Historic District Commission Staff Report – September 7th 2016

September 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (8-3-16, 8-10-16)
- Administrative Approvals:

-	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	474
1.	77 State Street (termination vent)	- Approved
2.	303 Islington Street (window)	- Approved
3.	280 South Street (garage changes)	- Approved
4.	404 Middle Street (side door)	- Approved
5.	28 Dennett Street (Misc. changes)	- Approved
6.	172 Gates Street (Fence)	- Approved
7.	241 Islington Street (Fence)	- TBD
8.	65 Washington Street (enclosure)	- Approved
9.	143 Pleasant Street (shed roof & gutters)	- Approved
10	. 133 Islington Street (window trim)	- Approved

PUBLIC MEETING - WORK SESSION:

1. City Hall Improvement Project

PUBLIC HEARINGS - NEW BUSINESS:

2. 137 New Castle Ave. (Minor-fencing)

WORK SESSIONS (Old Business):

- A. 34-36 Highland Street (Moderate Windows)
- B. 17 Gardner Street (Moderate Addition)

- C. 10 Humphrey's Court (Moderate Addition)
- D. 13 Salter Street (Minor Windows and Deck)
- E. 127 High Street (Major New buildings)
- F. 46-64 Maplewood Ave. (Major new 4 story building)
- G. 75 Congress Street (Major Parapet & penthouse)

WORK SESSIONS (New Business):

- H. 69-71 Dennett Street (Moderate windows)
- I. 736 Middle Street (Moderate -demo and restoration)

DISCUSSION:

• Demolition Review - Draft Ordinance



MEETING DATES: September 7th APPLICATIONS: 15

Project Address: 137 NEW CASTLE AVE. **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 5,510 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: <u>Greek Revival</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marcy Street & New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	Proposed Work: To replace the re	move and replace	<u>fencing.</u>
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	\square Planning Board	\square City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensit	ive \square Low Sensitivit	y 🗌 "Back-of-House'
_	Design Approach (for Major Projects		

G. Design Approach (for Major Projects):

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- 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	s, additions or expansions)	ĺ
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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 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 fence with a new wood fence of a different design and dimension.

