# **Historic District Commission** Staff Report – October 5th 2016

October 5th MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Approval of Minutes (9-4-16)
- Administrative Approvals:
  - 1. 536 Marcy Street (roofing)
  - 2. 200 State Street (fence)
  - 3. 114 Mechanic Street (siding)
  - 4. 236 Union Street (windows)
  - 5. 77 State Street (Misc. changes)
  - 6. 138 Maplewood Ave. (Misc. changes)
  - 7. 90 Gates Street (Siding)
  - 8. 28 Dennett Street (gate and arbor)
  - 9. 40 Court Street (lighting)
  - 10. 35 Portwalk Place (HVAC)
  - 11. 40 Bridge Street (Misc. changes)
- 12. 180 Gates Street (Siding)
- **PUBLIC HEARINGS NEW BUSINESS:** 
  - 1. 127 Parrott Ave. (Minor HVAC)
  - 2. 774 Middle Street (Minor windows and doors)
  - 3. 736 Middle Street (Moderate garage and renovations)
  - 4. 69-71 Dennett Street (Minor windows)
  - 5. 34-36 Highland Street (Moderate Windows)

# WORK SESSIONS (Old Business): A. 34-36 Highland Street (Minor - Windows)

October 12th MEETING

# WORK SESSIONS (Old Business):

- B. 10 Humphrey's Court (Moderate Addition)
- C. 13 Salter Street (Minor Windows and Deck)

# **DISCUSSION:**

**Demolition Review – Draft Ordinance** 

- Approved
- Approved
- Approved
- Approved - Approved
- TBD
- Approved
- TBD
- Approved
- Approved
- TBD

- Approved

D. 46-64 Maplewood Ave. (Major - new 4 story building) E. 75 Congress Street (Major - Parapet & penthouse)



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

# 127 PARROTT AVE. **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

# A. Property Information - General:

# **Existing Conditions:**

- Zoning District: MRO
- Land Use: Commercial
- Land Area: 41,350 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: <u>Colonial Revival</u> Number of Stories: <u>2</u>
- Historical Significance: NA
- Public View of Proposed Work: View from Parrott Ave.
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To install a wall-mounted HVAC unit.

# C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

# D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

# E. Existing Building to be Altered/ Demolished:

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

Accessory

Gateway

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

# I. Neiahborhood Context:

clad structures with deep front yard setbacks with gardens, patios and walkways.

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

The applicant is proposing to:

Install a wall-mounted HVAC unit.

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

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





Zoning Map

• The building is located along Parrott Ave. It is surrounded by a mix of 2-4 story modern and historic brick-

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY	NEIG	HBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed	Abutting Structures (Average)	Surrounding Structures (Average)			
		GENERAL BUILDING INFORMATION	Building (ESTIMATED	Building (+/-) FROM THE TAX MAPS & AS	· · · · · · · · · · · · · · · · · · ·	(Aveidge)			
	1	Gross Floor Area (SF)	(LJIIMAILL						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio				<b>∽</b> ⊤			
	4	Building Height – Zoning (Feet)			MINOR PROJEC				
	5	Building Height – Street Wall / Cornice (Feet)		– INSTALL NEW HVAC UNIT ONLY –					
	6	Number of Stories		= 11	ISTALL NEW HVAC UN				
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICANT	S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS			
	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria			
	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropria			
ļ	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropria			
ļ	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropria			
	12	Roofs				🗆 🗆 Appropriate 🗆 Inappropria			
	13	Style and Slope				🗆 Appropriate 🗆 Inappropria			
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗌 🗌 Appropriate 🗆 Inappropria			
_	15	Roof Materials				Appropriate Inappropria			
	16	Cornice Line				🗌 Appropriate 🛛 Inappropria			
_	17 18	Eaves, Gutters and Downspouts				Appropriate      Inappropria			
		Walls				Appropriate Inappropria			
1	9	Siding / Material Projections (i.e. bays, balconies)				Appropriate Inappropria			
20 21	-	Doors and Windows							
21	-	Window Openings and Proportions							
22		Window Openings and Proponions Window Casing/ Trim				Appropriate 🗆 Inappropria			
24		Window Casing, Inn Window Shutters / Hardware				Appropriate Inappropriate			
25		Awnings				Appropriate Inappropriate			
20		Doors				Appropriate Inappropriate			
-	27	Porches and Balconies				Appropriate Inappropriate			
	28	Projections (i.e. porch, portico, canopy)				Appropriate      Inappropriate			
2		Landings/ Steps / Stoop / Railings				Appropriate      Inappropriate			
30		Lighting (i.e. wall, post)				Appropriate - Inappropria			
31		Signs (i.e. projecting, wall)				Appropriate Inappropria			
	32	Mechanicals (i.e. HVAC, generators)				Appropriate      Inappropriate			
┢	33	Decks				Appropriate Inappropria			
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropria			
3	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropria			
3	6	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropria			
	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropria			
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropria			
	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropria			
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropria			

