- O O
		PROJECT REVIEW ELEMENT	APPLICANT'S	COWWENIS	HDC SUGG	E211ON2	APPROPRIATENESS	ON COMMI
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	RIC:
$\overline{\mathbb{S}}$	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
_	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
ļ	12	Roofs Chile and Slane					☐ Appropriate ☐ Inappropriate	<b>ට</b> සි ව
}	13 14	Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
-		Roof Materials					☐ Appropriate ☐ Inappropriate	
-	15 16	Cornice Line					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
-	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
္	18	Walls					□ Appropriate □ Inappropriate	HIS M
₹	19	Siding / Material					□ Appropriate □ Inappropriate	⊣ <u> </u>
ATERIA	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	<b>→ テ ∞</b>
Š	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	<b>RTY</b> OUTH H 135 BO
∞ Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
SIG	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	⊤шў;г
DES	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	OPE ORTSM PERTY:
G	25	Awnings					☐ Appropriate ☐ Inappropriate	
	26	Doors					☐ Appropriate ☐ Inappropriate	
BUIL	27	Porches and Balconies					□ Appropriate □ Inappropriate	🗆 🔀 ଧୃଷ୍ଟ :
Ω	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	ሟ ጨ
-	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	
ᆽ	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
DESIGN	36 37	Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
2	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SIE	39	Parking (i.e. location, access, visibility)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	The same
-	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pro 2. As 3. Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value of Criteria / Findings of Fact:	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Cor	ntain the special characte nplement and enhance th note the education, pleas	e architectural ar		□ Yes □ □ Yes □ tors: □ Yes □
	I. Co	onsistent with special and defining character of mpatibility of design with surrounding properties	<b>.</b> .		ation to historic and archite apatibility of innovative tea		<del>-</del>	

**121 NORTHWEST STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3** 

Existing C	Cond	oitib	ns:
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- Zoning District: <u>GRA</u>
  Land Use: <u>Single-Family</u>
  Land Area: <u>5,774 SF +/-</u>
  Estimated Age of Structure: <u>c.1855</u>

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

	В.	<b>Proposed Work:</b>	To install solar	panels	PV s	ystem
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C. Other	r Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Demo	olished:	
	☐ Principal	✓ Accessory	Demolition
F. Sensit	ivity of Context:		
	$\square$ Highly Sensitive $\square$ Sensiti	ive 🗹 Low Sensitivity	y $\square$ "Back-of-House
G. Desig	<u>gn Approach (for Major Project</u>	<u>s):</u>	
	$\square$ 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)
	$\square$ 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)
	☑ Minor Project (i.e. small alt	terations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions
	☐ Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

#### **Neighborhood Context:** J.

• The building is located along Northwest Street. It is surrounded with many 1.5-2.5 story woodsided structures with shallow setbacks and small side or rear garden areas.

