Historic District Commission Staff Report - November 2nd 2016

November 2nd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (10-5-16 / 10-12-16)
- Administrative Approvals:

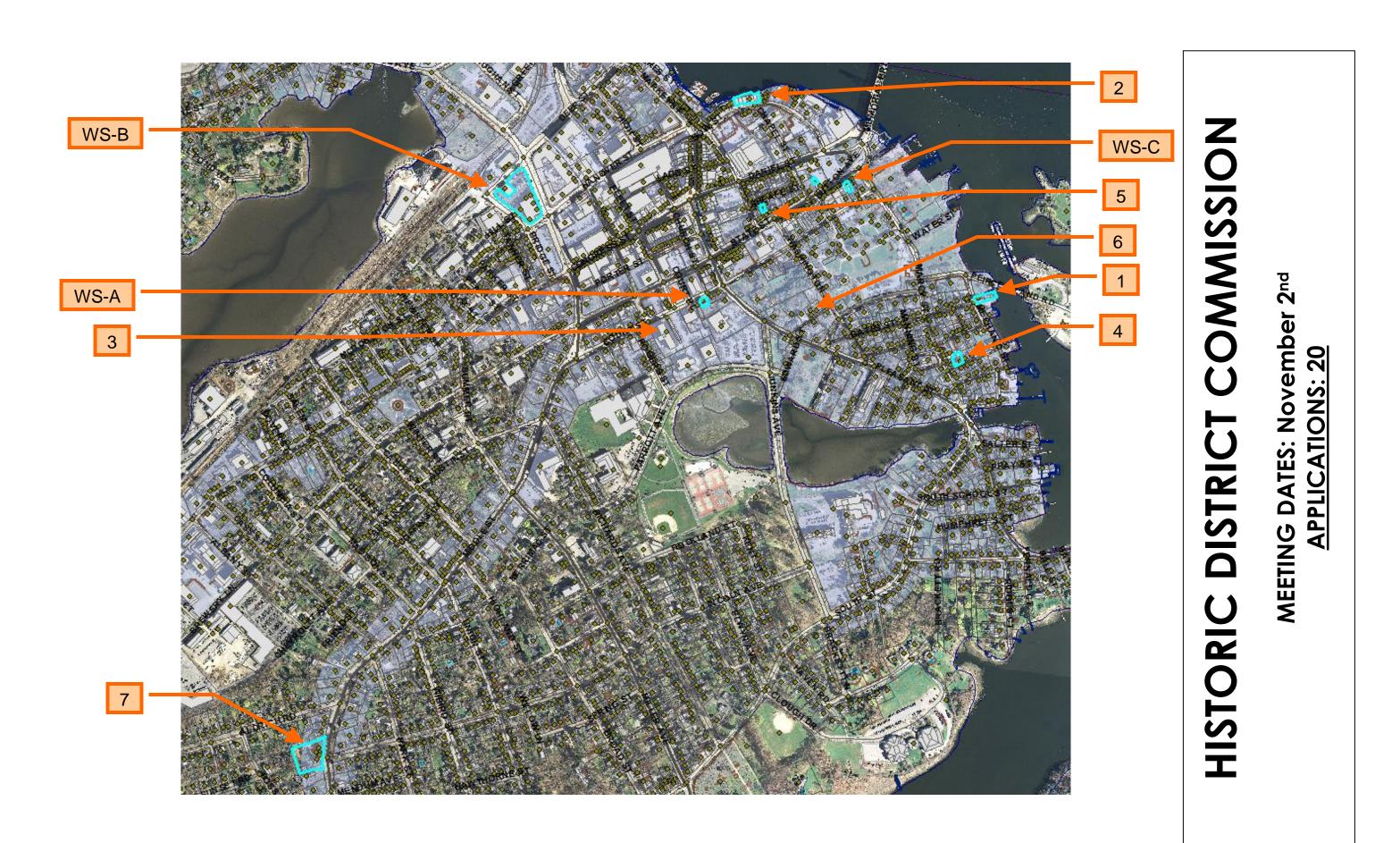
1.	112 State Street (flashing)	- Approved
2.	53 Green Street (ramp)	- Approved
3.	13 Salter Street (windows)	- Approved
4.	85 Middle Street (pending)	- Pending
5.	64 Mt. Vernon Street (pending)	- Approved
6.	212 Summer Street (windows)	- TBD
7.	774 Middle Street (Doors and Canopy)	- Approved
8.	517 Middle Street (balcony)	- Approved
9.	154 Maplewood Ave. (HVAC)	- Approved
10). 16 Court Street (fence)	- Approved
1	1.178 Fleet Street (HVAC)	- Approved