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 🗆 Yes 🗆 No 🗆 Yes 🗆 No 4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

# I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

# 774 MIDDLE STREET **CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

# A. Property Information - General:

# **Existing Conditions:**

- Zoning District: <u>GRA</u>
- Land Use: Four-Unit Townhouse
- Land Area: 39,780 SF +/-
- Estimated Age of Structure: <u>c.1986</u>
- Building Style: <u>Colonial Revival</u> Number of Stories: <u>2.5</u>
- Historical Significance: NA
- Public View of Proposed Work: View from Middle Street
- Unique Features: NA
- Neighborhood Association: Lafayette Park

B. Proposed Work: Window & door replacement & the addition of a roof over the rear entrance

Planning Board

### C. Other Permits Required:

Board of Adjustment

City Council

Demolition

# D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot Rearlot

# E. Existing Building to be Altered/ Demolished:

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

Accessory

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

## I. Neighborhood Context:

- historic structures with no front yard setbacks with little to no side yards.
- J. Staff Comments and/ or Sugaestions for Consideration:
  - This application proposes to:
  - the rear entrance

# Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction and Additions (10)

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





Zoning Map

• The property is located along Middle Street. It is surrounded with many wooden framed 2.5 story

Undertake renovations that include window and door replacement, and the addition of a small roof over

Aerial and Street View Image

# **HISTORIC SURVEY** RATING NA

		INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY	NEIG	HBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION		ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)	•			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MINOR PROJEC	<b>∼</b> T
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)	-			ROOF CANOPY ONLY –
	6	Number of Stories	-			
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
ONTEXT	8	Scale (i.e. height, volume, coverage)				🗌 Appropriate 🗆 Inappropria
NTE	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropria
col		Massing (i.e. modules, banding, stepbacks)				🗌 Appropriate 🗆 Inappropria
0	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropria
	12	Roofs				🗆 Appropriate 🗆 Inappropria
	13	Style and Slope				🗆 Appropriate 🗆 Inappropria
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropria
	15	Roof Materials				🗆 🗆 Appropriate 🗆 Inappropria
	16	Cornice Line				🗆 Appropriate 🗆 Inappropria
S	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropria
AL:	18	Walls				🗆 🗆 Appropriate 🗆 Inappropria
TERIALS	19	Siding / Material				🗆 🗆 Appropriate 🗆 Inappropria
١٩١	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropria
&	21	Doors and Windows				🗌 Appropriate 🗆 Inappropria
S N	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropria
DESIC	23	Window Casing/ Trim				Appropriate 🗆 Inappropria
	24	Window Shutters / Hardware				🗌 Appropriate 🗆 Inappropria
ЫG	25	Awnings				🗌 Appropriate 🛛 Inappropria
<b>LDIN</b>	26	Doors				Appropriate      Inappropriate
BUIL	27	Porches and Balconies				Appropriate 🗆 Inappropria
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropria
	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropria
	30	Lighting (i.e. wall, post)				Appropriate Inappropria
	31	Signs (i.e. projecting, wall)				Appropriate Inappropria
	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropria
	33 34	Decks Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropria
	34 35	Fence / Walls (i.e. materials, type)				Appropriate Inappropria
ž	35	Grading (i.e. ground floor height, street edge)				Appropriate Inappropria
DESIG	30	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropria
D		Driveways (i.e. location, material, screening)				Appropriate Inappropria
SITE	30	Parking (i.e. location, access, visibility)				Appropriate Inappropria
						Appropriate Inappropria
	40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:				🗆 Appropriate 🗆 Inappro

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

3. Conservation and enhancement of property values:

# I. Review Criteria / Findings of Fact:

2. Compatibility of design with surrounding properties:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No



#### 5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:



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

# 736 MIDDLE STREET **CERTIFICATE OF APPROVAL PUBLIC HEARING #3**

# A. Property Information - General:

# Existing Conditions:

- Zoning District: SRB
- Land Use: <u>Two Family</u>
- 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.

# C. Other Permits Required:

Planning Board Board of Adjustment

City Council

Mid-Block

Demolition

# D. Lot Location:

- Terminal Vista
- Gateway
- Intersection / Corner Lot Rearlot

# E. Existing Building to be Altered/ Demolished:

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

Accessory

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

# J. Neighborhood Context:

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:

- deck and HVAC units.
- would recommend the HDC consider approval subject to issuance of the variances.