#### K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

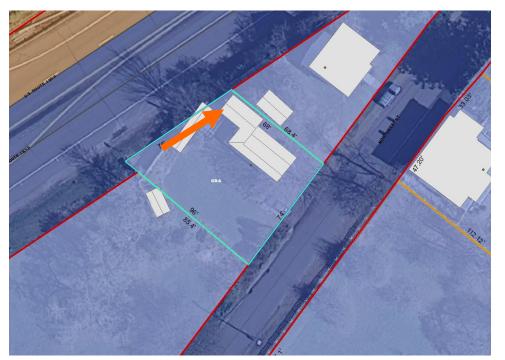
- Install a PV system on the roof of the existing structure.
- The panels total about 200 SF of area on the roof.
- A blue color panel is preferred.
- The panels have a 4 inch low-profile position on the roof.
- The panels are located on the rear portion of the roof (near the Route 1 Bypass)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			121 NORTI	HWEST STREET - I	PUBLIC HEARING	#7 (MINOR		
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
	No.		Building	Building (+/-)	(Average)		(Average)	<b> </b>
	140.	GENERAL BUILDING INFORMATION	(FSTIM AT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)			<b>                                     </b>
•	1	Gross Floor Area (SF)	(ESTIMAL)	LD I KOM IIIL IAA MAI 3 & A	332330 K 3 H41 O)			<b>~</b>
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio	Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)			MINORFRO	JILCI		∥ <b>╙</b> ╸┊
	5	Building Height – Street Wall / Cornice (Feet)		- INSTALL S	<b>OLAR PANELS ON</b>	THE REAR I	ROOF ONLY -	<b>■</b> → ∶
	7	Number of Stories  Building Coverage (% Building on the Lot)		INSTALL ST	SEAR I AIVEES SIV		(OOI ONE)	<b>_</b> _ ;
		PROJECT REVIEW ELEMENT	A DDI IC A N	IT'S COMMENTS	HDC SUGG	ECTIONS	APPROPRIATENESS	$^{\dagger}$ $\bigcirc$ $\stackrel{\circ}{\circ}$
			AFFLICAN	II 3 COMMENTS	HDC 30GG	ESTIONS		
EXT	8	Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	<b>├</b> (
INO	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	4
ပ	11	Architectural Style (i.e. traditional – modern)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	<b>                                     </b>
$\vdash$	12	Roofs					□ Appropriate □ Inappropriate	┧ <b>つ</b> : 8
	13	Style and Slope					□ Appropriate □ Inappropriate	▍▃┛┆
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	4
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	] <b>&gt;</b>
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	ш
ALS	18	Walls					□ Appropriate □ Inappropriate	
ERL	19	Siding / Material					□ Appropriate □ Inappropriate	<b>-</b>
ΑT	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
≥	21	Doors and Windows					□ Appropriate □ Inappropriate	
DESIGN & MATERIALS	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	∤ш :
	23	Window Casing/ Trim Window Shutters / Hardware					□ Appropriate □ Inappropriate	፴   }
	24 25	Awnings					□ Appropriate □ Inappropriate	<b>           </b>
SUILDING	26	Doors					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	d
∣₽	27	Porches and Balconies					□ Appropriate □ Inappropriate	Ž'
BU	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<b>T</b>
	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	A.P.
-	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	THE WAY
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	VI
ESIG	36						☐ Appropriate ☐ Inappropriate	
DE	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
"	39 40						□ Appropriate □ Inappropriate	-
<u>H.</u>	Purpo	ose and Intent: reserve the integrity of the District:	□ Yes □ I		intain the special characte		□ Appropriate □ Inappropriate	1
		ssessment of the Historical Significance: conservation and enhancement of property value	☐ Yes ☐   es: ☐ Yes ☐		mplement and enhance the		id historic character: f the District to the city residents and visito	ors:
				0. 110	more the education, pieds		THE DISTRICT TO THE CITY TESIDENTS OF TO VISITO	113.
<u> ,  </u>	1. C	<ul> <li><u>w Criteria / Findings of Fact:</u></li> <li>onsistent with special and defining character of sompatibility of design with surrounding properties</li> </ul>			ation to historic and archite mpatibility of innovative tea		=	

**Project Evaluation Form:** 7 & 23 PORTWALK PLACE **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:** 

<u>A.</u>	Pr	0	perty	<u>Information</u>	<u>1</u>	-	<u>General:</u>

**Existing Conditions:** 

- Zoning District: Urban Center (CD5)
- Land Use: Mixed-Use, 5 Story Building
- Land Area: 83,360 SF +/-
- Estimated Age of Structure: c.2014
- Building Style: <u>Modern</u> Number of Stories: <u>5</u>
- Historical Significance: NA
- Public View of Proposed Work: View from Deer Street and Portwalk Place
- Unique Features: NA

	<ul> <li>Neighborhood Association: <u>N</u></li> </ul>	<u>orth End</u>	
В.	Proposed Work: To modify the ap	artment doors and	retain two capitals.
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
D.	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	$\square$ Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	$\square$ Highly Sensitive $\square$ Sensit	ive 🗹 Low Sensitivity	√ 🗆 "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>'s):</u>	

#### 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	)

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)

Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

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

#### I. Neighborhood Context:

• This new structure is located along Portwalk Place Street and is surrounded with many new multistory masonry buildings.

#### J. Staff Comments and Suggestions for Consideration:

The applicant proposes to:

- Clarify approval of the exterior lighting (this item was previously not regulated by the HDC at the time of the original approval in 2012)
- Modified the stipulation on the apartment doors along Portwalk Place to allow for the metal doors to remain (the stipulation from the 2014 vote required that these doors be wooden);
- Add the bronze plaque along Hanover Street (this item was previously approved so it's really just a check-in with the commission prior to installation); and
- Allow the two pre-cast capitals to remain in place (they were used in the mock-up in 2014).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	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	SSESSOR'S INFO)	
	1	Gross Floor Area (SF)	-			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MINOR PROJEC	<b>'T</b>
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)		- LIGHTING DO	OOR AND CAPITAL MO	DIFICATIONS ONLY -
	6	Number of Stories		LIGITING, DO	OR AND CALLAL MO	DIFFCATIONS ONE
	/	Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	ПОС	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
_	8	Scale (i.e. height, volume, coverage)	חטכ	COMMENTS	UDC 30GGESTIONS	APPROPRIATENESS  □ Appropriate □ Inappropriate
CNEX	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
1	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate
	12	Roofs				□ Appropriate □ Inappropriate
	13	Style and Slope				□ Appropriate □ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate
	15	Roof Materials				□ Appropriate □ Inappropriate
	16	Cornice Line				□ Appropriate □ Inappropriate
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
	18	Walls				□ Appropriate □ Inappropriate
ŀ	19	Siding / Material				□ Appropriate □ Inappropriate
Ì	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate
l	21	Doors and windows				□ Appropriate □ Inappropriate
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate
	23	Window Casing/ Trim				□ Appropriate □ Inappropriate
3	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate
	25	Awnings				□ Appropriate □ Inappropriate
J	26	Doors				□ Appropriate □ Inappropriate
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate
	28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
ŀ	33	Decks				□ Appropriate □ Inappropriate
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate
•	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
:	36 37	Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
ביים ביים		Driveways (i.e. location, material, screening)				<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>
	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
•	Purpos 1. Pre 2. Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Cor	intain the special character of the D mplement and enhance the archite mote the education, pleasure and v	District:

A. Property Information - General:

Project Evaluation Form: <u>0 MARCY STREET / PRESCOTT PARK</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>WORK SESSION # A</u>

	<ul> <li>Zoning District: <u>Municipal (M)</u></li> <li>Land Use: <u>Public Park</u></li> <li>Land Area: <u>153,485 +/- SF</u></li> <li>Estimated Age of Structure: <u>NA</u></li> <li>Building Style: <u>Modern Stage</u></li> <li>Number of Stories: <u>NA</u></li> <li>Historical Significance: <u>NA</u></li> <li>Public View of Proposed Work: <u>Limited view from Marcy Street</u></li> <li>Unique Features: <u>Public Park with Historical Significance</u></li> <li>Neighborhood Association: <u>South End</u></li> </ul>
<u>B.</u>	Proposed Work: Remove and replace the stage and control booth.
<u>C.</u>	Other Permits Required:
	$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council
<u>D.</u>	Lot Location:
	$\square$ Terminal Vista $\square$ Gateway $oxedsymbol{arnothing}$ Mid-Block
	$\square$ Intersection / Corner Lot $\square$ Rear Lot
<u>E.</u>	Existing Building to be Altered/ Demolished:
	$\square$ Principal $\blacksquare$ Accessory $\square$ Demolition
<u>F.</u>	Sensitivity of Context:
	$\square$ Highly Sensitive $oxedsymbol{oxed}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"
<u>G.</u>	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)
<u>H.</u>	Project Type:
	$\square$ 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 alternations, additions or expansions)

#### J. Neighborhood Context:

• The stage structure and performance area is located along Marcy Street is surrounded by a wide variety of contributing structures along Marcy Street and many open spaces within Prescott Park.

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

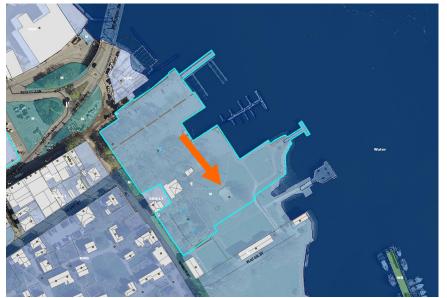
- The applicant proposes to:
  - Demolish the existing stage and control booth and construct a new stage and control booth in a new location. A canopy will be added to the stage.
  - Note that the Applicant has submitted revised plans to reflect the comments from the December work session. However, given the project design is on-going, further revisions will be provided to the HDC at the 1-6-16 meeting.
  - Note given the concerns for the limit of work of the performance area and how it impacts
    other areas of the park as well as pedestrian connectivity between areas, it would be helpful
    to have the applicant illustrate or identify the location of where any barriers (i.e. structures or
    rope lines) are located. Additionally, the notion of making the control booth temporary
    should also be evaluated in order to address the concerns for visual and phsycial barriers to
    pedestrian traffic along the seawall.