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 95 Mechanic Street (Moderate Pier Demo)
- 2. 99 Bow Street (Minor awnings, shade sails and railings)
- 3. 140 Court Street (Moderate window replacement)
- 4. 17 Hunking Street (Minor-shed)
- 5. 18-20 Sheafe Street (Minor repl. window and door)
- 6. 33 Richmond Street (Minor-repl. rear addition)
- 7. 774 Middle Street (Minor dormer, deck and HVAC)

WORK SESSIONS (Old Business):

- A. 206 Court Street (Moderate 3 story addition)
- B. 46-64 Maplewood Ave. (Major new 3.5 story building)
- C. 46 State Street (Moderate rear deck, stairs and planters)



Project Address: 95 MECHANIC STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Α.	Pro	perty	Information	-	General:
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Existing Conditions:

- Zoning District: M
- Land Use: <u>Municipal</u>
- Land Area: 6,970 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: <u>Vernacular</u>
- Number of Stories: 1
- Historical Significance: <u>C</u>
- Public View of Proposed Work: <u>View from Gates and Mechanic Street</u>
- Unique Features: NA
- Neighborhood Association: South End

B	Proposed Work:	<u>To rep</u>	lace :	<u>the</u>	<u>existing</u>	pier	<u>struc</u>	ture 8	<u>2 po</u>	<u>tent</u>	ial	у, ⁻	<u>the</u>	<u>buil</u>	<u>din</u>	g

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:					
☑ Principal	✓ Accessory	Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive $oxedsymbol{oxed}$ Sensitive \square Low Sensitivity \square "Back-of-Hou						
G Design Approach (for Major Project	¢).					

G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, J	ardinière Building, 10 Pleasant Street
☐ Invention within a Style (i.e., Porter Str	eet Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Is	slinaton, 55 Congress Street)

H. Project Type:

Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
t Type:
\square Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
✓ Moderate Project (i.e. significant additions, alterations or expansions)
$\ \square$ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

• The buildings and pier structure are located along the waterfront at the foot of Gates Street. It is surrounded by a mix of 21/2 story historic wood-clad structures with no front yard setbacks with rear yards for gardens, patios and walkways.

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

The applicant is proposing to:

- Demolish the existing dilapidated buildings and pier structure and consider a replacement-n-kind once a planning process and associated site plan is prepared by the City. Note that modifications to the pier structure and any replacement structures is expected as a result of the planning effort that will be undertaken in association with the Mechanic Street Pump Station project.
- Note that the State Division of Historic Resources (DCR) has opined that the existing structure is a contributing element in the newly defined Downtown Portsmouth Historic District. As such, removal of the building would be considered to have an adverse effect on the proposed District. Thus, the DHR is seeking a recommendation from the HDC on this application.
- This property is currently zoned as Municipal given the city's ownership. Thus, HDC approval is not formally required. Thus, the City Manager is only seeking an advisory opinion on the application and the proposed to remove and replace-in-kind the existing structure due to the serious structural failures on both the pier and wharf structure.

<u>Design Guideline Reference</u>: See guidelines for: Porches, Stoops and Decks (06) and Site Elements and Streetscapes (09)