<u>Design Guideline Reference</u>: Guidelines for Site Elements and Streetscapes (09)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	137 NEW CASTLE AVE. – PUBLIC HEARING #1 (MINOR)								
			INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHO	OD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	RM 9.8 - 1.6 Denied
STAFF	Ī		GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & A			<u> </u>	
	Ī	1	Gross Floor Area (SF)	,		•			ਰਾ ≥ ਨੀ ੂੰ
		2	Floor Area Ratio (GFA/ Lot Area)						— • • • • • • • • • • • • • • • • • • •
S		3	Building Height / Street-Width Ratio			MINOR PRO) IFCT		
		4	Building Height – Zoning (Feet)			MINOKIK	JILOI		N O A
	-	5	Building Height – Street Wall / Cornice (Feet)		TPINI _	ALL NEW WOOD	FENCING ON	JI Y _	
	-	6	Number of Stories		11431	ALL ILLII IIOOD		1	
	1		Building Coverage (% Building on the Lot)	4 0 0 1 1 0 4 1 1	10 004445NT0		FATIANIA	4.000.0001.47511500	ON FINANCE WITH A WITH A MITH
			PROJECT REVIEW ELEMENT	APPLICANI	'S COMMENTS	HDC SUGGI	ESIIONS	APPROPRIATENESS	ON COMMISSIPULATIONS Withdraw
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
	S	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
		11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	ALUA RIC DISTR LE AVE.C Approved v
S		12	Roofs					☐ Appropriate ☐ Inappropriate	DIS OVER
m,		13	Style and Slope					☐ Appropriate ☐ Inappropriate	
COMMISSION MEMBERS		14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropriate	
	-	15 16	Cornice Line					□ Appropriate □ Inappropriate	
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
	S	18	Walls					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	HIST CA
	₹	19	Siding / Material					□ Appropriate □ Inappropriate	ERTY 40UTH H 37 NEW G Approved
SS	ATERIA	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	VTY OUTH I
¥	W	21	Doors and Windows					□ Appropriate □ Inappropriate	UTH NEW Opprov
€	≪ Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	RTY OUTH H 7 NEW Approve
S	5	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	
Ö	DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
		25	Awnings					☐ Appropriate ☐ Inappropriate	ORTS, CRTY: 1 ion:
<u> </u>		26	Doors					□ Appropriate □ Inappropriate	ORI PORT ERTY Sion:
DISTRICT	BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	PE Cisi
S	2	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_ L § å
<u> </u>		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
R		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
1		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
HISTORIC		33	Decks					□ Appropriate □ Inappropriate	
_		34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
	Z.	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
	DESIGI	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	ם	37 38	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
	SITE	39	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	and the second
	"	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	н		se and Intent:					☐ Appropriate ☐ Inappropriate	
	11.	_	eserve the integrity of the District:	□ Yes □ N	0 1 110	intain the special characte	er of the District:		□ Yes □ No
			sessment of the Historical Significance:			mplement and enhance th		historic character:	□ Yes □ No
			onservation and enhancement of property val			•		he District to the city residents and visi	
			r Criteria / Findings of Fact:	ues. u res u N	o. 10	mole ine education, pieds	ore and wellare of t	THE DISTRICT TO THE CITY TESTAETHS AND VISI	onors. I les I NO
			onsistent with special and defining character o	f surrounding propertie	es: 🗆 Yes 🗆 No 🛮 3. Rele	ation to historic and archite	ectural value of exist	ing structure: ☐ Yes ☐ No	
			mpatibility of design with surrounding propertie	<u> </u>		mpatibility of innovative ted		-	

Project Evaluation Form: 34-36 HIGHLAND STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: WORK SESSION/ PUBLIC HEARING #A

	Property Information - General:		
Ex	 A Zoning District: GRA Land Use: 4-Unit Multi-Family Land Area: .12A +/- 		
	 Estimated Age of Structure: c. 	<u>1890</u>	
	Number of Stories: 2.5Historical Significance: C		
	 Public View of Proposed Work Unique Features: <u>Bifurcated b</u> 	: Full view of Highlan	<u>nd Street</u>
	 Neighborhood Association: Lin 	ncoln/ Broad Street	
<u>B.</u>	Proposed Work: To replace all win	ndows on structure.	
<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
	✓ 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 Sensiti	ive \square Low Sensitivity	✓ "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	\square Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)
	\square Invention within a Style (i.e.	., Porter Street Townhouses	, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen's	s Bank, Coldwell Banker)
<u>H.</u>	<u>Project Type:</u>		
	\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. sigr	nificant additions, alte	rations or expansions)
	☐ Major Project (i.e. very larg	ge alternations, additi	ons 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 same. On August 8th, the HDC held a site visit to view the existing windows. Nearly all the windows appeared to be original with some replacement windows located toward the rear of the building.