# 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:





Zoning Map

• The property is located along Middle Street. It is surrounded with many wooden framed 2.5 story

Undertake major renovations include roof replacement, addition of dormers, new window locations, add

Note that the BOA has recived an application to support the proposed location of the garage and shed. I



					STREET – PUBLIC	C HEAR	•		-
			INFO/ EVALUATION CRITERIA	SUB	JECT PROPERTY			NEIGHBORF	IOOD CON
		No	Project Information	Existing Building	Proposed Building (+/-)	)	Abutting Structures (Average)		Surrounding (Avero
			GENERAL BUILDING INFORMATION	(ESTIA	ATED FROM THE TAX MAP	PS & ASSESSC	R'S INFO)		
STAFF		1	Gross Floor Area (SF)	(		• • • •			
₹		2	Floor Area Ratio (GFA/ Lot Area)						
S		3	Building Height / Street-Width Ratio				<b>DERATE PR</b>		
		4	Building Height – Zoning (Feet)				DERAIE FR	UJECI	
		5	Building Height – Street Wall / Cornice (Feet)	DED	LACE ROOF, A				
		6	Number of Stories		LACE KOOF, A			INEN NESI	ORAHOI
		7	Building Coverage (% Building on the Lot)						
			PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS		HDC SUGGES	TIONS	
	ц	8	Scale (i.e. height, volume, coverage)						
	CONTEXT	9	Placement (i.e. setbacks, alignment)						
	NC	10	Massing (i.e. modules, banding, stepbacks)						
	Ŭ	11	Architectural Style (i.e. traditional – modern)						
S		12	Roofs						
MEMBERS		13	Style and Slope						
B		14	Roof Projections (i.e. chimneys, vents, dormers)						
N N		15	Roof Materials						
ž		16	Cornice Line						
7		17	Eaves, Gutters and Downspouts						
ō	۸LS	18	Walls						
COMMISSION	ERIA	19	Siding / Material						
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Ş	Ň	21	Doors and Windows						🗆 Ap
Š	N 8	22	Window Openings and Proportions						
Ö	DESIGN	23	Window Casing/ Trim						🗆 Ap
	DE	24	Window Shutters / Hardware						🗆 Ap
ISTRICT	BUILDING	25	Awnings						
ž	DIN	26	Doors						
ST	nır	27	Porches and Balconies						🗆 Ap
ā	B	28	Projections (i.e. porch, portico, canopy)						🗆 Ap
		29	Landings/ Steps / Stoop / Railings						🗆 Ap
ž		30	Lighting (i.e. wall, post)						🗆 Ap
ō		31	Signs (i.e. projecting, wall)						🗆 Ap
HISTORIC		32	Mechanicals (i.e. HVAC, generators)						🗆 Ap
Ŧ		33	Decks						
		34	Garages/ Barns / Sheds (i.e. doors, placement)						
	SIGN	35	Fence / Walls (i.e. materials, type)						🗆 Ap
	SIC	36	Grading (i.e. ground floor height, street edge)						
	DE		Landscaping (i.e. gardens, planters, street trees)						
	SITE	38	Driveways (i.e. location, material, screening)						
		39	Parking (i.e. location, access, visibility)						
	H.	Purpos	se and Intent:						
			eserve the integrity of the District:		□ No 4	1. Maintain	the special character (	of the District	
			sessment of the Historical Significance:				nent and enhance the		and historic cha
			onservation and enhancement of property value			•	the education, pleasur		
			<u>r Criteria / Findings of Fact:</u>		0				
			ponsistent with special and defining character of s	surrounding prop	perties: 🗆 Yes 🗆 No 🛛 3.	8. Relation t	o historic and architec	tural value of e	existing structure
			mpatibility of design with surrounding properties				cility of innovative tech		-

TEXT	
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age)	ed <b>16</b>
N ITEMS ONLY -	PROPERTY EVALUATION FORM         PORTSMOUTH HISTORIC DISTRICT COMMISSION         PORTSMOUTH HISTORIC DISTRICT COMMISSION         ROPERTY:       Date:         Image: District commission         Roperty:       District commission       Distring c
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🗆 Yes 🗆 No

🗆 Yes 🗆 No

🗆 Yes 🗆 No

aracter: to the city residents and visitors:

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

# **69-71 DENNETT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #4**

# A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>GRA</u>
- Land Use: Two-Family
- Land Area: 4,395 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Dennett Street
- Unique Features: NA
- Neighborhood Association: Christian Shore
- B. Proposed Work: To replace windows.

### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

# D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

# E. Existing Building to be Altered/ Demolished:

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

Accessory

Gateway

# G. Design Approach (for Major Projects):

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

### H. Project Type:

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

## K. Neighborhood Context:

historic structures with no front yard setbacks with little to no side yards.

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

This application proposes to:

• Replace all windows in the structure.

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

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





Zoning Map

• The property is located along Dennett Street. It is surrounded with many wooden framed 2.5 story

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	GHBORHOOD CONTEXT					
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
No.		(ECTIAA A				- <b>Z</b>				
		(ESIIMA	TED FROM THE TAX MAPS & ASS	ESSOR'S INFO)						
2										
-			MODERATE PROJECT							
5										
6	Number of Stories	– REPLACE WINDOWS ONLY –								
7	Building Coverage (% Building on the Lot)									
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS					
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate					
9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate					
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37	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
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# **Project Evaluation Form: Permit Requested: Meeting Type:**

34-36 HIGHLAND STREET **CERTIFICATE OF APPROVAL** WORK SESSION/ PUBLIC HEARING #A

City Council

Mid-Block

# A. Property Information - General:

## **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.1890
- 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.

# C. Other Permits Required:

Board of Adjustment		
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Planning Board

# D. Lot Location:

	Terminal	Vista
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- ✓ Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

# 

Significant Demolition

# F. Sensitivity of Context:

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

Gateway

Rear Lot

# G. Design Approach (for Major Projects):

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

### H. Project Type:

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

## I. Neighborhood Context:

building directly abuts the proposed units.