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

	95 MECHANIC STREET – PUBLIC HEARING #1 (MODERATE)								
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD	CONTEXT	201
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Suri	ounding Structures (Average)	7
	Ī		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS &	<u> </u>			
STAFF		1	Gross Floor Area (SF)	(======================================		, , , , , , , , , , , , , , , , , , ,	1		
ַ ַ		2	Floor Area Ratio (GFA/ Lot Area)						
S		3	Building Height / Street-Width Ratio			MODEDATE DI	PO IECT		F C afe:
		4	=				N S P 4		
	-	5	Building Height – Street Wall / Cornice (Feet)	_ DE	MOLITION AND	REPLACEMENT O	F PIFR AND STR	LICTURES ONLY _	
	-	6	Number of Stories	- DL	MOLITICITY AND	KLI LACEMENT O	I IIEK AND SIN	OCIONES OILLI -	Z E :: E E
		/	Building Coverage (% Building on the Lot)						ON F COMMIS Vo.:1 Day Pulations
			PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	OD COMMINATIONS Stipulations Withdraw
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT TRIC Case
	Į,	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	S	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	ALUARIC DISTRIC DISTREET CAPPROVED A
S	-	12	Roofs					□ Appropriate □ Inappropriate	ALU RIC DIS STREET Approved Postpone
MEMBERS	-	13	Style and Slope					□ Appropriate □ Inappropriate	ALL RIC DI STREET Approv
	-	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	-	15	Roof Materials					□ Appropriate □ Inappropriate	
	-	16	Cornice Line Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	_ > 2 <u>0</u>
	ν	17 18	Walls					□ Appropriate □ Inappropriate	HIST ANIC
COMMISSION	I¥.	19	Siding / Material					□ Appropriate □ Inappropriate	RTY OUTH H MECHA Approved
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IS	¥	21	Doors and Windows					□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate	EC PET OPPROVE
≥	∞ఠ	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	ERTY OUTH H MECHA Approved
≥	S	23	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	
2	DESIG	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	□ □ ∑ ∑ ∑ ∑ ∑ □ </td
		25	Awnings					□ Appropriate □ Inappropriate	→
DISTRICT	BUILDING	26	Doors					□ Appropriate □ Inappropriate	
₽		27	Porches and Balconies					□ Appropriate □ Inappropriate	
<u>S</u>	B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
Δ		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_
C		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	<u> </u>
≥		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
2		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
HISTORIC		33	Decks					□ Appropriate □ Inappropriate	7
I		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	The lands were
	DE	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
	SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	S	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	Michanic St
	<u> </u>	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	<u>п. </u>		se and Intent:	□ V □ 1	.lo	aintain the second of the second	or of the District		Una Una
									□ Yes □ No
			sessment of the Historical Significance:	☐ Yes ☐ ☐		·			☐ Yes ☐ No
			onservation and enhancement of property val	ues: 🗆 Yes 🗆 I	NO 6. Pr	ornore the education, pleas	ure and weltare of the	District to the city residents and visi	itors: □ Yes □ No
			<u>Criteria / Findings of Fact:</u> onsistent with special and defining character of the contract of the	f currounding propert	Act DVac DNa 2 Da	plation to historic and archite	actural value of existing	structure:	
			mpatibility of design with surrounding propertic	•		ompatibility of innovative tea	_		

Project Address: 99 BOW STREET **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 10,454 SF +/-

- Estimated Age of Structure: 2010
 Building Style: Federal
 Number of Stories: 4.5
 Historical Significance: NA
 Public View of Proposed Work: View from River and Public Walkway
 Unique Features: Recent Infill Building
 Neighborhood Association: Downtown

	• Neighborhood Association. D	<u>lownlown</u>					
В.	Proposed Work: To add sail shade	e awnings and new	railings on the fixed-pier dock.				
<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	☑ RearLot					
<u>E. E</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 \square Sensiti	ive 🗹 Low Sensitivity	y 🗌 "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. Portwalk, 51 Islington, 55 Congress Street)						
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
<u>H.</u>	Project Type:						
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)				
	☐ Moderate Project (i.e. sigr	nificant additions, alte	erations or expansions)				
	☐ Major Project (i.e. very larg	ae alternations, addit	ions or expansions)				

I. Neighborhood Context:

• The new multi-story brick building is located along Bow Street. It is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on narrow lots with no setback from the sidewalk.

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

The Applicant is proposing to:

- Add sail-shade awnings on the deck.
- Replace the existing railings on the deck. The propose railings are wood and metal the deck is not being enlarged.

<u>Design Guideline Reference</u>: See guidelines for: Porches, Stoops and Decks (06) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

Page 6 of 22 99 BOW STREET - PUBLIC HEARING #2 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - INSTALL SHADE SAILS AND RAILINGS ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories ATION Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Case No.: DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate PROPERTY: 99 BOW 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions Appropriate 🗆 Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate Porches and Balconies 27 Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

□ Yes □ No

Project Address: 140 COURT STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #3

