Historic District Commission Staff Report – August 3rd/10th 2016

August 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (7-6-16, 7-13-16)
- Administrative Approvals:

		Marrin Istrative Approvals	4.45
	1.	31 Cabot Street (screens and porch)	- RFD
	2.	536 March Street (egress window)	- Approved
	3.	540 Marcy Street (garage)	- Approved
	4.	500 Market Street (Azek trim on dormers)	- Approved
	5.	175 Market Street (misc. changes)	- Approved
į	6.	28 Dennett Street (Windows)	- Approved
	7.	272 New Castle Ave. (windows)	- Approved
	8.	29 Vaughan Street (HVAC)	- Approved
	9.	147 Middle Street (storm windows)	- Approved
	10	. 2 Bow Street (wall, lintels and sills)	- Approved

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 43Whidden Street (Minor Doors, Windows and HVAC)
- 2. 135 Bow Street (Minor Roof)
- 3. 355 Pleasant Street (Moderate New Two-Family)
- 4. 199 Middle Street (Moderate Addition)

WORK SESSIONS (New Business):

- A. Chestnut Street (Moderate Arch)
- B. 10 Humphrey's Court (Moderate new garage)

WORK SESSIONS (Old Business):

- A. 17 Gardner Street (Moderate Addition)
- B. 34-46 Highland Street (Moderate Windows)

August 10th MEETING

- C. 127-137 High Street (Moderate New 3 story building)
- D. 46-64 Maplewood Ave. (Major New 4 story building)
- E. 75 Congress Street (Moderate Parapet & penthouse)

WORK SESSIONS (New Business):

- A. 140 Court Street (Minor-Windows)
- B. 13 Salter Street (Minor Addition)

DISCUSSION:

Demolition Review – Draft Ordinance



HISTORIC DISTRICT COMMISSION

MEETING DATES: August 3rd & August 10th **APPLICATIONS: 23**

Project Address:

Permit Requested:	CERTIFICATE	OF APPROVAL
Meeting Type:	PUBLIC HEAR	<u>ING #1</u>
A. Property Information - General: Existing Conditions: • Zoning District: General Reside • Land Use: Single Family • Land Area: 2,590 SF +/- • Estimated Age of Structure: c. • Building Style: Greek Revival • Number of Stories: 2.5 • Historical Significance: NA • Public View of Proposed Work	1840	
Unique Features: NANeighborhood Association: Sc	outh End	
B. Proposed Work: Replacement of		door & basement windows
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/ Demo	olished / Constructed	<u>:</u>
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context: Highly Sensitive Sensitive	ve 🗹 Low Sensitivity	√ □ "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
☐ Abstract Reference (i.e. Po	twalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square 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 alternations, additions or expansions)

43 WHIDDEN STREET

CERTIFICATE OF APPROVAL

I. Neighborhood Context:

• The building is located along lower Whidden Street. It is surrounded with many 2.5 story wooden structures on relatively small lots with little to no setback from the sidewalk.

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

The proposed application seeks to:

- Relocate an existing small deck and door at the rear of the structure.
- Add a condensing unit behind the structure;
- Match the trim and clapboards as needed.
- The proposed replacement door is a Green Mountain 15 lite door;
- Outdoor lantern lights will be added.
- Note All the proposed work is located at the rear of the structure and the proposed HVAC unit meets the performance standards to be exempt from HDC review.

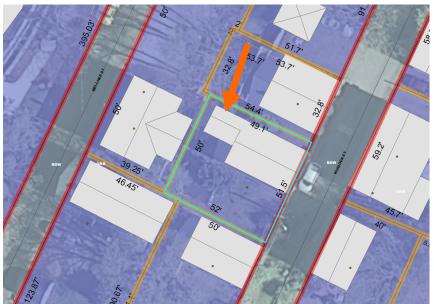
Design Guideline Reference: Guidelines for Exterior Woodwork (05), Porches, Stoops & Decks (06), Windows and Doors (08) & Site Elements & Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY	NEIGH	BORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX MAPS & A	SSESSOR'S INFO)	
	1	Gross Floor Area (SF)				
_	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MINOR PROJEC	T
	4	Building Height – Zoning (Feet)			MINOKIKOJEC	
-	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	- RECONSTR	RUCT DECK, MC	VE DOOR LIGHTING AND	BASEMENT WINDOWS ONLY -
ŀ	<u></u>	Building Coverage (% Building on the Lot)	KEGGITGII	toor bront, mo	712 200K, 210111110 7KH2	DAGEMENT WINDOWS CITE
l		PROJECT REVIEW ELEMENT	APPLICANT'S C	OAAAA ENITS	HDC SUGGESTIONS	APPROPRIATENESS
†	8	Scale (i.e. height, volume, coverage)	AFFLICANI 3 C	ONINENIS	HDC 30GGESTIONS	□ 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
ŀ	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate
	15	Roof Materials				□ Appropriate □ Inappropriate
ŀ	16	Cornice Line				□ Appropriate □ Inappropriate
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
	18	Walls				□ Appropriate □ Inappropriate
	19	Siding / Material				□ Appropriate □ Inappropriate
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
	21	Doors and Windows				□ Appropriate □ Inappropriate
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate
_	23	Window Casing/ Trim				□ Appropriate □ Inappropriate
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate
	25	Storm Windows / Screens				□ Appropriate □ Inappropriate
	26	Doors				□ Appropriate □ Inappropriate
	27	Porches and Balconies				□ Appropriate □ Inappropriate
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
f	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
۱	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
ŀ	33	Decks				□ Appropriate □ Inappropriate
ŀ	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate
1	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate
	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
ŀ	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
Purp 1. 2. /	Pre Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Co	intain the special character of the Di mplement and enhance the archited mote the education, pleasure and w	istrict:

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>Land Use: <u>Mixed-Use</u>
- 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 replace the wood roof with asphalt shingles.

C. Other Permits Required:						
☐ Board of Adjustment	\square Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
☐ Intersection / Corner Lo	ot 🗌 Rear Lot					
E. Existing Building to be Altered/De	emolished:					
Principal	Accessory	☐ Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive $oldsymbol{ abla}$ Se	nsitive \square Low Sensitivit	y \square "Back-of-House"				
G. Design Approach (for Major Proje	ects):					
\Box Literal Replication (i.e. 6-	16 Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
$\ \square$ Invention within a Style	☐ 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. ve	ery 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. It is surrounded by many brick 2-4 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:

- Replace the existing wood shingle roof with asphalt.
- Note This wood roof is very prominent from Bow Street and can be viewed from the Memorial Bridge.