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





Aerial and Street View Images



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		<b>NEIGHBORHOO</b>	D CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		urrounding Structures (Average)	<b>S</b>
		GENERAL BUILDING INFORMATION	1	(ESTIA	MATED FROM THE TAX MAPS 8	& ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio		N.	MODERATE PI	RO IFCT		
	4	Building Height – Zoning (Feet)		/4	COLKAILII	NOJECI		
	5	Building Height – Street Wall / Cornice (Feet)	_ P	EMOVE AND RE	<b>PLACE STAGE AI</b>	ND CONTROL	ROOTH ONLY -	
	6	Number of Stories	- N	LMOVE AND RE	I LACE SIAGE A	IND COMINGE	BOOM ONL! -	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC CC	OMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	
¥	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
Ê	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
U	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	<b></b>
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
ALS	18	Walls					□ Appropriate □ Inappropriate	
MATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	>_
AT	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
2		Doors and Windows					□ Appropriate □ Inappropriate	<b>—</b> •
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	– ѿ
DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
		Window Shutters / Hardware					□ Appropriate □ Inappropriate	
BUILDING	25	Awnings					□ Appropriate □ Inappropriate	
5	26	Doors					□ Appropriate □ Inappropriate	
3	27	Porches and Balconies					□ Appropriate □ Inappropriate	
_	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<b>—</b> ←
	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	280
7	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	4
ESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DES		Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
SITE		Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	Sign Sign
S		Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H.</u>	1. Pre 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Com	ntain the special characte aplement and enhance th mote the education, pleas	ne architectural and h	istoric character: e District to the city residents and vi	sitors:

**127-137 HIGH STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #B** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4-L1</u>
- Land Use: Multifamily
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1820 & c.1860
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>

- Historical Significance: Contributing
  Public View of Proposed Work: View from High Street
- Unique Features: Abuts The Hill
- Neighborhood Association: Downtown

<u>B. Proposed Work:</u> <u>To add a new building on the rear and make misc. renovations.</u>
---

b. Proposed work	: 10 add a new bu	<u>niaing on the teat at</u>	ia make misc, renovai					
C. Other Permits R	<u>equired:</u>							
<b>☑</b> Board	d of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:								
☐ Termi	inal Vista	☐ Gateway	☑ Mid-Block					
$\square$ Inters	section / Corner Lot	☐ Rear Lot						
E. Existing Building	to be Altered/ Dem	olished:						
<b>☑</b> Princ	cipal	Accessory	Demolition					
F. Sensitivity of Co	ntext:							
☐ Highl	y Sensitive 🗹 Sensi	tive $\square$ Low Sensitivity	y 🗌 "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)								
☐ Abstr	act Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)					
☐ Inten	tional Opposition (i.e.	McIntyre Building, Citizen's	s Bank, Coldwell Banker)					
H. Project Type:								
$\Box$ 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:

• The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

#### J. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

- Add a new two-family structure to the rear of the existing structures.
- Renovate the two existing historic structures.
- Resurface the gravel driveway as a heated, brick driveway.
- Provide 1 parking spaces per unit.

#### K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	127-137 HIGH STREET – WORK SESSION #B (MODERATE) NFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing	Proposed	Abutting Structures	HLIGIIDOKIIC	Surrounding Structures			
-		GENERAL BUILDING INFORMATION	Building	Building (+/-)	(Average)		(Average)			
-	1	Gross Floor Area (SF)	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
F	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio		<b>A</b>	AODED ATE DE					
F	4	Building Height – Zoning (Feet)		N	MODERATE PI	KOJECI				
Ī	5	Building Height – Street Wall / Cornice (Feet)	- ADD A NEW STRUCTURE AND RESTORE EXISTING STRUCTURES ONLY -							
	6	Number of Stories	<ul> <li>ADD A NEW STRUCTURE AND RESTORE EXISTING STRUCTURES ONLY –</li> </ul>							
	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICAN'	I'S COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS			
	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
_	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
_	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate			
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate			
_	12	Roofs					□ Appropriate □ Inappropriate			
	13	Style and Slope					□ Appropriate □ Inappropriate			
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate			
	15	Roof Materials					□ Appropriate □ Inappropriate			
	16	Cornice Line					□ Appropriate □ Inappropriate			
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
	18	Walls					□ Appropriate □ Inappropriate			
	19	Siding / Material					☐ Appropriate ☐ Inappropriate			
	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate			
21		Doors and Windows					☐ Appropriate ☐ Inappropriate			
	2	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate			
	3	Window Casing/ Trim					□ Appropriate □ Inappropriate			
	4	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate			
2		Awnings					☐ Appropriate ☐ Inappropriate			
	26 27	Doors Porches and Balconies					□ Appropriate □ Inappropriate			
	2 <i>7</i> 28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
	28 29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate			
	<del>27</del> 30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
	31	Signs (i.e. projecting, wall)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>			
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
	33	Decks					□ Appropriate □ Inappropriate			
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate			
	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
	38	<b>Driveways</b> (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
		Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate			
Pur   .   2.   3.	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 value  Criteria / Findings of Fact: ensistent with special and defining character of		No 5. Com No 6. Prom	·	e architectural an ure and welfare o	nd historic character: f the District to the city residents and vi			