I	Existing Conditions:								
	 Zoning District: <u>CD4-L1</u> Land Use: <u>Multi-Family Housing</u> 								
	• Land Area: 53,204 SF +/-								
	 Estimated Age of Structure: <u>c.1968</u> Building Style: <u>Modern</u> 								
	Historical Significance: NA								
	 Public View of Proposed Work: View from Court Street 								
	 Unique Features: Very tall Structure (60' +/-) Neighborhood Association: Downtown 								
В.	Proposed Work: To replace 283 existing windows.								
<u>C.</u>	Other Permits Required:								
	\square Board of Adjustment \square Planning Board \square City Council								
<u>D.</u>	Lot Location:								
	\square Terminal Vista \square Gateway $oxedow{\!$								
	\square Intersection / Corner Lot \square Rear Lot								
<u>E.</u>	Existing Building to be Altered/ Demolished:								
	lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Demolition								
<u>F.</u>	Sensitivity of Context:								
	\square Highly Sensitive \square Sensitive $oldsymbol{arDelta}$ Low Sensitivity \square "Back-of-House"								
<u>G.</u>	Design Approach (for Major Projects):								
	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)								
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)								
<u>H.</u>	Project Type:								
	☑ Minor Project (i.e. small alterations, additions or expansions)								
	☐ Moderate Project (i.e. significant additions, alterations or expansions)								
	\square Major Project (i.e. very large alternations, additions or expansions)								

J. 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.

K. 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.
- At the August 8th meeting, the HDC provided informal feedback and support for the proosed windows.

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

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

	140 COURT STREET – PUBLIC HEARING #3 (MINOR)												
<u> </u>			INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY			NEIGHBOR	HOOD CONTEXT	OOD CONTEXT			
			Project Information	Existing Building	Propose Building (-	ed	Abutting Structures (Average)		Surrounding Structui (Average)	es	~ • • • • • • • • • • • • • • • • • • •		
	-		GENERAL BUILDING INFORMATION		FROM THE TAX A				(Avelage)		RY -2-16 Denied		
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STA		2	Floor Area Ratio (GFA/ Lot Area)										
ંડ		3	Building Height / Street-Width Ratio				MINOR PRO	\ IECT					
		4	Building Height – Zoning (Feet)					JLCI			TT S O E		
	-	5	Building Height – Street Wall / Cornice (Feet)			_ RFF	PLACE 283 WINI	AO 2WOC	JI Y _				
	-	6	Number of Stories			- I(LI	LACE 200 WIIII		ALI —				
		/	Building Coverage (% Building on the Lot)	4.5511.04.1174	0011115150				4 000	ND14751500	DN F COMMIS COMI		
			PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS		HDC SUGGI	STIONS	APPRO	PRIATENESS	ODDI COMMI Vo.:3 Dat Stipulations		
	×	8	Scale (i.e. height, volume, coverage)							te 🗆 Inappropriate	_ <u>- </u>		
	ONTEXT	9	Placement (i.e. setbacks, alignment)							te 🗆 Inappropriate	TRIC TRIC ase		
	O S	10	Massing (i.e. modules, banding, stepbacks)							te 🗆 Inappropriate			
		11	Architectural Style (i.e. traditional – modern)						• • • • •	te 🗆 Inappropriate	ALUARIC DISTRIBLET CASTA Approved Approved Postponed		
SS		12	Roofs							te 🗆 Inappropriate			
III.		13	Style and Slope							te 🗆 Inappropriate	T C E		
AB.		14	Roof Projections (i.e. chimneys, vents, dormers)							te 🗆 Inappropriate			
MEMBERS		15	Roof Materials							te 🗆 Inappropriate			
₹		16	Cornice Line							te 🗆 Inappropriate			
Z	S	17 18	Eaves, Gutters and Downspouts Walls							te 🗆 Inappropriate	HIST ME		
COMMISSION	MATERIALS	19	Siding / Material							te 🗆 Inappropriate			
SS		20	Projections (i.e. bays, balconies)							te □ Inappropriate te □ Inappropriate	ERTY MOUTH H 140 COU Approved		
₹	Ž	21	Doors and Windows							te 🗆 Inappropriate	RTY OUTH 40 CC Approv		
 	∞ Z	22	Window Openings and Proportions							te 🗆 Inappropriate	— 5 6 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		
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ŭ	DESIG	24	Window Shutters / Hardware							te 🗆 Inappropriate			
		25	Awnings							te 🗆 Inappropriate	RTY, RTY		
2		26	Doors							te 🗆 Inappropriate	∣()∩шо		
⊢	BUILDING	27	Porches and Balconies							te 🗆 Inappropriate			
DISTRICT	8	28	Projections (i.e. porch, portico, canopy)							te 🗆 Inappropriate			
		29	Landings/ Steps / Stoop / Railings							te 🗆 Inappropriate			
HISTORIC		30	Lighting (i.e. wall, post)						□ Appropriation	te 🗆 Inappropriate			
2		31	Signs (i.e. projecting, wall)							te 🗆 Inappropriate			
Ι		32	Mechanicals (i.e. HVAC, generators)							te 🗆 Inappropriate			
=====================================		33	Decks							te 🗆 Inappropriate			
		34 35	Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)							te 🗆 Inappropriate			
	Z	36	Grading (i.e. ground floor height, street edge)							te 🗆 Inappropriate			
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)							te 🗆 Inappropriate	Towns III		
		38	Driveways (i.e. location, material, screening)							te 🗆 Inappropriate			
	SITE	39	Parking (i.e. location, access, visibility)							te 🗆 Inappropriate	and a		
		40	Accessory Buildings (i.e. sheds, greenhouses)							te 🗆 Inappropriate	- A		
	H. Pur		and Intent:			<u> </u>				е паррорнате			
	<u> </u>		eserve the integrity of the District:	□ Yes □ No		4. Mainta	in the special character of	the District			□ Yes □ No		
			sessment of the Historical Significance:	□ Yes □ No		4. Maintain the special character of the District: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 analysis of the education of the educa									dents and visitors:	□ Yes □ No			
			Criteria / Findings of Fact:	- 103 - 1NO		5. 110mol		Sila Hollalo Ol I	Dismorto ino dily 10310	JOHN GING FISHOIS.	- 103 - 110		
			nsistent with special and defining character of surro	ounding properties:	□ Yes □ No	3. Relation	n to historic and architectu	ıral value of exist	ring structure:	□ Yes □ No			
			mpatibility of design with surrounding properties:		□ Yes □ No	4. Compo	atibility of innovative techn	ologies with surro	ounding properties:	□ Yes □ No			