Design Guideline Reference: Guidelines for Roof (03)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT	S NO 1-3-1-6-
Building Building (+/-) (Average) (Average) GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area)	
GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area)	
2 Floor Area Ratio (GFA/ Lot Area)	~ 0 €
	~ 0 `′
3 Ruilding Height / Street-Width Patio	
4 Boliding Holgini Zoning (1001)	MIS ate
5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories - REPLACE WOOD ROOF WITH ASPHALT ONLY -	₹ ₹
• Nombor of offices	Zěš
7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPR	RIATENESS O :
	□ Inappropriate
X	
7	□ Inappropriate
	□ Inappropriate □ Inappropriate □ Inappropriate
	Inappropriate
	□ Inappropriate
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7	- Ingoproprieto
	Ingeneration
	□ Inappropriate □ Inappropriate
	☐ Inappropriate ☐
30 Lighting (i.e. wall, post)	□ Inappropriate
31 Signs (i.e. projecting, wall)	□ Inappropriate
	□ Inappropriate
	□ Inappropriate
	□ Inappropriate
Z 35 Fence / Walls (i.e. materials, type)	□ Inappropriate
	□ Inappropriate
	□ Inappropriate
□ 38 Driveways (i.e. location, material, screening)	□ Inappropriate □
5. Landing (novices new years)	□ Inappropriate
	□ Inappropriate
I. Purpose and Intent:	
 Preserve the integrity of the District: Yes □ No Maintain the special character of the District: 	□Yes
2. Assessment of the Historical Significance: □ Yes □ No 5. Complement and enhance the architectural and historic character:	□ Yes
3. Conservation and enhancement of property values:	residents and visitors:
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

Project Address: 355 PLEASANT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Institutional
- Land Area: 10,020 SF +/-
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Pleasant Street</u> Unique Features: <u>NA Shared Access from Howard Street</u>
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	<u>Aaa a</u>	<u>two-tamily</u>	<u>/ structure</u>	<u>with sharea</u>	access :	<u>trom hov</u>	<u>vara .</u>	<u>street</u>
<u>C.</u>	Other Permits Rec	quired:	•						

\square Board of Adjustment	\square Planning Board	\square City Council				
D. Lot Location:						
\Box Terminal Vista	Gateway	☑ Mid-Block				
\Box Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demolished/ Constructed:						
✓ Principal	Accessory	☐ Significant Der				

E. Existing Building to be Altered/	Demolished/ Constructe	<u>∍d:</u>
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive \Box	Sensitive \square Low Sensitiv	vity \square "Back-of-House"
G. Design Approach (for Major Pr	ojects):	
\Box Literal Replication (i.e.	6-16 Congress, Jardinière Bui	lding, 10 Pleasant Street)
\square Invention within a Sty	le (i.e., Porter Street Townhou	uses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 C	Congress Street)
Intentional Oppositio	n (i.e. McIntyre Building, Citiz	en's Bank, Coldwell Banker)
H. Project Type:		

☐ Consent Agenda (i.e. very small alterations, additions or expansions)

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

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

☐ Minor Project (i.e. small alterations, additions or expansions)

I. Neighborhood Context:

The building is located along Pleasant Street. It is surrounded with 2.5 – 3 story wood and brick historic structures with no or shallow front yard setbacks and small side and rear-yards.

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

- The applicant is proposing to add a new 2 ½ story two-family residence on the vacant lot to the east of the existing house.
- The proposed house type is A traditional Greek-Revival design and is consistent with the surrounding neighborhood context and character.

<u>Design Guideline Reference</u>: Guidelines for Small Scale New Construction & Additions (10)

Aerial Image, Street View and Zoning Map:





Aerial and Streetview Image



Zoning Map

☐ Yes ☐ No

□ Yes □ No

Page 8 of 28 355 PLEASANT STREET - PUBLIC HEARING #3 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information** Existina **Abutting Structures Surrounding Structures Proposed** FORM (Average) Buildina Building (+/-) (Average) **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 MODERATE PROJECT Withdrawn Building Height – Zoning (Feet) Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - CONSTRUCT A NEW TWO-FAMILY STRUCTURE ONLY -Number of Stories No.:3 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate STREET Style and Slope 13 □ Appropriate □ Inappropriate MEMBER HISTORIC Roof Projections (i.e. chimneys, vents, dormers... 4 14 □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** ☐ Appropriate ☐ Inappropriate PROPERTY: 355 PLESANT Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate ш COMMISSION MATERIALS Walls 18 ☐ Appropriate ☐ Inappropriate Continued Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim ☐ Appropriate ☐ Inappropriate OPP Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens / Awnings □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate STORIC **Lighting** (i.e. wall, post...) ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ 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...) □ Appropriate □ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 Driveways (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Screening/ Enclosures** (i.e. sheds, dumpsters...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact:

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

1. 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:

Project Address: 199 MIDDLE STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

A. Property Information - C	General:
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Existing Conditions:

- Zoning District: MRO
- Land Use: Mixed-Use
- Land Area: 0.27A +/-

- Estimated Age of Structure: c.1810
 Building Style: NA
 Number of Stories: 2.5
 Historical Significance: Contributing
 Public View of Proposed Work: View from Middle Street
- Unique Features: NA
- Neighborhood Association: Richards Ave.

	1 1101ghbornood 7 330cidiion. Itt	<u> </u>				
<u>B.</u>	Proposed Work: To add a trash en	nclosure to the rear	of the property.			
<u>C.</u>	Other Permits Required:					
	\square Board of Adjustment	☐ Planning Board	☐ City Council			
<u>D.</u>	<u>Lot Location:</u>					
	☐ Terminal Vista	Gateway	☑ Mid-Block			
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot				
<u>E. I</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>			
	✓ Principal	Accessory	Demolition			
<u>F. S</u>	Sensitivity of Context:					
	\square Highly Sensitive $oldsymbol{arOmega}$ Sensit	tive \square Low Sensitivity	/ 🗌 "Back-of-House"			
<u>G.</u>	Design Approach (for Major Project:	<u>s):</u>				
	\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	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)			
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)			
<u>H.</u>	Project Type:					
	$\hfill \Box$ 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. sig	nificant additions, alte	erations or expansions			

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

I. Neighborhood Context:

• The building location is located along Middle Street. It is surrounded with many contributing structures ranging from 2.5 to 3 stories in height. The neighborhood is predominantly made up of a wide range of 2.5 -3 story wood-sided structures on lots with a shallow setback from the sidewalk.