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

- building.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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

• 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 8<sup>th</sup>, 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



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	Assessment of the Historical Significance:	$\Box$ Yes $\Box$		•	architectural and historic character:			
3 (	Conservation and enhancement of property values:		No 6. Pro	mote the education, pleasure	and welfare of the District to the city residents and vis	sitors:		

2. Compatibility of design with surrounding properties:

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

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

# **10 HUMPHREY'S COURT CERTIFICATE OF APPROVAL WORK SESSION #B**

Mid-Block

Demolition

# A. Property Information - General:

### Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Single Family
- 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
- B. Proposed Work: To install windows and skylights.

### C. Other Permits Required:

Planning Board City Council Board of Adjustment

### D. Lot Location:

- Terminal Vista
- 🗌 Rear Lot Intersection / Corner Lot

# E. Existing Building to be Altered/ Demolished:

$\checkmark$	Principo	lk
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F. Sensitivity of Context:

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

Gateway

# G. Design Approach (for Major Projects):

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

### H. Project Type:

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

#### P. Neighborhood Context:

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

The Applicant is proposing to:

- Replace the existing garage and constructing a new garage with a mudroom.
- 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)

R. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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.

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

Aerial and Street View Image

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modern)         12       Roof Materials         13       Style and Stope         14       Roof Materials         15       Roof Materials         16       Concise Line         17       Eaves, Gutters and Downspouts         18       Window Openings and Propertions         20       Projectons (s.e. psy, bolconies)         21       Doors and Windows         22       Window Coaling Tim         23       Window Coaling Tim         24       Mindow Coaling Tim         25       Window Coaling Tim         26       Projectons (s.e. porch, portico. conopy)         27       Proches and Balconies         28 <td>2       Hoor Area Rolls (Gr/A Loi Area)         3       Building Hogirt / Store Walls Ratio         4       Building Hogirt / Store Walls Action         5       Building Hogirt / Store Walls Action         6       Number of Stories         7       Building Hogirt / Store Wall / Cornice (Feet)         6       Number of Stories         7       Building Coverage (FS Building on the Lot)         8       Scole (Je, Hogint / Store Wall         9       Procement (Je, Store) Store)         9       Procement (Je, Store) Store)         10       Mussing (Je, modies, Conding, Store)         11       Architectural Style (Je, Inditional - modern)         12       Roof         13       Roof Kateriank         14       Roof Kateriank         15       Roof Kateriank         16       Cornice Line         17       Lowas, Colters and Downspouls         18       Walls         19       Store (Je, Hogint / Store)         10       Grading (Immediation)         12       Lowas, Colter and Downspouls         13       Store (Je, Row, Colter)         14       Roof Kateriank         15       Doorian (Je, Row, Colter)</td> <td>1         Dock Area Date (STAT) (LA Area)           2         Addicative / State - MARK Solo           3         Addicative / State - MARK Solo           4         Addicative / State - MARK Solo           7         Decision (State - MARK Solo)           7         Decision (State - MARK Solo)           8         Decision (State - MARK Solo)         APPROPRIATENESS           8         Decision (State - MARK Solo)         APPROPRIATENESS           9         Decision (State - MARK Solo)         APPROPRIATENESS           10         Decision (State - MARK Solo)         APPROPRIATENESS           11         Decision (State - MARK Solo)         APPROPRIATENESS           12         Decision (State - MARK Solo)         APPROPRIATENESS           13         Decision (State - MARK Solo)         APPROPRIATENESSOLO</td>	2       Hoor Area Rolls (Gr/A Loi Area)         3       Building Hogirt / Store Walls Ratio         4       Building Hogirt / Store Walls Action         5       Building Hogirt / Store Walls Action         6       Number of Stories         7       Building Hogirt / Store Wall / Cornice (Feet)         6       Number of Stories         7       Building Coverage (FS Building on the Lot)         8       Scole (Je, Hogint / Store Wall         9       Procement (Je, Store) Store)         9       Procement (Je, Store) Store)         10       Mussing (Je, modies, Conding, Store)         11       Architectural Style (Je, Inditional - modern)         12       Roof         13       Roof Kateriank         14       Roof Kateriank         15       Roof Kateriank         16       Cornice Line         17       Lowas, Colters and Downspouls         18       Walls         19       Store (Je, Hogint / Store)         10       Grading (Immediation)         12       Lowas, Colter and Downspouls         13       Store (Je, Row, Colter)         14       Roof Kateriank         15       Doorian (Je, Row, Colter)	1         Dock Area Date (STAT) (LA Area)           2         Addicative / State - MARK Solo           3         Addicative / State - MARK Solo           4         Addicative / State - MARK Solo           7         Decision (State - MARK Solo)           7         Decision (State - MARK Solo)           8         Decision (State - MARK Solo)         APPROPRIATENESS           8         Decision (State - MARK Solo)         APPROPRIATENESS           9         Decision (State - MARK Solo)         APPROPRIATENESS           10         Decision (State - MARK Solo)         APPROPRIATENESS           11         Decision (State - MARK Solo)         APPROPRIATENESS           12         Decision (State - MARK Solo)         APPROPRIATENESS           13         Decision (State - MARK Solo)         APPROPRIATENESSOLO