Project Address: 17 HUNKING STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 4,340 SF +/Estimated Age of Structure: c. 1800
 Building Style: Federal
 Number of Stories: 2.5

- Historical Significance: <u>Focal</u>
 Public View of Proposed Work: <u>View from Hunking Street</u>
- Unique Features: NA
- Neighborhood Association: South End Residents

B. Proposed Work: To install a fence with gates.

C. Other Permits Required:						
☑ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
\square 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:						
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \square Low Sensitivity	y 🗌 "Back-of-House"				
G. Design Approach (for Major Projects only):						
\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. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
H. Project Type:						
☑ 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 larç	ge alternations, addit	ions or expansions)				

I. Neighborhood Context:

• The structure is located along Hunking Street. It is surrounded with many wood-sided historically significant structures and buildings. The neighborhood is predominantly made up of 2.5 story wooden structures on small lots with little to no setback from the sidewalk.

J. Comments and/ or Suggestions for Consideration:

- The applicant is proposing to construct a 10 x 10 foot shed behind the existing structure.
- The proposed structure is only partially visible from the street.
- The purpose of the structure is for storage...

Design Guideline Reference – Guidelines for Small Scale New Construction & Additions (10).

K. Aerial Image, Street View and Zoning Map:





HISTORIC

SURVEY

RATING

Aerial and Streetview Images



Zoning Map

		INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
	No.		Building	Building (+/-)	(Average)	(Average)	
	110.	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)	(<u> </u>
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			AAINIOD DDC) IECT	<u> </u>
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI	
	5	Building Height – Street Wall / Cornice (Feet)			- INSTALL SHED		
	6	Number of Stories			- INSTALL SHEL	DONLI -	
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APP	LICANT'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS	
×	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropri	
į	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropri	
CONTEXT		Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropri	
	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropri	
	12	Roofs				☐ Appropriate ☐ Inappropri	
	13	Style and Slope				☐ Appropriate ☐ Inappropri	
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropri	
	15	Roof Materials				☐ Appropriate ☐ Inappropri	
	16	Cornice Line				☐ Appropriate ☐ Inappropri	
,	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropri	
<	18	Walls				☐ Appropriate ☐ Inappropri	
TEPIAIC	19	Siding / Material				☐ Appropriate ☐ Inappropri	
V	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropri	
o		Doors and Windows				☐ Appropriate ☐ Inappropri	
2	22	Window Openings and Proportions				☐ Appropriate ☐ Inappropri	
Z () Z ()	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropria	
		Window Shutters / Hardware				☐ Appropriate ☐ Inappropria	
CNICILIA	25 26	Awnings				☐ Appropriate ☐ Inappropria	
	27	Doors Porches and Balconies				□ Appropriate □ Inappropri	
~	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropri	_
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropri	
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inapproprio ☐ Appropriate ☐ Inapproprio	
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropria	
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropria	
	33	Decks				□ Appropriate □ Inappropria	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropria	ARE CAP
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropria	
ľ	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropria	
NEC LON	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropria	2. (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropria	
,	38	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropria	The second second
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropria	STATE OF THE PERSON NAMED IN COLUMN 1
•	1. Pr 2. As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Co	•		

Project Address: 18-20 SHAEFE STREET Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #5 Meeting Type:**

Α.	Property	[,] Information	- General:
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Existing Conditions:

- Zoning District: <u>CD4</u>Land Use: <u>Residential</u>
- Land Area: 2,613 SF +/Estimated Age of Structure: c.1820

- Building Style: <u>Federal</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Shaefe Street</u>
- Unique Features: <u>Mixed-Use</u> Neighborhood Association: <u>Downtown</u>

<u>B.</u>	<u>Proposed Work:</u>	To repl	<u>ace winc</u>	<u>dows and</u>	door ar	<u>nd screen l</u>	<u>HVAC</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:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context: ☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	√ □ "Back-of-House'
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildin	g, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
\square 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)
\square Minor Project (i.e. small alte	erations, additions or e	expansions)
☐ Moderate Project (i.e. sigr	nificant additions, alte	rations or expansions)

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

L. Neighborhood Context:

• The building is located along Shaefe. It is surrounded with many brick and wood-frame 2.5 story structures with no setbacks from the sidewalk.

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

The Application is proposing to:

- Replace an awning window with a casement window for egress;
- Expand the fence enclosure
- Replace the existing side door with a fiberglass door

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

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

18-20 SHAEFE STREET - PUBLIC HEARING #5 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures Existing Proposed** (Average) (Average) Building Building (+/-) FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MINOR PROJECT Withdrawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - INSTALL WINDOW & DOOR AND FENCE ONLY -No.:<u>5</u> Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT Case 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate Approved with 9 Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks...) ☐ Appropriate ☐ Inappropriate Postponed Architectural Style (i.e. traditional – modern) ☐ Appropriate ☐ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 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 ш Eaves, Gutters and Downspouts ☐ Appropriate ☐ Inappropriate COMMISSION Continued 18 Walls ☐ Appropriate ☐ Inappropriate 19 Siding / Material **PORTSMOUTH** □ Appropriate □ Inappropriate Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate -20 EP. 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ∞ 23 Window Casing/Trim □ Appropriate □ Inappropriate **_** Window Shutters / Hardware □ Appropriate □ Inappropriate ROPERTY ecision: 25 **Awnings** ☐ Appropriate ☐ Inappropriate DISTRICT 26 Doors ☐ Appropriate ☐ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) Δ_ ☐ 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) 32 □ 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 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **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 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: 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

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

□ Yes □ No

2. Compatibility of design with surrounding properties:

Project Address: 33 RICHMOND STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #6**

Α.	Pro	perty	Information	-	General:
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- Zoning District: <u>MRO</u> Land Use: <u>Two-Family</u>
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Richmond Street
- Unique Features: NA
- Neighborhood Association: South End

Work. To replace supreem windows and siding

B. Proposed Work	<u>to replace sunroc</u>	om, windows and si	aing.
C. Other Permits Re	<u>equired:</u>		
☑ Board	of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:			
☐ Termi	nal Vista	☐ Gateway	☑ Mid-Block
\square Interse	ection / Corner Lot	☐ Rear Lot	
E. Existing Building	to be Altered/ Demo	olished:	
☑ Princ	ipal	Accessory	Demolition
F Sensitivity of Cou	ntext.		

☐ 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 S	treet)

- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project

<u>Type:</u>
$\hfill \square$ Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
lacktriangledown Moderate Project (i.e. significant additions, alterations or expansion

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

I. Neighborhood Context:

• The property is located along Richmond Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

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

This application proposes to:

• Replace the existing sunroom addition located in the rear yard of the property.