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

The applicant is proposing to:

- Remove and replace the rear 2 story addition;
- Construct a new deck
- Redesign the fence and gate

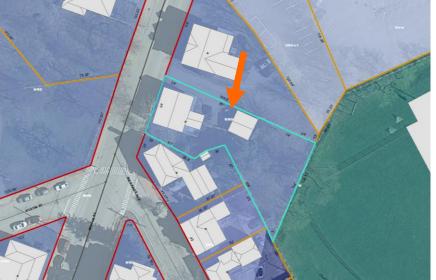
Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

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





Aerial and Street View Image



Zoning Map

199 MIDDLE STREET – PUBLIC HEARING #4 (MODERATAE)

	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBORHO	
	Project Information	Existing Building Proposed Building (+/-)	Abutting Structures Surr	ounding Structures (Average)
ŀ	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSES	SSOR'S INFO)	Sunding Structures (Average)
	1 Gross Floor Area (SF)	(2 z
	2 Floor Area Ratio (GFA/ Lot Area)	A A (ODEDATE DOOLECT	O 88
	3 Building Height / Street-Width (ROW) Ratio	///	ODERATE PROJECT	O 5
-	4 Building Height – Zoning (Feet)	- DEMO REAR ADDITION & C	CONSTRUCT NEW ADDITION	
	5 Building Height – Street Wall / Cornice (Feet)	- DEMO REAR ADDITION & C	CONSTRUCT MEM ADDITIO	1, DECK & FENCE ONLI \ \ \ \ \ \ \
-	6 Number of Stories			Z §
	7 Building Coverage (% Building on the Lot)	A DRIVE A NITIC CO AAAA FAITS	UDC CUCCECTIONS	
	PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage)	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS Appropriate Inappropriate
	9 Placement (i.e. setbacks, alignment)			☐ Appropriate ☐ Inappropriate
INO	10 Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
S	11 Architectural Style (i.e. traditional – modern)			
	12 Roofs			□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate
-	13 Style and Slope			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
	14 Roof Projections (i.e. chimneys, vents, dormers)			= / (ppiopilate = litappiopilate
	15 Roof Materials			☐ Appropriate ☐ Inappropriate
-	16 Cornice Line			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
	17 Eaves, Gutters and Downspouts			
်ပ				□ Appropriate □ Inappropriate
ESIGN & MATERIALS	19 Number and Material			□ Appropriate □ Inappropriate ■
ATE	20 Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate
X	21 Doors and windows			☐ Appropriate ☐ Inappropriate ☐
∞ Z	22 Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
: S	23 Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
DES	24 Window Shutters / Hardware			□ Appropriate □ Inappropriate
၂ ပ္				☐ Appropriate ☐ Inappropriate
	26 Doors			☐ Appropriate ☐ Inappropriate ☐ O
BUILDIN	27 Porches and Balconies			☐ Appropriate ☐ Inappropriate
5 "	28 Projections (i.e. porch, portico, canopy)			Appropriate Inappropriate Inappropriate
5	29 Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate ☐
<u> </u>	30 Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate
<u> </u>	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
_}	35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate
ESIGN	 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 			☐ Appropriate ☐ Inappropriate
DES	38 Driveways (i.e. location, material, screening)			☐ Appropriate ☐ Inappropriate
SITE	39 Parking (i.e. location, access, visibility)			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
2	40 Accessory Buildings (i.e. sheds, greenhouses)			☐ Appropriate ☐ Inappropriate
<u>H. I</u>	Purpose and Intent: 1. Preserve the integrity of the District:	□ Yes □ No 4. Mainta	ain the special character of the District:	
	2. Assessment of the Historical Significance:	·	ement and enhance the architectural and	
;	3. Conservation and enhancement of property value	Ues: \square Yes \square No 6. Promot	te the education, pleasure and welfare of	the District to the city residents and visitors: $\ \square$
	Review Criteria / Findings of Fact: 1. Consistent with special and defining character of 2. Compatibility of design with surrounding propertie	= : : :	on to historic and architectural value of exist atibility of innovative technologies with surr	=

CHESTNUT STREET / MUSIC HALL Project Evaluation Form: Permit Requested: INFORMATION REVIEW

Meeting Type: WORK SESSION #A

A. Property Information - General: **Existing Conditions:**

- Zoning District: <u>CD5</u>Land Use: <u>Public Art</u>
- Land Area: Public Right of Way
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Congress and Chestnut Streets</u> Unique Features: <u>Public Art and Wayfinding Sign</u>
- Neighborhood Association: Downtown

<u>B.</u> I	B. Proposed Work: To install a decorative arch across Chestnut Street.					
<u>C.</u> (Other Permits Required:					
	☐ Board of Adjustment	☐ Planning Board	☑ City Council			
D.	<u>Lot Location:</u>					
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block			
	✓ Intersection / Corner Lot	☐ Rear Lot				
<u>E. E</u>	xisting Building to be Altered/ Demo	olished:				
	Principal	✓ Accessory	☐ Significant Demolition			
<u>F.</u> S	ensitivity of Context:					
	$oldsymbol{arDelta}$ Highly Sensitive $\ \square$ Sensit	tive \Box Low Sensitivity	☐ "Back-of-House"			
<u>G. I</u>	Design Approach (for Major Projects	<u>s):</u>				
	Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	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:						
	\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. sign	nificant additions, alte	erations or expansions)			
	☐ Major Project (i.e. very large alternations, additions or expansions)					

I. Neighborhood Context:

• This 2 story structure is located on Chestnut and Congress Streets and is surrounded with many contributing structures. The neighborhood is predominantly 2.5-4 story wood and brick structures with no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The Applicant has submitted revised drawings in response to the comments provided by the HDC at the 6-8-16 Work Session.
- In summary, the applicant is proposing to simplify the design, lower the height and reduce the size of the base of the arch.
- Note that although the proposed arch is being presented within an informal Work Session format due to its location within the city's right-of-way and thereby outside the jurisdiction of the Historic <u>District Commission - the City Manager and the Music Hall is seeking an informal</u> recommendation from the HDC.

Design Guideline Reference – Guidelines for Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

CHESTNUT STREET / MUSIC HALL – WORK SESSION #A (MODERATE PROJECT)											
INFO/ EVALUATION CRITERIA			SUBJ	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			OD CONTEXT				
			Existing	Proposed	Abutting Structures		Surrounding Structures	<u> </u>			
	N.a		Building	Building (+/-)	(Average)		(Average)				
	No.	GENERAL BUILDING INFORMATION	/ECTIAA	ATEN EDOM THE TAV MARC O	ASSESSOD'S INICO)						
	1	Gross Floor Area (SF)	(E31IMA	ATED FROM THE TAX MAPS &	ASSESSOR S INFO)						
	2	Floor Area Ratio (GFA/ Lot Area)						S S O S S O S S O S O S O S O S O S O S			
	3										
	4	Building Height – Zoning (Feet)		MODERATE PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)		INITALL DUDILL	C A DT / W/A VEINIDU	NO CIONI / A F	ACID ONLY	MISS.			
6 Number of Stories - INIALL PUBLIC ARI/ WATFINDING SIGN (ARCH) ONLY -							Z				
	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS				
СT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate				
NIEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate				
0	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	VA VORIC STREI			
-	16	Cornice Line					□ Appropriate □ Inappropriate				
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate				
AL:	18	Walls					□ Appropriate □ Inappropriate	☐ 도 됨			
ш —	19	Siding / Material					□ Appropriate □ Inappropriate				
≤	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate				
	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	RT) OUTH			
<u>Z</u>	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	⊣ ш ≩ ∷			
∽ –	23	Window Casing/ Trim Window Shuttars / Hardware					☐ Appropriate ☐ Inappropriate	⊣ 🚾 ୪୬ ∺			
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	RTS RTY			
<u>N</u>	25 26	Awnings Doors					☐ Appropriate ☐ Inappropriate	\dashv () \cap \blacksquare			
= -	27	Porches and Balconies					□ Appropriate □ Inappropriate				
⋒	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	¬ —			
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	∠ کے			
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	\dashv			
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate				
	33	Decks Service (i.e. 1177 to) generalists)					☐ Appropriate ☐ Inappropriate				
	34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate				
	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate				
	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate				
ESIG	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	own! E - o			
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate				
1. 2.	Pre Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property valu	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. C	aintain the special characte omplement and enhance th omote the education, pleas	ne architectural and	historic character: he District to the city residents and visit	☐ Yes☐ Yes ☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Ye			
Rev	view Co	onservation and enhancement of property value Criteria / Findings of Fact: onsistent with special and defining character of mpatibility of design with surrounding properties	surrounding prope	erties: 🗆 Yes 🗆 No - 3. Re	·	ectural value of exist	ing structure: ☐ Yes ☐ No	tors: Yes			

Project Evaluation Form: 34-36 HIGHLAND STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #B**

<u>A.</u>	Pro	<u>perty</u>	<u>/ Information</u>	-	<u>General:</u>
Ev	riatir	~ ~	anditions		

Existing Conditions:

- Zoning District: <u>GRA</u>
 Land Use: <u>4-Unit Multi-Family</u>
 Land Area: <u>.12A +/-</u>
- Estimated Age of Structure: c.<u>1890</u>

- Number of Stories: 2.5
 Historical Significance: C
 Public View of Proposed Work: Full view of Highland Street
 Unique Features: Bifurcated by Historic district
- Neighborhood Association: Lincoln/Broad Street

B. Proposed Work: To replace all windows on structure.

b. Hoposca Work.	**************************************	•			
C. Other Permits Required:					
\square Board of Adjustment	☐ Planning Board	☐ City Council			
D. Lot Location:					
☐ Terminal Vista	Gateway	☐ Mid-Block			
✓ Intersection / Corner L	ot 🗌 Rear Lot				
E. Existing Building to be Altered/De	emolished:				
✓ Principal	Accessory	$\ \square$ Significant Demolition			
F. Sensitivity of Context:					
\square Highly Sensitive \square Sen	nsitive \square Low Sensitivity	y ☑ "Back-of-House"			
G. Design Approach (for Major Proje	ects):				
\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. Portwalk, 51 Islington, 55 Congress Street)					
☐ Intentional Opposition	(i.e. McIntyre Building, Citizer	n's Bank, Coldwell Banker)			
H. Project Type:					
\square Consent Agenda (i.e. very small alterations, additions or expansions)					
☑ Minor Project (i.e. small	l alterations, additions o	r expansions)			
☐ Moderate Project (i.e.	significant additions, alt	erations or expansions)			
☐ Major Project (i.e. very	large alternations, addi	tions or expansions)			

I. Neighborhood Context:

• This structure is located along Congress and Middle Streets and is surrounded with many other masonry and wood sided, 2-3 story contributing structures. Importantly, the Salvation Army building directly abuts the proposed units.

J. Staff Comments and Suggestions for Consideration:

- The applicant is seeking to replace all the existing historic windows in the structure with an Anderson 400 Series window. The exterior cladding or finish is a composite material - Fibrex.
- Note that the Applicant was provided the Design Guidelines for windows and doors and encouraged to evaluate restoration options and seek a Work Session with the HDC to discuss

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT	
Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
	Building	Building (+/-)	(Average)	(Average)	•
GENERAL BUILDING INFORMATION	(FSTIM A	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
	(EUIIII)			1	
oor Area Ratio (GFA/ Lot Area)					
uilding Height / Street-Width Ratio			MAINIOD DDC) IECT	
uilding Height – Zoning (Feet)			MINOKPRO		L
uilding Height – Street Wall / Cornice (Feet)	_	PEDIACE HISTO	DRIC WINDOWS W	VITH NEW WINDOWS ONLY -	
		KLI LACL III3IC	ALC WINDOWS W		
	HDC	COMMENTS	HDC SUGG		
				☐ Appropriate ☐ Inappro	
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oofs					•
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oors					
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ccessory Buildings (i.e. sheds, greenhouses)					
and Intent:			1	☐ Appropriate ☐ Inappro	
	ilding Height / Street-Width Ratio ilding Height – Zoning (Feet) ilding Height – Street Wall / Cornice (Feet) imber of Stories ilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT ale (i.e. height, volume, coverage) accement (i.e. setbacks, alignment) assing (i.e. modules, banding, stepbacks) achitectural Style (i.e. traditional – modern) ofs Ale and Slope of Projections (i.e. chimneys, vents, dormers) of Materials arice Line ves, Gutters and Downspouts alls ding / Material apjections (i.e. bays, balconies) acors and windows andow Openings and Proportions andow Casing/ Trim andow Shutters / Hardware verings acors reches and Balconies apjections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Railings althing (i.e. wall, post) andings (i.e. projecting, wall) achanicals (i.e. HVAC, generators) acks arages (i.e. doors, placement) anding (i.e. ground floor height, street edge) anding (i.e. ground floor height, street trees) arkeys (i.e. location, material, screening) arking (i.e. location, access, visibility)	GENERAL BUILDING INFORMATION OSS Floor Area (SF) For Area Ratio (GFA/ Lot Area) Ilding Height / Street-Width Ratio Ilding Height – Street Wall / Cornice (Feet) Ilding Height – Street Wall / Cornice (Feet) Imber of Stories Ilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Alle (i.e. height, volume, coverage) Incement (i.e. setbacks, alignment) Insisting (i.e. modules, banding, stepbacks) Chitectural Style (i.e. traditional – modern) of and Slope of Projections (i.e. chimneys, vents, dormers) of Materials Fornice Line Ves., Gutters and Downspouts Inling / Material Dijections (i.e. bays, balconies) Fors and windows Indow Openings and Proportions Indow Casing/ Trim Indow Shutters / Hardware Venings Foots Inding / Steps / Stoop / Railings Inding (i.e. wall, post) Indings/ Steps / Stoop / Railings Inding (i.e. wall, post) Indings (i.e. hardware) Indings (i.e. materials, type) Inding (i.e. ground floor height, street edge) Indicaping (i.e. ground floor height, street frees) Veways (i.e. location, access, visibility)	GENERAL BUILDING INFORMATION OSS Floor Area (SF) OST Area Ratio (GFA/ Lot Area) Iliding Height - Zoning (Feet) Iliding Height - Street Wall / Cornice (Feet) Iliding Height - Street Wall / Cornice (Feet) Iliding Height, volume, coverage) Ide (i.e. height, volume, coverage) Incement (i.e. setbacks, alignment) Inssing (i.e. modules, banding, stepbacks) Intellectural Style (i.e. traditional – modern) Ofs Ide and Slope Of Projections (i.e. chimneys, vents, dormers) Of Materials Initing Height - Zoning (Feet) Independent of Projections (i.e. chimneys, vents, dormers) Of Materials Initing / Material Initing /	GENERAL BUILDING INFORMATION OSS Floor Area (SF) OF Area Rotio (SFA) Lot Area) (Iding Height - Zoning Free! Width Rotio (Iding Height - Zoning Free!) Iding Height - Street Walt / Comice (Feet) Imber of Stories (Iding Height - Street Walt / Comice (Feet) Imber of Stories (Iding Geoverage (F, Building on the Lot)) PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT HDC SUGG de (s.e. height, volume, coverage) Icement (i.e. sebback; alignment) Institute of Projections (e.e. chimneys, vents, domners) of Projections (e.e. chimneys, vents, domners) of Projections (e.e. chimneys, vents, domners) of Materials wes, Gutters and Downspouts Idia ing / Material jections (e.e. boys, balconies) proson and windows Indow Openings and Proportions Indow Openings and Proportions Indow Sudders / Hordware Indings / Steps / Stoop / Rotings Inting (e.e. wall, post) project (GENERAL BUILDING INFORMATION OST ROOP Area (SF) OST ROOP AREA (S

Project Address: 17 GARDNER STREET **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #C Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Single Family
- Land Area: 2,495 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Gardner Street
- Unique Features: NA
- Neighborhood Association: South End

Proposed Work: To replace a rear 2 story addition and add fencing

<u>В.</u>	<u> Proposed work:</u> 10 replace a real	2-story addition an	<u>a ada rencing.</u>			
<u>C.</u>	Other Permits Required:					
	\square Board of Adjustment	☐ Planning Board	☐ City Council			
<u>D.</u>	Lot Location:					
	\square Terminal Vista	Gateway	☑ Mid-Block			
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot				
E. Existing Building to be Altered/ Demolished:						
	✓ Principal	Accessory	Demolition			

F.	Sensit	ivity	of	Context:	

☐ Highly Sensitive	$lacktriangle$ Sensitive \Box	Low Sensitivity	"B	ack-of-House"
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G. Design Approach (for Major Projects):

	ation (i.e. 6-16 C	ongress, Jardinière Building	g, 10 Pleasant Street
☐ Invention wi	thin 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:

···/ is s.
$\hfill \Box$ 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)

I. Neighborhood Context:

• The property is located along Gardner Street. It is surrounded with many wooden framed 2.5 story historic structures with no front yard setbacks with little to no side yards.

J. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- Replace a 2-Story addition and relocate the front gate and fence.
- Note that a the 7-13-16 Work Session, the HDC recommended that the applicant consider an addition more in keeping with the style of the existing colonial house and simplify the form, details and materials to strengthen the relationship between the historic structure and the addition,

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

17 GARDNER STREET – WORK SESSION #C (MODERATE PROJECT)											
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT				
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	8 1-0			
		GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)						
-	1	Gross Floor Area (SF)	(<u> </u>						
	2	Floor Area Ratio (GFA/ Lot Area)						O 5 80			
5	3	Building Height / Street-Width Ratio			AODEDATE D	DO IECT		FC 11551			
	4	Building Height – Zoning (Feet)		MODERATE PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)	- INSTALL REPLACE A REAR 2 STORY ADDITION, GATE AND FENCE ONLY -								
	6	Number of Stories	- III31 <i>i</i>	ALL KEPLACE A N	LAK Z SIOKI AD	DITION, GA	IL AND PENCE ONLI -	Z ≷ ∪			
	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	<u>ပ</u> ပဲ <u>စ</u>			
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate				
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate				
ģ_	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate				
ပ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	ା ⊃ ଛିଠା			
	12	Roofs					□ Appropriate □ Inappropriate	╛┪			
	13	Style and Slope					□ Appropriate □ Inappropriate				
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	A ORIG STR			
	15	Roof Materials					□ Appropriate □ Inappropriate				
	16	Cornice Line					□ Appropriate □ Inappropriate				
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	HIS: W			
ALS	18	Walls					□ Appropriate □ Inappropriate	HISI DNE			
	19	Siding / Material					□ Appropriate □ Inappropriate				
≱ ∟	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	- 15 5 4			
≥ _	21	Doors and Windows					□ Appropriate □ Inappropriate				
Ž_	22	Window Openings and Proportions					□ Appropriate □ Inappropriate				
SIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	- PH			
<u> </u>	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate				
<u>გ</u> ⊢	25	Awnings					□ Appropriate □ Inappropriate				
<u> </u>	26	Doors					☐ Appropriate ☐ Inappropriate	PORT PERTY			
BUI _	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate				
	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	🗆 🗖 🏻 ଛ			
_	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				
\vdash	33	Decks Common (Shada fi a daara placament)					☐ Appropriate ☐ Inappropriate				
+	34	Garages/Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate				
Z	35	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate				
ESIG	36 37	Landscaping (i.e. gardens, planters, street trees)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 				
<u> </u>	38	Driveways (i.e. location, material, screening)					 				
SIE	39	Parking (i.e. location, material, screening)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate				
·	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate				
1. 2.	urpos . Pre . Ass	e and Intent: eserve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Coi	intain the special characte mplement and enhance th mote the education, pleas	ne architectural ar		☐ Yes			
1.	. Co	Criteria / Findings of Fact: nsistent with special and defining character of s mpatibility of design with surrounding properties			ation to historic and archite mpatibility of innovative te		=				

Project Address: 10 HUMPHREY'S COURT
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: <u>Single Family</u>
- Land Area: 2,178 SF +/-
- Estimated Age of Structure: c.1894
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from Humphrey's Court Street
- Unique Features: NA
- Neighborhood Association: South End

В.	Proposed Work:	To install windows and skyli	ights
<u>D.</u>	TTOPOSEG WOIK.	TO ITISTALI WILLIAUWS ALIA SKYL	gilis

	_				
C. 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				
E. Existing Building to be Altered/ Demo	olished:				
Principal	Accessory	Demolition			
F. Sensitivity of Context:					
\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivit	y \square "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:					
\square 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)

L. Neighborhood Context:

• The building is located along Humphrey's Court and is surrounded with wood-sided 1.5 to 2.5 story historic structures with shallow setbacks and accessory buildings located in the rear yard.

M. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace the existing garage and constructing a new garage with a mudroom.
- Note that the HDC recommended that the window panes should remain the same orientation and size and should be reduced in number higher up the building wall. Applicant has not yet submitted revised plans and elevations for the 8-10-16 meeting.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

SUBJECT PROPERTY xisting
MODERATE PROJECT - REMOVE AND REPLACE GARAGE ONLY - APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Appropriate Inappropriate In
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Project Address: 127-137 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #E Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- 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.</u>	Proposed Work:	<u>To add a new</u>	<u>building on </u>	<u>the rear and</u>	make mi	<u>isc. renovations.</u>

\square Planning Board	☐ City Council
Gateway	☑ Mid-Block
☐ Rear Lot	
olished:	
Accessory	Demolition
itive \square Low Sensitivit	ty 🗌 "Back-of-Hou
	☐ Gateway ☐ Rear Lot aolished:

<u>F.</u>	<u>Sensitivity of Context:</u>
	\square Highly Sensitive $oxedsymbol{oxtime}$ Sensitive \square Low Sensitivity \square "Back-of-Hous
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	l 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:

- 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 reevaluate the following:

- Note that the applicant has responded to HDC comments from the 6-10-16 Work Session and will be submitting revised plans that address these comments and suggestions. The applicant is also filing plans with the Boa for the variances needed to support the project. I suspect the applicant may be seeking an informal support letter for the BOA meeting in August.
- Design Guideline Reference: Guidelines for Small Scale New Construction & Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			127-137 I	HIGH STREET – WC	RK SESSION #E (M	NODERATE)	1 4
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	N	NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	~
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
STAFF	1	Gross Floor Area (SF)					
d I	2	Floor Area Ratio (GFA/ Lot Area)					S S S S S S S S S S S S S S S S S S S
^	3	Building Height / Street-Width Ratio		Λ.	MODERATE PRO		
	4	Building Height – Zoning (Feet)		, and the second se	NODERAIL I K	OJLOI	MIS He:
	5	Building Height – Street Wall / Cornice (Feet)	_ ΔΓ	DD A NEW STRUCT	URF AND RESTORE	EXISTING STRUCTURES ONLY -	~ ~
	7	Number of Stories Building Coverage (% Building on the Lot)	<i>/</i> \L	D A NEW SIRSOI	OKE AND RESIGNE	EXIOTITO STRUCTORES STREET	Z ₹ ŏ
			ADDUGA	NITIC COMMENTS	UD	TIONIC ADDRODUATENIESS	
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGEST	TIONS APPROPRIATENESS	_ O ర 顺
×	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	_ _
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
Į į	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	$ \sim$ \circ
	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	
ا	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
AL	18	Walls				□ Appropriate □ Inappropriate	 등원
ATERI	19	Siding / Material				□ Appropriate □ Inappropriate	─ > ₹ ĕ
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
COMMISSION DESIGN & MATERIALS	21	Doors and Windows				□ Appropriate □ Inappropriate	ا ک 20 ا
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	┈ ⋛
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	RTS,
BUILDING	25	Awnings				□ Appropriate □ Inappropriate	OPI ORTSA PERTY
	26 27	Doors Porches and Balconies				□ Appropriate □ Inappropriate	_ ^ ^
BUILI						□ Appropriate □ Inappropriate	
	28 29	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	_ _ 8
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
<u> </u>	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate ☐ 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	
S N	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
ESIG	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
E D	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
SITI	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
	. Pre	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value of Criteria / Findings of Fact:	□ Yes □ □ Yes □ es: □ Yes □	No 5. Con	•	of the District: architectural and historic character: e and welfare of the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐
	. Co	onsistent with special and defining character of s mpatibility of design with surrounding properties				rural value of existing structure:	

Project Address: 46-64 MAPLEWOOD AVE. **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #F Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Urban General (CD4)</u>
- Land Use: Parking Lot
- Land Area: <u>56,675 SF</u> +/-
- Estimated Age of Structure: NA
- Building Style: NA

H. Project Type:

- Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>View from Maplewood Ave., Deer and Bridge Streets</u>
- Unique Features: NA
- Neighborhood Association: North End

<u>B.</u>	<u>Proposed Work:</u>	Construct a 3.5-4 stor	<u>y mixed-use</u>	<u>building</u>
	-			_

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/ Demo	olished / Constructed	• •
☐ Principal	☐ Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensiti	ive \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects	s <u>):</u>	
☑ Literal Replication (i.e. 6-16 (Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)

Consent Agenda (i.e. very small alterations, additions or expansions)

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

☐ Minor Project (i.e. small alterations, additions or expansions)

O. Neighborhood Context:

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

- Note that at the last meeting on this project the HDC recommended that the applicant pursue a more contemporary expression with the building design.
- The Applicant is still considering the final height of the proposed building and will decide whether or not to pursue the conditional use permit or a variance.
- Upon receipt of the revised drawings we will forward any comments pertaining to the Condition Use Permit that is required for this project.
- **<u>Design Guideline Reference</u>**: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zonina Map

Project Performance			46-6	4 MAPLEWOO	DD AVE.	– WORK S	SESSION #F (/	MAJOR PRO	JECT)		
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30 Lighting (i.e. wall. post) 31 Signs (i.e. projecting. wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Garding (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street frees) 38 Drivways (i.e. location, material, screening) 39 Parking (i.e. location, material, screening) 40 Accessory Buildings (i.e. sheds, greenhouses) 41 Purpose and Intent: 42 Assessment of the Historical Significance: 43 Appropriate Inappropriate Inappropria	Δ	29	Landings/ Steps / Stoop / Railings								
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Accessory Buildings (i.e. sheds, greenhouses) Appropriate Inappropriate Inappropria	ш	38									
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			•						_	□ Yes □ No	

Project Evaluation Form: **75 CONGRESS STREET Permit Requested: CERTIFICATE OF APPROVAL**

Meeting Type: WORK SESSION #G

<u>A</u>	. Propert	y	<u>Information</u>	-	General:

Existing Conditions:

- Zoning District: Central Business District (CBB)
- Land Use: <u>Mixed-Use</u> Land Area: <u>6,240 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: <u>2</u>
- Historical Significance: <u>Unknown</u>
 Public View of Proposed Work: <u>View from Daniel Street</u>
- Unique Features: Former service entry/ area
 Neighborhood Association: Downtown Residents

B. Pro	posed Work: To restore the original	<u>ginal parapet wall c</u>	and add penthouse units
C. Oth	ner Permits Required:		
	☑ Board of Adjustment	\square Planning Board	☐ City Council
D. Lot	Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Exis	ting Building to be Altered/ Demo	olished:	
	✓ Principal	☐ Accessory	\square Significant Demolition
F. Sen	sitivity of Context:		
	\square Highly Sensitive $oldsymbol{arnothing}$ Sensit	ive \Box Low Sensitivity	"Back-of-House"
G. De	sign Approach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	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. Por	twalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Pro	ject Type:		
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or	expansions)
	☑ Moderate Project (i.e. sign	nificant additions, alt	erations or expansions)
	☐ Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

• This 2 story structure is located on Fleet and Congress Streets and is surrounded with many contributing structures. The neighborhood is predominantly 2.5-4 story wood and brick structures with no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to restore the original parapet wall along the street edge of the building, add penthouse units and other rooftop appurtenances.
- Note that dimensional variances were granted on 7-18-16 for restoration of the parapet wall and the additional height associated with the penthouse units and the parapet walls.

Design Guideline Reference: Guidelines for Roofing (03)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			75 CONGRE	SS STREET – WOR	K SESSION #G (M	<u>linor proj</u>	ECT)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	_ •
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	6	Number of Stories	- KEPLACE	PAKAPEI, ADD P	EMINOUSE DIVIIS	AND KOOK	APPURTENANCES ONLY -	ZŠ
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS	
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	2 8 2 9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	⊣ 🗲 🗧
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COMMISSION	2	Window Openings and Proportions					□ Appropriate □ Inappropriate	
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, 📗	2	4 Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
	0 2	5 Awnings					□ Appropriate □ Inappropriate	
	2	6 Doors					□ Appropriate □ Inappropriate	
		7 Porches and Balconies					□ Appropriate □ Inappropriate	_ ~ ` `
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<u>H</u>		pose and Intent:	U Voo	1 No. 4 Ma	intain the special characte	or of the District		¬ ∨
		Preserve the integrity of the District:	☐ Yes ☐		intain the special characte		ad historic character:	□ Y
		Assessment of the Historical Significance:			mplement and enhance th			□ Y
	٥.	Conservation and enhancement of property va	lues: Yes	1 1NO 6. Pro	inole the education, pleas	one and wellare c	f the District to the city residents and visit	tors:
<u>l.</u>		ew Criteria / Findings of Fact:						
		Consistent with special and defining character o						
	2. (Compatibility of design with surrounding properti	es:	□ Yes □ No 4. Co	mpatibility of innovative te	chnologies with su	rrounding properties: □ Yes □ No	

Project Address:

Permit Requested:

Meeting Type:

Existing Conditions:

• Zoning District: CD4-L1
• Land Use: Multi-Family Housing

 Land Use: Multi-Family Housing Land Area: 53,204 SF +/- Estimated Age of Structure: c.19 Building Style: Modern Historical Significance: NA Public View of Proposed Work: Unique Features: Very tall Structure Neighborhood Association: Dov 	View from Court Stature (60' +/-) vntown	t <u>reet</u>						
B. Proposed Work: To replace 283 existC. Other Permits Required:	<u>fing windows.</u>							
	☐ Planning Board	☐ City Council						
D. Lot Location:	_							
☐ Terminal Vista	Gateway	☑ Mid-Block						
☐ Intersection / Corner Lot	Rear Lot							
E. Existing Building to be Altered/ Demoli	shed:							
✓ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
\square Highly Sensitive \square Sensitive	e 🗹 Low Sensitivity	☐ "Back-of-House"						
G. Design Approach (for Major Projects):	<u> </u>							
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)								
\square Invention within a Style (i.e., P	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
☐ Abstract Reference (i.e. Portw	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
☐ Intentional Opposition (i.e. Ma	cIntyre Building, Citizen's	Bank, Coldwell Banker)						
H. Project Type:								
Minor Project (i.e. small alterations, additions or expansions)								
☐ Moderate Project (i.e. signifi	icant additions, alte	rations or expansions)						
Maior Proiect (i.e. verv large	alternations, additi	ons or expansions)						

P. Neighborhood Context:

• The building is located along Court Street. It is surrounded with many historically significant masonry and brick buildings that are 2-3 story structures with little to no setback from the street.

Q. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- To remove and replace all (283) the windows on the building.
- The windows are being replaced to support air conditions and ease of use during the summer months.

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

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

140 COURT STREET - WORK SESSION #H (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Surrounding Structures** Existina **Proposed Abutting Structures** FORM (Average) Buildina Building (+/-) (Average) Date: 8-10-1 (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE 283 WINDOWS ONLY -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...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... ☐ Appropriate ☐ Inappropriate Postponed Architectural Style (i.e. traditional - modern) □ Appropriate □ Inappropriate 12 Roofs ☐ Appropriate ☐ Inappropriate STREET MEMBER 13 Style and Slope ☐ Appropriate ☐ Inappropriate HISTORIC 4 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 OURT ш □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate :140 DESIGN 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate **_** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** DISTRICT 25 **Awnings** ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy...) ☐ Appropriate ☐ Inappropriate 29 Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls (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...) 38 □ 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: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findinas of Fact: 1. Consistent with special and defining character of surrounding properties: 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address: 13 SALTER STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Multi-Family
- Land Area: <u>.46 A +/-</u>
- Estimated Age of Structure: c.1745
 Building Style: Georgian
 Number of Stories: 3

- Historical Significance: Contributing
 Public View of Proposed Work: View from Marcy Street
 Unique Features: On South Mill Pond Dam

 Neighborhood Association: <u>Sc</u> 	<u>outh End</u>							
B. Proposed Work: To replace the re	ar addition and ad	<u>d a connector.</u>						
C. Other Permits Required:								
\square Board of Adjustment	\square Planning Board	☐ City Council						
D. Lot Location:								
☐ Terminal Vista	☐ Gateway	☐ Mid-Block						
✓ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/ Demo	olished:							
✓ Principal	☐ Accessory	Demolition						
F. Sensitivity of Context:								
☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivit	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)								
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, 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)

S. Neighborhood Context:

• The building is located along Salter Street. It is surrounded by many wood 2-2.5 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

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

The applicant is proposing to:

- Remove and replace the rear addition and add a connector to the garage.
- Design Guideline Reference Guidelines for Exterior Woodwork (05) and Windows and doors (08).

U. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

13 SALTER STREET – WORK SESSION #I (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPE	KII		NEIGHBORHOOD CONTEXT		
		Project Information	Building Build	oposed ding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'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) — REPLACE REAR				ACF RFAR	ADDITION & AD	D A CONNECTOR ONLY –		
	7	Number of Stories Building Coverage (% Building on the Lot)	11212/	(OL I(L) (I()		D / COMMEDICK ONE		
	/	PROJECT REVIEW ELEMENT	APPLICANT'S COMME	NTS	HDC SUGGE	STIONS APPROPRIATENESS		
_	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropri	te	
MEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropri		
•	10	, , , , , , , , , , , , , , , , , , , ,				☐ Appropriate ☐ Inappropri		
ľ	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropri		
Ì	12					□ Appropriate □ Inappropri		
ļ	13					☐ Appropriate ☐ Inapproprie		
	14					☐ Appropriate ☐ Inappropri		
	15					□ Appropriate □ Inappropri		
	16	Cornice Line				□ Appropriate □ Inappropri		
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropri		
	18	Walls				□ Appropriate □ Inappropri		
	19	Siding / Material				□ Appropriate □ Inappropri		
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropri		
	21	Doors and Windows				□ Appropriate □ Inappropri		
	22	Window Openings and Proportions				□ Appropriate □ Inappropri		
	23	Window Casing/ Trim				□ Appropriate □ Inappropri		
	24	Window Shutters / Hardware				□ Appropriate □ Inappropri		
	25	Awnings				□ Appropriate □ Inappropri		
26	•	Doors				□ Appropriate □ Inappropri		
26	,	Porches and Balconies				□ Appropriate □ Inappropri		
2	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropri	te	
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropri	te	
	30					□ Appropriate □ Inappropri	te	
3	1	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropri	te	
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropri	te	
	33 Decks					□ Appropriate □ Inappropri	te	
	34	Garages/Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropri	te	
	35					☐ Appropriate ☐ Inappropri		
	36					☐ Appropriate ☐ Inappropri		
	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropri		
L	38	, ,				☐ Appropriate ☐ Inappropri		
	39	. , ,				☐ Appropriate ☐ Inappropri		
	40	, ,				☐ Appropriate ☐ Inappropri	te	
P		ose and Intent:						
1		reserve the integrity of the District:	☐ Yes ☐ No		in the special character			
	2. <i>A</i>	ssessment of the Historical Significance:	☐ Yes ☐ No	5. Comple	ement and enhance the	e architectural and historic character:		
	3. (Conservation and enhancement of property valu	Jes: ☐ Yes ☐ No	6. Promot	e the education, pleasu	re and welfare of the District to the city residents ar	d visita	
,					·	,		
		<u>w Criteria / Findings of Fact:</u> Consistent with special and defining character of	surrounding properties: 🗆 Yes 🗆	No 3. Relation	n to historic and archited	ctural value of existing structure:		