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

**13 SALTER STREET CERTIFICATE OF APPROVAL** WORK SESSION #C

# A. Property Information - General:

#### Existing Conditions:

- Zoning District: WB
- Land Use: Multi-Family
- Land Area: .46 A +/-
- Estimated Age of Structure: c.1745
- Building Style: <u>Georgian</u> Number of Stories:<u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marcy Street
- Unique Features: On South Mill Pond Dam
- Neighborhood Association: South End
- **<u>B.</u>** Proposed Work: To replace the rear addition and add a connector.

#### C. Other Permits Required:

Planning Board Board of Adjustment

City Council

Mid-Block

### D. Lot Location:

- Terminal Vista
  - Gateway
- ✓ Intersection / Corner Lot □ Rear Lot

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

- Principal
- Demolition Accessory

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

# G. Design Approach (for Major Projects):

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

### H. Project Type:

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

#### S. Neighborhood Context:

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

The applicant is proposing to:

- Remove and replace the rear addition and add a connector to the garage.
- Note that the Inspections Department was going to visit the property and make a final determination on the validity of the building permit issued for this project.

# Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and doors (08).

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





Zoning Map

• 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.

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGHE	BORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM 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 PROJECT	P Contraction of the second seco
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)			WS REAR ADDITION &	ADD A CONNECTOR ONLY –
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
ONTEVT	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
Ĕ	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
	<b>\</b>	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
$\vdash$		Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
	12	Roofs				Appropriate      Inappropriate
	13	Style and Slope				Appropriate      Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate
	15	Roof Materials				Appropriate      Inappropriate
	16	Cornice Line				
U	2 17	Eaves, Gutters and Downspouts				Appropriate      Inappropriate
		Walls				
ATEDIA	19	Siding / Material				Appropriate      Inappropriate
		Projections (i.e. bays, balconies) Doors and Windows				Appropriate      Inappropriate
•	<u>ح</u> ا	Window Openings and Proportions				Appropriate Inappropriate
	22 23	Window Openings and Proponions Window Casing/ Trim				Appropriate Inappropriate
2	23	Window Casing/ IIII Window Shutters / Hardware				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
2	24	Awnings				
	26	Doors				
	20	Porches and Balconies				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
	28	Projections (i.e. porch, portico, canopy)				
	20	Landings/ Steps / Stoop / Railings				
	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 (i.e. materials, type)				Appropriate Inappropriate
	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
ļ	38	<b>Driveways</b> (i.e. location, material, screening)				□ Appropriate □ Inappropriate
5	38 39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate

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

3. Conservation and enhancement of property values:

# I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

5. Complement and enhance the architectural and historic character: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

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

# 46-64 MAPLEWOOD AVE. **CERTIFICATE OF APPROVAL** WORK SESSION #D

# A. Property Information - General:

# Existing Conditions:

- Zoning District: Urban General (CD4)
- Land Use: Parking Lot
- Land Area: 56,675 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave.</u>, <u>Deer and Bridge Streets</u>
- Unique Features: NA
- Neighborhood Association: North End
- **B.** Proposed Work: Construct a 3.5-4 story mixed-use building.

# C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

# D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

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

Principal

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

Accessory

Gateway

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

# V. Neiahborhood Context:

structures with shallow to no front yard setbacks.

# J. Backaround & Suaaested 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 but has submitted drawings to fully comply with the Character-Based Zoning Height of 45 feet.
- Upon receipt of the revised drawings we will forward any comments pertaining to a request for a Condition Use Permit if required for this project.
- Storefronts (12)

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





Zoning Map

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story

**Design Guideline Reference:** Guidelines for Commercial Development &

Aerial and Street View Image



INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIG	NEIGHBORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION		TED FROM THE TAX MAPS & AS			
	1	Gross Floor Area (SF)	•				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MAJOR PROJEC	СТ (	
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)			D A NEW 3.5 STORY B		
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
•	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
Ì	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
Š	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	
ر	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
	12	Roofs				🗆 Appropriate 🗆 Inappropriate	
	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
	18	Walls				🗆 Appropriate 🗆 Inappropriate	
Ľ	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
1	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	
Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
פ	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
2	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate	
Ć	26	Doors				🗆 Appropriate 🗆 Inappropriate	
	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	
4	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
	33	Decks				🗆 Appropriate 🗆 Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	
	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
í	) <u> </u>	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
Ū	. 07	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