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

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map



		33	RICHMON	D STREET - PUBLIC	HEARING #6 (N	NINOR PRO.	JECT)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORH	OOD CONTEXT	
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	1-2-16 enied
		GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)						
Ţ	2	Floor Area Ratio (GFA/ Lot Area)						
S	3	Building Height / Street-Width Ratio			MINOR PRO).JECT		FO 1551 after a control of the con
	4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)						AIS Day
	<u> </u>	Number of Stories		– RE	PLACE REAR AD	DITION ONI	LY –	
	7	Building Coverage (% Building on the Lot)						
	·	PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ON F COMMIS No.:6 Da Stipulations
.	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
CONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT TRIC; Case C with
	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
RS	12	Roofs					□ Appropriate □ Inappropriate	ALUARIC DISTRICE DISTREET C
MEMBERS	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
Ĭ	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	RIC STR APP
Ę	15	Roof Materials					☐ Appropriate ☐ Inappropriate	
	16	Cornice Line Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	
$ \mathbf{z} $		Walls					☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
SIOI	19	Siding / Material					□ Appropriate □ Inappropriate	
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
COMMISSION ENGLA MATERIALS		Doors and Windows					☐ Appropriate ☐ Inappropriate	ERTY OUTH H RICHMC Approved
₹ %	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	_ — < ത
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	■ で だ 説 : □
ပ ြစ္	25	Awnings					□ Appropriate □ Inappropriate	
STRIC	26	Doors					□ Appropriate □ Inappropriate	<u> </u>
	27	Porches and Balconies					□ Appropriate □ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	_ ~ ~ ~
쿋	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
HISTORIC	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
<u>S</u>	33	Decks					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
I	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
"	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	Annual II
Н		ose and Intent:					- Appropriate - Inappropriate	l
<u></u>		reserve the integrity of the District:	□ Yes □	No 4 Mai	ntain the special characte	r of the District:		□ Yes □ No
		ssessment of the Historical Significance:			nplement and enhance th		nd historic character:	□ Yes □ No
		onservation and enhancement of property valu			· ·		of the District to the city residents and vis	
<u>l.</u>		w Criteria / Findings of Fact:	30 _	- · · · • ·			2	
		onsistent with special and defining character of	surrounding prope	erties: 🗆 Yes 🗆 No 🛮 3. Relo	ation to historic and archite	ectural value of ex	isting structure: ☐ Yes ☐ No	
		ompatibility of design with surrounding properties			npatibility of innovative ted			

774 MIDDLE STREET **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #7** A. Property Information - General: **Existing Conditions:** • Zoning District: GRA Land Use: Four-Unit Townhouse Land Area: 39,780 SF +/-Estimated Age of Structure: c.1986 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:** Construct shed dormer, replace porch, and add HVAC vents C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Terminal Vista ☐ Gateway ✓ Mid-Block ☐ Intersection / Corner Lot Rearlot 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)

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.

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

This application proposes to:

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

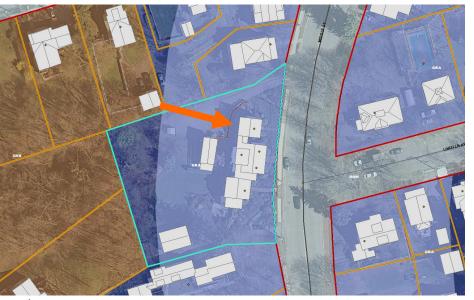
Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction and Additions (10)

P. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

□ Yes □ No

774 MIDDLE STREET - PUBLIC HEARING #7 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **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 MINOR PROJECT Building Height – Zoning (Feet) Withdraw4 Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - INSTALL REAR DORMER, DECK AND HVAC ONLY -Number of Stories NO L No.:<u>7</u> Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) Case □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate STREET **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 4 MIDDL COMMISSION 18 □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 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 32 Mechanicals (i.e. HVAC, generators) Appropriate | Inappropriate 33 □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **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 Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ 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:

Project Address: 206 COURT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- Land Use: Institutional
- Land Area: 2,969 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Wo	<u>rk:</u> 10 aaa a 3-Story	<u>rear addition with e</u>	levator.
C. Other Permits	Required:		
☑ Boo	ard of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:			
☐ Terr	ninal Vista	Gateway	☑ Mid-Block
\square Inte	rsection / Corner Lot	☐ Rear Lot	
E. Existing Buildin	ng to be Altered/ Dem	nolished:	
☑ Prir	ncipal	Accessory	Demolition
F. Sensitivity of C	ontext:		
☐ Hig	hly Sensitive 🗹 Sens	sitive \square Low Sensitivit	ry 🗌 "Back-of-Ho

G. Design Approach (for Major Projects):

\perp Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Stree
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islinaton, 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:

• The property is located along Court Street. It is surrounded with many wooden and brick framed 2.5 - 3 story historic structures with no front yard setbacks with little to no side yards.

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

This application proposes to:

- Renovate the existing historic building
- Add a 3-Story addition with egress stair and elevator.

NOTE: THE APPLICANT'S MOST RECENT SUBMISSION DOES NOT APPEAR TO BE CONSISTENT WITH THE STIPULATIONS LISTED UNDER THE BOA'S VARIANCE APPROVAL, DATED 10-23-15. THUS, IF THE HDC SUPPORTS A MODERN STYLE FOR THE PROPOSED ADDITION THEN SUBSEQUENT BOA APPROVAL WILL BE REQUIRED.

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

R. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



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Zoning Map

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Urban General (CD4)</u>
- 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., Deer and Bridge Streets</u>
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: Construct a 3.5-4 story mixed-use building.

<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	✓ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	

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

oxdot Principal $oxdot$ Accessory $oxdot$ Demoliti	on
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F. Sensitivity of Context:

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:

☐ Minor Project (i.e. small alterations, additions or expansions)
$\hfill \square$ Moderate Project (i.e. significant additions, alterations or expansions)
☑ Major Project (i.e. very large alternations, additions or expansions)

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

S. 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 continue to refine the building design toward a more contemporary expression.
- 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.
- **Design Guideline Reference: Guidelines for Commercial Development &** Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zonina Map

46-64 MAPLEWOOD AVE. - WORK SESSION #B (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information** Existing **Abutting Structures Surrounding Structures Proposed FORM** (Average) (Average) Buildina Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION COMMISSION Gross Floor Area (SF) <u>Date: 11</u> Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - INSTALL A 3 ½ STORY MIXED USE BUILDING ONLY -No:B Number of Stories Building Coverage (% Building on the Lot) 7 **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Case 8 Scale (i.e. height, volume, coverage... □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 ☐ Appropriate ☐ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... ☐ Appropriate ☐ Inappropriate Postponed 11 **Architectural Style** (i.e. traditional – modern) Appropriate □ Inappropriate 12 Roofs Appropriate | Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **EWOOD** 15 **Roof Materials** Appropriate □ Inappropriate **X** Cornice Line 16 □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls Appropriate | Inappropriate Continued 19 Siding / Material MAPLI □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) Appropriate | Inappropriate **Doors and Windows** 21 Appropriate | Inappropriate . 四 四 Window Openings and Proportions Appropriate | Inappropriate PROPERTY:46 Window Casina/ Trim Appropriate | Inappropriate 24 Window Shutters / Hardware Appropriate | Inappropriate Decision: 25 Storm Windows / Screens DISTRICT Appropriate 🗆 Inappropriate 26 Doors □ Appropriate □ Inappropriate Ž 27 **Porches and Balconies** □ Appropriate □ Inappropriate 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 32 Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) Appropriate Inappropriate **Grading** (i.e. ground floor height, street edge...) Appropriate 🗆 Inappropriate 37 **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 40 Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ 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

Project Evaluation Form:

Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #C Meeting Type: A. Property Information - General: **Existing Conditions:** • Zoning District: <u>CD4</u> Land Use: Mixed-Use Land Area: 4,240 SF +/-Estimated Age of Structure: c.1815 Building Style: <u>Federal</u> Number of Stories: 3 Historical Significance: Contributing Public View of Proposed Work: Limited View from Court Street Unique Features: NA Neighborhood Association: Downtown Residents B. Proposed Work: To install and multi-level deck on the rear of the building. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ✓ Mid-Block Terminal Vista ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished: Principal □ Accessory ☐ Significant Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) Minor Project (i.e. small alterations, additions or expansions) Moderate Project (i.e. significant additions, alterations or expansions)

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

46 STATE STREET

Page 21 of 22

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:

- Build new privacy screens on the lower deck;
- Add mahogany planters;
- Rebuild and renovate the lower level deck;
- Add a metal spiral staircase;
- Add a new upper deck supported with columns & a pedimented French door to the upper floor.
- Note that the proposed deck is 37 feet above grade so visual impacts to the abutting properties will be an important part of the review process.

Design Guideline Reference: Guidelines for Porches, Steps and Decks (06)

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





Aerial and Street View Image



Zoning Map

			46 STATE S	TREET – WORK SE	SSION #C (MIN	OR PROJECT	()		
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¥	21	Doors and Windows					□ Appropriate □ Inappropriate		
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	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
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:	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate		
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