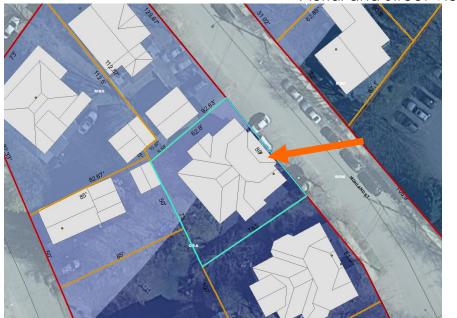
Design Guideline Reference – Guidelines for Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGH	IBORHOOD CONTEXT
Project Information	Existing Proposed	Abutting Structures	Surrounding Structures
o.	Building (+/-)	(Average)	(Average)
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS	& ASSESSOR'S INFO)	
Gross Floor Area (SF)	(,	
Ploor Area Ratio (GFA/ Lot Area)			
		MINIOR PROJEC	Τ
		MINORIKOJEC	•1
	- REPLACE HIST	ORIC WINDOWS WITH N	FW WINDOWS ONLY –
	KEI E/ (OE IIIO)		
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	HDC COMMENIS	HDC 30GGESTIONS	APPROPRIATENESS
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			□ Appropriate □ Inappropriate
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·			☐ Appropriate ☐ Inappropriate
	-		☐ Appropriate ☐ Inappropriate
			☐ Appropriate ☐ Inappropriate
			☐ Appropriate ☐ Inappropriate
2 Window Openings and Proportions			□ Appropriate □ Inappropriate
			☐ Appropriate ☐ Inappropriate
4 Window Shutters / Hardware			□ Appropriate □ Inappropriate
5 Awnings			□ Appropriate □ Inappropriate
6 Doors			□ Appropriate □ Inappropriate
			☐ Appropriate ☐ Inappropriate
			□ Appropriate □ Inappropriate
			□ Appropriate □ Inappropriate
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			☐ Appropriate ☐ Inappropriate
	-		☐ Appropriate ☐ Inappropriate
9 Parking (i.e. location, access, visibility)			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
O Accessory Buildings (i.e. sheds, greenhouses)			I I Appropriato I Inappropriato
	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Roves, Gutters and Downspouts Window Aphatical Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings Poors Profes and Balconies Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Grading (i.e. gorond floor height, street edge) Landscaping (i.e. gardens, planters, street frees) Driveways (i.e. location, material, screening)	Project Information GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS: Floor Area Ratio (GFA/ Lat Area) Building Height / Street-Width Ratio Building Height / Street Wall / Comice (Feet) Building Height - Street Wall / Comice (Feet) Building Coverage (% Building on the Lat) PROJECT REVIEW ELEMENT Placement (i.e. setbacks, oligament) Massing (i.e. madules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roof Materials Roof Materials Comice Une Comice Une Comice Une Deves, Gutters and Downspouts Walls String / Material Doors and windows Wandow Openings and Proportions Window Openings and Proportions Window Openings and Proportions Window Casing/ Irim Window Shutters / Hardware Awnings Doors Projections (i.e. porch, partico, canopy) Landings (i.e. proch, portico, canopy) Signs (i.e. proch, placement) Mechaniculas (i.e. HYAC. generators) Mechaniculas (i.e. HYAC. generators) Mechaniculas (i.e. HYAC. generators) Mechaniculas (i.e. HYAC. generators, planters, street trees) Diveways (i.e. location, material, screening) Diveways (i.e. location, material, screening)	Project Information Existing Building (*/-) Abutting Structures (Average)

Project Address: 69-71 DENNETT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #H

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u> Land Use: <u>Two-Family</u>
- Land Area: 4,395 SF +/-
- Estimated Age of Structure: c.1840
 Building Style: Greek Revival
 Number of Stories: 2.5

- Historical Significance: Contributing
 Public View of Proposed Work: View from Dennett Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To replace win	<u>idows.</u>				
C. Other Permits Required:					
\square Board of Adjustment	☐ 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 $oldsymbol{arDelta}$ Se	ensitive \square Low Sensitivit	ry 🗌 "Back-of-House			
G. Design Approach (for Major Proje	<u>ects):</u>				
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)					
\square Intentional Opposition	(i.e. McIntyre Building, Citizen	's Bank, Coldwell Banker)			
H. Project Type:					
\square Consent Agenda (i.e. v	ery small alterations, add	ditions or expansions)			
\square Minor Project (i.e. small	alterations, additions or	expansions)			
☑ Moderate Proiect (i.e.	significant additions, alt	erations or expansions			

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

I. Neighborhood Context:

• The property is located along Dennett 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

This application proposes to:

• Replace all windows in the structure.

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		IBORHOOD CONTEXT
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures
No.		Building	Building (+/-)	(Average)	(Average)
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
1	Gross Floor Area (SF)	(2011111111		, , , , , , , , , , , , , , , , , , ,	
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio			MODERATE PROJI	E C T
4	Building Height – Zoning (Feet)		Γ	MODERATE PROJI	
5	Building Height – Street Wall / Cornice (Feet)			REPLACE WINDOWS O	NII V _
6	Number of Stories		_	KLI LACL WINDOWS	ZINLI —
7	Building Coverage (% Building on the Lot)		Т		
	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS	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
5	Roof Materials				□ Appropriate □ Inappropriate
16	Cornice Line				□ Appropriate □ Inappropriate
17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
8	Walls				☐ Appropriate ☐ Inappropriate
9	Siding / Material				□ Appropriate □ Inappropriate
0	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate
1 2	Doors and Windows				□ Appropriate □ Inappropriate
	Window Openings and Proportions				□ Appropriate □ Inappropriate
3	Window Casing/ Trim				□ Appropriate □ Inappropriate
	Window Shutters / Hardware				□ Appropriate □ Inappropriate
	Awnings				□ Appropriate □ Inappropriate
_	Doors				☐ Appropriate ☐ Inappropriate
_	Porches and Balconies				□ Appropriate □ Inappropriate
_	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
9	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
30 31	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
<u>2</u> 3	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
	Decks				□ Appropriate □ Inappropriate
34	Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate
5	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
36 27	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
37 38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
30 39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
39 40					□ Appropriate □ Inappropriate
	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
os Pre Ass Co	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value of Criteria / Findings of Fact:	□ Yes □ 1 □ Yes □ 1 es: □ Yes □ 1	No 5. Cor	ntain the special character of the E mplement and enhance the archite mote the education, pleasure and v	District:

Project Address: 736 MIDDLE STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #I**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>SRB</u>
- Land Use: Two Family
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1915
- Building Style: <u>Georgian Revival</u> Number of Stories: <u>1.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle and Aldrich Streets
- Unique Features: NA
- Neighborhood Association: Lafayette Park

B. Proposed Work: To replace roof, add dormers, alter doors and windows
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<u>D.</u>	<u>Fioposea work.</u> 10	<u>replace 1001, c</u>	<u>ada donners, dher c</u>	<u>ioois and windows</u>
<u>C.</u>	Other Permits Requir	ed:		
	☐ Board of A	djustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:			
	☐ Terminal V	'ista	☐ Gateway	☑ Mid-Block
	☐ Intersection	n / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to b	e Altered/ Demo	olished:	

F.	Sensit	tivity c	t Con	text:
		_		

☑ Principal

☐ Highly Sensitive ☑	Sensitive \Box	Low Sensitivity	☐ "Back-of-House"
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Accessory

☐ Demolition

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 alteration	s, 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)

J. Neighborhood Context:

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

L. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

• Undertake major renovations include roof replacement, addition of dormers, new window locations, add deck and HVAC units.

Design Guideline Reference – Guidelines for Windows and Doors (08), Site Elements and Streetscapes (09) and Small Scale New Construction and Additions (10)

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

736 MIDDLE STREET - WORK SESSION #I (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Existing Abutting Structures Proposed Surrounding Structures** (Average) (Average) Building Building (+/-) FORM **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio No.:<u>I</u> Date: MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE ROOF, ADD DORMERS AND OTHER RESTORATION ITEMS ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS APPROPRIATENESS APPLICANT'S COMMENTS** 8 Scale (i.e. height, volume, coverage...) DISTRICT ☐ Appropriate ☐ Inappropriate Ø Approved with **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate QS(4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** STRI 4 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate PROPERTY: 736 MIDDL ш Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate COMMISSION Approved 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) ERT 20 □ Appropriate □ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate چ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 **Awnings** ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate **HISTORIC Lighting** (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate Grading (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate **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 10 Accessory Ruildings (i.e. sheds H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No