# Project Evaluation Form: **Permit Requested: Meeting Type:**

**75 CONGRESS STREET CERTIFICATE OF APPROVAL** WORK SESSION #E

# A. Property Information - General:

- **Existing Conditions:**
- Zoning District: Central Business District (CBB)
- Land Use: Mixed-Use
- Land Area: 6,240 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: 2
- Historical Significance: Unknown
- Public View of Proposed Work: View from Daniel Street
- Unique Features: Former service entry/ area
- Neighborhood Association: Downtown Residents
- B. Proposed Work: To restore the original parapet wall and add penthouse units.

### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

# D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot Rearlot

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

 $\mathbf{\nabla}$  Principal

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

Gateway

# G. Design Approach (for Major Projects):

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

#### H. Project Type:

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

### I. Neighborhood Context:

with no setbacks from the street edge.

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

- add penthouse units and other rooftop appurtenances.

# Design Guideline Reference: Guidelines for Roofing (03)

K. Aerial Image, Street View and Zoning Maps





Zoning Map

• 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

• The applicant proposes to restore the original parapet wall along the street edge of the building,

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.



		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	140.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	I         Gross Floor Area (SF)							
	2	Floor Area Ratio (GFA/ Lot Area)	MINOR PROJECT					
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)	- REPLACE PARAPET, ADD PENTHOUSE UNITS AND ROOR APPURTENANCES ONLY					
	6	Number of Stories		AKAI LI, ADD I L		KOOK ALLUKILINANCES ONEL -		
	7	Building Coverage (% Building on the Lot)						
	-	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
X	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate		
ONTEXT	9	Placement (i.e. setbacks, alignment)				Appropriate     Inappropriate		
0		Massing (i.e. modules, banding, stepbacks)				Appropriate     Inappropriate		
	11	Architectural Style (i.e. traditional – modern)				Appropriate     Inappropriate		
	12	Roofs       Style and Slope				Appropriate     Inappropriate		
	13					Appropriate     Inappropriate		
	14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials						
	15	Cornice Line				Appropriate     Inappropriate		
	10	Eaves, Gutters and Downspouts						
	18	Walls				<ul> <li>Appropriate          Inappropriate     </li> <li>Appropriate          Inappropriate     </li> </ul>		
Ā	19	Siding / Material				Appropriate      Inappropriate		
TERIA	20	Projections (i.e. bays, balconies)				Appropriate      Inappropriate		
S	21	Doors and Windows				Appropriate      Inappropriate		
~	22	Window Openings and Proportions						
SIGN		Window Casing/ Trim				Appropriato Dipappropriato		
	24	Window Shutters / Hardware				Appropriate      Inappropriate		
J	25	Awnings				Appropriate      Inappropriate		
	26	Doors				□ Appropriate □ Inappropriate		
_	27					Appropriate      Inappropriate		
BU	28	Projections (i.e. porch, portico, canopy)				Appropriate      Inappropriate		
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate		
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate		
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate		
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate		
	33	Decks				🗆 Appropriate 🗆 Inappropriate		
	34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate		
	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate		
с U С	36	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		
SITE	•	Parking (i.e. location, access, visibility)				🗌 Appropriate 🗆 Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate		

#### 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:

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:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No

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

# 127-137 HIGH STREET **CERTIFICATE OF APPROVAL WORK SESSION #F**

# A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD4-L1</u>
- Land Use: Multifamily
- Land Area: <u>3,920 SF +/-</u>
- 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
- **B.** Proposed Work: To add a new building on the rear and make misc. renovations.

Planning Board

# C. Other Permits Required:

Board of Adjustment

City Council

Demolition

# D. Lot Location:

- Terminal Vista
  - Gateway
- Mid-Block
- Intersection / Corner Lot Rearlot

# E. Existing Building to be Altered/ Demolished:

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

Accessory

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

# I. Neighborhood Context:

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

The applicant is proposing to reevaluate the following: Note that the applicant was denied the dimensional variances to the Development Standards listed for this District. As such, the applicant may return to the HDC for informal feedback on

revisions being considered for this project.

# 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:





Zoning Map

• 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.

Aerial and Street View Image

GENERAL BU         1       Gross Floor Area (SF)         2       Floor Area Ratio (GFA,         3       Building Height / Stree         4       Building Height – Zonir         5       Building Height – Stree         6       Number of Stories         7       Building Coverage (%         PROJECI         8       Scale (i.e. height, volu         9       Placement (i.e. setbac         10       Massing (i.e. modules,         11       Architectural Style (i.e)         12       Roofs         13       Style and Slope	Bit         ILDING INFORMATION         / Lot Area)         / Lot Area)         .t-Width Ratio         ng (Feet)         et Wall / Cornice (Feet)         Building on the Lot) <b>REVIEW ELEMENT</b> Imme, coverage)         cks, alignment)         , banding, stepbacks)         . traditional – modern)         chimneys, vents, dormers)	Existing       Proposed         uilding       Building (+/-)         (ESTIMATED FROM THE TAX MAPS a         - ADD A NEW STRU         APPLICANT'S COMMENTS	Abutting Structures (Average) ASSESSOR'S INFO) MODERATE PROJEC CTURE AND RESTORE EXIST HDC SUGGESTIONS	
1       Gross Floor Area (SF)         2       Floor Area Ratio (GFA)         3       Building Height / Stree         4       Building Height - Zonir         5       Building Height - Stree         6       Number of Stories         7       Building Coverage (%)         8       Scale (i.e. height, volu         9       Placement (i.e. setback         10       Massing (i.e. modules,         11       Architectural Style (i.e.         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. c)         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Do         18       Walls         19       Siding / Material	/ Lot Area) t-Width Ratio ng (Feet) t Wall / Cornice (Feet) Building on the Lot) f <b>REVIEW ELEMENT</b> ume, coverage) cks, alignment) banding, stepbacks) . traditional – modern) chimneys, vents, dormers)	ESTIMATED FROM THE TAX MAPS	ASSESSOR'S INFO) MODERATE PROJEC CTURE AND RESTORE EXIST	ING STRUCTURES ONLY –         APPROPRIATENESS         Appropriate       Inappropriate
2       Floor Area Ratio (GFA,         3       Building Height / Stree         4       Building Height - Zonir         5       Building Height - Stree         6       Number of Stories         7       Building Coverage (%         8       Scale (i.e. height, volu         9       Placement (i.e. setbac         10       Massing (i.e. modules,         11       Architectural Style (i.e         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. c         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Do         18       Walls         19       Siding / Material	t-Width Ratio ng (Feet) et Wall / Cornice (Feet) Building on the Lot) <b>REVIEW ELEMENT</b> ume, coverage) cks, alignment) banding, stepbacks) . traditional – modern) chimneys, vents, dormers)		CTURE AND RESTORE EXIST	ING STRUCTURES ONLY –         APPROPRIATENESS         Appropriate       Inappropriate
3       Building Height / Stree         4       Building Height – Zonir         5       Building Height – Stree         6       Number of Stories         7       Building Coverage (%         PROJECT         8       Scale (i.e. height, volu         9       Placement (i.e. setbace         10       Massing (i.e. modules,         11       Architectural Style (i.e.         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. c)         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Do         18       Walls         19       Siding / Material	t-Width Ratio ng (Feet) et Wall / Cornice (Feet) Building on the Lot) <b>REVIEW ELEMENT</b> ume, coverage) cks, alignment) banding, stepbacks) . traditional – modern) chimneys, vents, dormers)		CTURE AND RESTORE EXIST	ING STRUCTURES ONLY –         APPROPRIATENESS         Appropriate       Inappropriate
4       Building Height – Zonir         5       Building Height – Street         6       Number of Stories         7       Building Coverage (%         PROJECT         8       Scale (i.e. height, volution         9       Placement (i.e. setbace         10       Massing (i.e. modules,         11       Architectural Style (i.e.         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. of the set bace         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Dotter         18       Walls         19       Siding / Material	ng (Feet) et Wall / Cornice (Feet) Building on the Lot) T REVIEW ELEMENT Ime, coverage) cks, alignment) banding, stepbacks) . traditional – modern) chimneys, vents, dormers)		CTURE AND RESTORE EXIST	ING STRUCTURES ONLY –         APPROPRIATENESS         Appropriate       Inappropriate
5       Building Height – Street         6       Number of Stories         7       Building Coverage (%         PROJECT       8         8       Scale (i.e. height, volution of the second	at Wall / Cornice (Feet)         Building on the Lot) <b>REVIEW ELEMENT</b> ime, coverage)         cks, alignment)         , banding, stepbacks)         . traditional – modern)         chimneys, vents, dormers)		CTURE AND RESTORE EXIST	ING STRUCTURES ONLY –         APPROPRIATENESS         Appropriate       Inappropriate
6       Number of Stories         7       Building Coverage (%         PROJECT       8         8       Scale (i.e. height, volu         9       Placement (i.e. setback         10       Massing (i.e. modules,         11       Architectural Style (i.e.         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. c)         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Do         18       Walls         19       Siding / Material	Building on the Lot)			APPROPRIATENESS         Appropriate       Inappropriate         Appropriate       Inappropriate
7       Building Coverage (%         PROJECT         8       Scale (i.e. height, volu         9       Placement (i.e. setback         10       Massing (i.e. modules,         11       Architectural Style (i.e.         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. c)         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Do         18       Walls         19       Siding / Material	<b>REVIEW ELEMENT</b> ume, coverage)         cks, alignment)         . banding, stepbacks)         . traditional – modern)         chimneys, vents, dormers)			APPROPRIATENESS         Appropriate       Inappropriate         Appropriate       Inappropriate
PROJECT         8       Scale (i.e. height, volu         9       Placement (i.e. setback         10       Massing (i.e. modules,         11       Architectural Style (i.e.         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. c.)         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Do         18       Walls         19       Siding / Material	<b>REVIEW ELEMENT</b> ume, coverage)         cks, alignment)         . banding, stepbacks)         . traditional – modern)         chimneys, vents, dormers)	APPLICANT'S COMMENTS	HDC SUGGESTIONS	Appropriate Inappropriate
8Scale (i.e. height, volu9Placement (i.e. setbace10Massing (i.e. modules,11Architectural Style (i.e.12Roofs13Style and Slope14Roof Projections (i.e. c15Roof Materials16Cornice Line17Eaves, Gutters and Do18Walls19Siding / Material	ime, coverage) cks, alignment) banding, stepbacks) . traditional – modern) chimneys, vents, dormers)			Appropriate Inappropriate
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11Architectural Style (i.e)12Roofs13Style and Slope14Roof Projections (i.e. c)15Roof Materials16Cornice Line17Eaves, Gutters and Do18Walls19Siding / Material	, banding, stepbacks) . traditional – modern) 			Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate     Appropriate Inappropriate
Architectural Style (i.e)12Roofs13Style and Slope14Roof Projections (i.e. c)15Roof Materials16Cornice Line17Eaves, Gutters and Do18Walls19Siding / Material	. traditional – modern)			<ul> <li>Appropriate Inappropriate</li> <li>Appropriate Inappropriate</li> <li>Appropriate Inappropriate</li> <li>Appropriate Inappropriate</li> </ul>
12       Roofs         13       Style and Slope         14       Roof Projections (i.e. c         15       Roof Materials         16       Cornice Line         17       Eaves, Gutters and Do         18       Walls         19       Siding / Material	chimneys, vents, dormers)			<ul> <li>Appropriate  Inappropriate</li> <li>Appropriate  Inappropriate</li> <li>Appropriate  Inappropriate</li> </ul>
13Style and Slope14Roof Projections (i.e. c)15Roof Materials16Cornice Line17Eaves, Gutters and Do18Walls19Siding / Material				<ul> <li>Appropriate          Inappropriate         Appropriate          Inappropriate         Appropriate          Inappropriate         </li> </ul>
14Roof Projections (i.e. c)15Roof Materials16Cornice Line17Eaves, Gutters and Do18Walls19Siding / Material				Appropriate Inappropriate
15Roof Materials16Cornice Line17Eaves, Gutters and Do18Walls19Siding / Material				
16Cornice Line17Eaves, Gutters and Do18Walls19Siding / Material	wnspoults			
17Eaves, Gutters and Do18Walls19Siding / Material	waspouts			
18     Walls       19     Siding / Material				
19 Siding / Material				
20 Projections (i.e. bays, b				
	Jalconies)			Appropriate Inappropriate
21 Doors and Windows				Appropriate Inappropriate
<ul> <li>22 Window Openings and</li> <li>23 Window Casing/ Trim</li> <li>24 Window Shutters / Har</li> </ul>	d Proportions			Appropriate
23 Window Casing/ Trim				Appropriate Inappropriate
24 Window Shutters / Har	dware			Appropriate 🗆 Inappropriate
25 Awnings				🗆 Appropriate 🗆 Inappropriate
26 Doors				□ Appropriate □ Inappropriate
26         Doors           27         Porches and Balconie	S			Appropriate Inappropriate
<b>28</b> Projections (i.e. porch)	· · · · ·			🗆 Appropriate 🗆 Inappropriate
29 Landings/ Steps / Stoc				Appropriate 🗆 Inappropriate
30 Lighting (i.e. wall, post	•			Appropriate Inappropriate
31 Signs (i.e. projecting, v				🗆 Appropriate 🗆 Inappropriate
32 Mechanicals (i.e. HVA	.C, generators)			🗆 Appropriate 🗆 Inappropriate
33 Decks				🗆 Appropriate 🗆 Inappropriate
	ds (i.e. doors, placement)			Appropriate Inappropriate
35 Fence / Walls (i.e. mar				Appropriate Inappropriate
36 Grading (i.e. ground f	loor height, street edge)			Appropriate Inappropriate
	dens, planters, street trees)			Appropriate      Inappropriate
<b>38 Driveways</b> (i.e. locatio	n, material, screening)			
· · · · · · · · · · · · · · · · · · ·	access, visibility) .e. sheds, greenhouses)			<ul> <li>Appropriate          Inappropriate     </li> <li>Appropriate          Inappropriate     </li> </ul>

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 4. Maintain the special character of the District: 5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

# I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

Denied PROPERTY:<u>137 HIGH STREET</u> Case No.:<u>F</u> Date: <u>10-4-16</u> Withdrawn Approved with Stipulations Postponed Approved Continued Decision:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors: