Staff Report – October 5th, 2022

October 5th MEETING

Administrative Approvals:

- 1. 11 Walden St. (LUHD-502)
- 2. 621 Islington St. UE (LUHD-528)
- 3. 621 Islington St. UD (LUHD-527)
- 4. 553 Islington St. (LUHD-531)
- 5. 55 Gates St. (LUHD-532)
- 6. 12 South St. (LUHD-533)

- Recommend Approval

WORK SESSIONS - OLD BUSINESS:

- A. 361 Islington St. (LUHD-521) (side and rear addition)
- B. 324 Maplewood Ave. (LUHD-462) (adaptive reuse)

DISCUSSION - Certified Local Government

PUBLIC HEARINGS – OLD BUSINESS:

- A. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- B. 43 Holmes Court (LU-22-72) (demolition & new single family)
- C. 159 State St. (LU-22-169) (HVAC)
- D. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- E. 33 South Mill Pond St. (LU-22-171) (solar panels)
- F. 40 Pleasant St. (LUHD-524) (lighting & door canopies)

PUBLIC HEARINGS – NEW BUSINESS:

- 0 Marcy St. (LU-22-169) (building relocation)
- 2. 490 Islington St. (LU-22-171) (skylight)
- 147 Congress St. (LUHD-501) (one story addition) 3.
- 161 Deer St. (LUHD-462) (4 story infill building) 4.



LOCATOR MAP

COMMISSION **HISTORIC DISTRICT**

MEETING DATE: October 5th APPLICATIONS: 18

Project Address: Permit Requested: Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234) **CERTIFICATE OF APPROVAL PUBLIC HEARING #A**

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood and Raynes Ave.</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To construct a 4 story mixed-use building and 5 story hotel.

C. Other Permits Required:

Board of Adjustment

Planning Board 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"

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)

Neighborhood Context:

and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- apartments.
- the North Mill Pond.
- THE HDC'S COMMENTS ON 9-6-22.

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Zoning Map

• The building(s) is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave.

• Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential

The project also includes a public greenway connection behind the proposed structures along

NOTE THAT WE ARE EXPECTING THIS APPLICATION TO REQUEST A CONTINUANCE UNTIL THE NOVEMBER 2ND MEETING IN ORDER TO MAKE SOME ADJUSTMENTS TO THE BUILDING DESIGN PER

Mixed-Use and Hotel Building Renderings



	1	INFO/ EVALUATION CRITERIA		ECT PROPERTY		GHBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	- N-	GENERAL BUILDING INFORMATION	-	TED FROM THE TAX MAPS & ASS		
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MAJOR PROJE	:CT
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)	- C	ONSTRUCT & A STO	ORY MIXED-IISE BII	LDING AND 5 STORY HOTEL -
	6	Number of Stories				
	/	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIO	
ONTEXT	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria
NTE	9	Placement (i.e. setbacks, alignment)				🗌 Appropriate 🗆 Inappropria
80	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				Appropriate Inappropria
-	11 12					Appropriate Inappropriate
	12	Style and Slope				Appropriate Inappropriate
	13	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropria □ Appropriate □ Inappropria
	14					Appropriate Inappropriate Appropriate Inappropriate
	16	Cornice Line				Appropriate Inappropriate
	17	Eaves, Gutters and Downspouts				Appropriate Inappropriate
LS	18					Appropriate Inappropriate
RIA	19	Siding / Material				Appropriate Inappropriate
ΔTE	20	Projections (i.e. bays, balconies)				Appropriate Inappropriate
Ň	21	Doors and Windows				Appropriate Inappropria
۸ &	22	Window Openings and Proportions				Appropriate Inappropria
Ð	23	Window Casing/ Trim				Appropriate Inappropria
DES	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropria
G	25	Awnings				🗆 Appropriate 🗆 Inappropria
DIN	26	Doors				🗆 Appropriate 🗆 Inappropria
UIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropria
8	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropria
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropria
	30					🗆 Appropriate 🗆 Inappropria
	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
z	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropria
SIGN	36	Grading (i.e. ground floor height, street edge)				🗌 🗌 Appropriate 🗆 Inappropria
DESI	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate 🗆 Inappropria
SITE	38					Appropriate 🗆 Inappropria
S	39 40	Parking (i.e. location, access, visibility)				Appropriate Inappropria
1		Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropria
		reserve the integrity of the District:			tain the special character of th	De District:
					tain the special character of the arc	
		ssessment of the Historical Significance:				hitectural and historic character:
	J. C	conservation and enhancement of property value		6. Prom	ore the education, pleasure al	nd welfare of the District to the city residents an
. R	eviev	<u>w Criteria / Findings of Fact:</u>				

PROPERTY:1 & 31 Raynes Ave. Case No.:<u>A</u> Date: <u>10-5-22</u> FORM Denied PORTSMOUTH HISTORIC DISTRICT COMMISSION Withdrawn Approved with Stipulations **EVALUATION** Postponed Approved Continued **PROPERTY** Decision:

ors:



Project Evaluation Form: Permit Requested: Meeting Type:

43 HOLMES COURT (LU-22-72) **CERTIFICATE OF APPROVAL PUBLIC HEARING #B**

City Council

Mid-Block

Significant Demolition

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

- Zoning District: <u>WB</u>
- Land Use: <u>Single-Family</u>
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival Number of Stories: <u>1.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Holmes Court</u>
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: To replace the existing house with a 2 story traditionally-designed house.

C. Other Permits Required:

Board of Adjustment	Planning Board
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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 alterations, additions or expansions)

I. Neighborhood Context:

side-vard setbacks with deeper rear vards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- code compliant and is elevated out of the floodplain.

Note that the applicant has requested to postpone this application to the November 2nd meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:











Zoning Map

• This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and

• Remove and replace the existing structure with a traditionally-design small house that is fully



Aerial and Street View Image



	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	IGHBORHOOD CONTEXT
Ne	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
1	Gross Floor Area (SF)	•		i i	
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio		Λ	NODERATE PRO	
4	201101191101911 201119(1001)				
5			- RFMOVAL & RF	PLACEMENT OF A S	INGLE FAMILY HOUSE –
6					4
7	Building Coverage (% Building on the Lot)				
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION	
8 9 10					🗆 Appropriate 🗆 Inappropriate
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1					□ Appropriate □ Inappropriate
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19					□ Appropriate □ Inappropriate
20					🗆 Appropriate 🗆 Inappropriate
21					🗆 Appropriate 🗆 Inappropriate
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	bose and Intent:				🗆 Appropriate 🗆 Inappropriate
				tain the special character of th	an District:
	Preserve the integrity of the District:			ntain the special character of the	chitectural and historic character:
Z. 1	Assessment of the Historical Significance:		J. COII	IDIETHENT UND ENNUNCE THE OLC	

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 🗆 Yes 🗆 No Compatibility of innovative technologies with surrounding properties:

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

159 STATE ST. (LU-22-68) **CERTIFCATE OF APPROVAL PUBLIC HEARING #C**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Multi-Family
- Land Area: <u>3,920 SF +/-</u>
- Estimated Age of Structure: <u>c.1850</u> Building Style: <u>Italianate</u>
- Number of Stories: <u>3</u>
- Historical Significance: C
- Public View of Proposed Work: <u>View from Sheafe Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To add wall-mounted HVAC to the second floor.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rear Lot

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

Principal

Accessory

Demolition

Mid-Block

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 alterations, additions or expansions)

J. Neighborhood Context:

• This building is located along State and Sheafe Streets. The property is surrounded with many front yard setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- be applied to the wall.
- APPLICANT IS REQUESTING A CONTINUANCE TO THE NOVEMBER 2ND MEETING.

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Site Elements and Streetscapes (09).

Aerial Image, Street View and Zoning Map:









Zoning Map

historically significant brick-sided structures. The structures in this neighborhood have little to no

• Add a wall-mounted HVAC unit on the 2nd floor of the exterior wall of the structure. Conduit will also

NOTE WE NEED TO CONFIRM THAT THE CONDO ASSOCIATION SUPPORTS THE APPLICATION AND THE



Aerial and Street View Image



	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NE	IGHBORHOOD CONTEXT					
_	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)					
lo	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & ASSES							
1 Gr	ross Floor Area (SF)		MINOR PROJECT							
	por Area Ratio (GFA/ Lot Area)									
	uilding Height / Street-Width (ROW) Ratio									
4 Bu	uilding Height – Zoning (Feet)									
	uilding Height – Street Wall / Cornice (Feet)		- WALL-MOUNTED HVAC CONDENSOR ONLY -							
	umber of Stories	-								
7 Bu	vilding Coverage (% Building on the Lot)									
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION						
	:ale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate					
	acement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate					
	assing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate					
	r chitectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate					
	oofs				🗆 Appropriate 🗆 Inappropriate					
	yle and Slope				🗆 Appropriate 🗆 Inappropriate					
	oof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate					
5 Rc	pof Materials				🗆 Appropriate 🗆 Inappropriate					
	ornice Line				🗆 Appropriate 🗆 Inappropriate					
Ec	aves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate					
W	alls				🗆 Appropriate 🗆 Inappropriate					
9 NU	umber and Material				🗆 Appropriate 🗆 Inappropriate					
0 Pro	ojections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate					
	pors and windows				🗆 Appropriate 🗆 Inappropriate					
	indow Openings and Proportions				🗆 Appropriate 🗆 Inappropriate					
Wi	indow Casing/ Trim				🗆 Appropriate 🗆 Inappropriate					
Wi	indow Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate					
Sto	orm Windows / Screens				🗆 Appropriate 🗆 Inappropriate					
Do	oors				🗆 Appropriate 🗆 Inappropriate					
Po	orches and Balconies				🗆 Appropriate 🗆 Inappropriate					
Pro	ojections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate					
La	andings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate					
D Lig	ghting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate					
Sig	gns (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate					
M	echanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate					
	ecks				□ Appropriate □ Inappropriate					
G	arages / Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate					
	ence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate					
Gr	rading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate					
La	indscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate					
	iveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate					
	arking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate					
	ccessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate					

H. Purpose and Intent:

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:

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:

4. Maintain the special character of the District: 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 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:

3 WALTON ALLEY (LU-22-100) CERTIFICATE OF APPROVAL PUBLIC HEARING #D

Existing Conditions: Zoning District: GRB Land Use: <u>Single-Family</u>

- Land Area: 1,680 SF +/-
- Estimated Age of Structure: c.1750-1800

- Building Style: <u>Georgian/Federal</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>Limited view from Walton Alley</u>
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: To add a picture window and replace bulkhead & storm windows.

C. Other Permits Required:

Board of Adjustment

Planning Board	Cit	y Cou	incil
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D. Lot Location:

Terminal Vista
Terminal Visto

Gateway

Mid-Block

Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory 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)

rear vard with two of the abutting structures located near the lot lines.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the storm windows and doors.
- Replace bulkhead using pvc materials.
- Add a picture window on the rear wall.
- Add a condenser in the rear yard.

NOTE THAT THE APPLIANT IS SEEKING A POSTPONEMENT TO THE NOVEMBER 2ND MEETING.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08).

Aerial Image, Street View and Zoning Map:





Neighborhood Context:

Page 9 of 26

• This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow

Rear Elevation and Streetscape View

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	GHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5 6
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS	& ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)	•		¥		Ľ Z ∖
	2	Floor Area Ratio (GFA/ Lot Area)					7 2 9
	3	Building Height / Street-Width Ratio			MODERATE PRO.	IFCT	J <u>5</u> 5
	4	Building Height – Zoning (Feet)					∟ ≌ ⊥
	5	Building Height – Street Wall / Cornice (Feet)			picture window, & repl	lace storm windows –	_ > 7
	6	Number of Stories		Add IIVAC,	picible window, a lepi		
	7	Building Coverage (% Building on the Lot)					5 00
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS		
×	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
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	37					Appropriate Inappropriate	
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E E E	39					Appropriate Inappropriate	
	40					Appropriate Inappropriate	
	1	ose and Intent:			I		
•		reserve the integrity of the District:		No 1	Maintain the special character of the	Pistrict.	□ Ye
		assessment of the Historical Significance:			Complement and enhance the archi		□ Te
		Conservation and enhancement of property value			•	d welfare of the District to the city residents and visitors:	□ Te
	J. C	conservation and enhancement of property value		0.	romore me education, pleasure and		

Project Address: Permit Requested: Meeting Type:

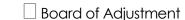
33 SOUTH MILL STREET (LU-22-171) **CERTIFICATE OF APPROVAL PUBLIC HEARING #E**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,495 SF +/-
- Estimated Age of Structure: c. 1860
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from South Mill and Salter Streets</u>
- Unique Features: Significant alterations
- Neighborhood Association: South End Residents
- B. Proposed Work: To replace rear window and door with French doors.

C. Other Permits Required:



Planning Board City Council

Mid-Block

D. Lot Location:

- Gateway Terminal Vista
- Rearlot Intersection / Corner 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 only):

- 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)

Ι. Neighborhood Context:

and rear yards.

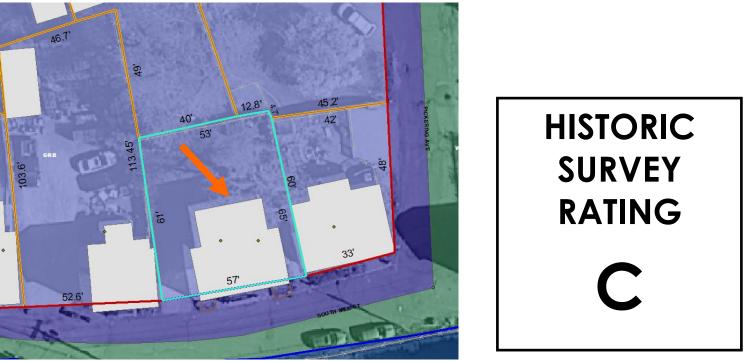
J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
- Replace the rear window and door with a set of French doors..

NOTE THAT THE APPLICANT HAS REVIEWED HIS PLAN WITH THE SOLAR VENDER AND THE FIRE DEPARTMENT AND THE PROPOSED PANEL DESIGN IS ACCEPTABLE AND PREFERRABLE. THE REAR SHED ROOF IS NOT.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along South Mill Street. It is surrounded with many wood-sided 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side



Aerial and Streetview Images

INFO/ EVALUATION CRITERIA		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGH	NEIGHBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
壯	No.	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS			_ {		
	1	Gross Floor Area (SF)	(LSIIMAI				_ Q		
	2	Floor Area Ratio (GFA/ Lot Area)					C		
	3	Building Height / Street-Width Ratio				· ^ T			
	4	Building Height – Zoning (Feet)		l l l l l l l l l l l l l l l l l l l	NODERATE PROJE				
	5	Building Height – Street Wall / Cornice (Feet)							
	6	6 Number of Stories - INSTALL SOLAR PANELS ONLY -				ONLY -			
	7	Building Coverage (% Building on the Lot)					_ 7		
		PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	<u> </u>		
2	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate			
NTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate			
	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	_ <		
Ú	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			
2	18	Walls				🗆 Appropriate 🗆 Inappropriate	_ 、		
	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	_ >		
•	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	_ 1		
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	`O		
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	- ū		
5	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate			
Ĺ	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate			
)	25	Awnings				🗆 Appropriate 🗆 Inappropriate	- (
כ		Doors				🗆 Appropriate 🗆 Inappropriate			
	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate			
	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	_ 0		
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate			
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate			
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate			
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate			
	33	Decks				🗆 Appropriate 🗆 Inappropriate	A free services		
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate			
7	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate			
	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate			
ì	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate			
2	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	1		
2	•••	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate			
•		ose and Intent:							
	1. Pr	eserve the integrity of the District:		No 4. Mair	tain the special character of the D	istrict:			

 I. Consistent with special and defining character of surrounding properties:
 Image: Yes Image: Wes Image: We

Project Evaluation Form: Permit Requested: Meeting Type:

40 PLEASANT ST. (LU-22-170) **CERTIFICATE OF APPROVAL PUBLIC HEARING #F**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: <u>9,520 SF +/-</u>
- Estimated Age of Structure: c.1860
- Building Style: Renaissance Revival
- Number of Stories: 3.0
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Church, State, Porter & Pleasant Streets</u> Unique Features: <u>Former Post Office / US District Court House</u>
- Neighborhood Association: Downtown
- B. Proposed Work: To replace windows, doors, signage and add lighting.

C. Other Permits Required:

Board of Adjustment	

of Adjustment	nning Board
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City Council

Mid-Block

Significant Demolition

- D. Lot Location:
 - Terminal Vista Gateway
 - ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal
- 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 alterations, additions or expansions)

I. Neighborhood Context:

front vard setback along the street and narrow side vards.

J. Staff Comments and Suggestions for Consideration:

The project includes:

- The replacement of the historic windows.
- Replacement of existing entry door and frames •
 - Sign replacement
 - Addition of exterior lighting.

NOTE THAT THE EXTERIOR AWNINGS HAVE BEEN REMOVED FROM THE APPLICATION.

and Awnings (11).





Zoning Map

• This historically significant (focal) 3 story granite-clad building is located at the intersection of State and Pleasant Streets and is surrounded with many contributing and focal historic structures. It is surrounded with many 3-4 story wood- and brick sided historic structures with no

Design Guideline Reference: Guidelines Windows and Doors (08 and Signs

					- PUBLIC HEARING	
	-	INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY	NEI	GHBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
ш.		GENERAL BUILDING INFORMATION	(ESTIN	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
STAFF	1	Gross Floor Area (SF)				<u> </u>
	2			-		
	3			Ν	NODERATE PRO	
	4					
	<u>ح</u>	Number of Stories	-	- REPLACE WINDO	WS, DOORS, SIGNA	GE AND ADD LIGHTING –
	7	Building Coverage (% Building on the Lot)			-	
		PROJECT REVIEW ELEMENT	HD	C COMMENTS	HDC SUGGESTION	
	8	Scale (i.e. height, volume, coverage)	ישח		1100 306 9151101	Appropriate Inappropriate
ONTEXT	9					
INC	10					
Ŭ	11					
. ⊢	12					
	13					
	14					
	15					
	16					
	17					
TS	18					□ Appropriate □ Inappropriate □
TERIA	19					
ATE	20	Projections (i.e. bays, balconies)				
×	21	Doors and windows				
8 N	22	Window Openings and Proportions				
N DIG	23	Window Casing/ Trim				Appropriate 🗆 Inappropriate
DESIG	24	Window Shutters / Hardware				Appropriate 🗆 Inappropriate
C	25	Awnings				□ Appropriate □ Inappropriate
BUILDIN	26	Doors				□ Appropriate □ Inappropriate
BUILDING	27					
8	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate
	29					
	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					🗆 Appropriate 🗆 Inappropriate
	34					🗆 Appropriate 🗆 Inappropriate
Z	35					🗆 Appropriate 🗆 Inappropriate
DESIGN	36					🗆 Appropriate 🗆 Inappropriate
DES	37					🗆 Appropriate 🗆 Inappropriate
SITE	38					🗌 Appropriate 🗆 Inappropriate 🛒
S						🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate

H. Purpose and Intent:

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:

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:

4. Maintain the special character of the District:

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

🗆 Yes 🗆 No

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

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

0 MARCY STREET (LUHD-ADVISORY) CERTIFICATE OF APPROVAL WORK SESSION / PUBLIC HEARING #1

Existing Conditions:

- Zoning District: M
- Land Use: Municipal
- Land Are: 6.9 Acres +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Marcy Street & Prescott Park</u>
- Unique Features: Remaining Warehouse
- Neighborhood Association: South End

B. Proposed Work: To elevate, relocate and renovate the Shaw Warehouse.

C. Other Permits Required:

Board of Adjustment

Condo Association

✓	Terminal	Vista

- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory

□ Planning Board ☑ City Council

Abutting Property Owner

Demolition

Mid-Block

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 alterations, additions or expansions)

I. Neighborhood Context:

- Warehouse. The structure is currently located within the 100 year floodplain.
- J. Staff Comments and/ or Suggestions for Consideration: The City is proposing to:
 - Elevate, relocate, and remove (demolish) the two additions located on the north side of the Shaw Warehouse.
 - This project is part of a multi-phased master plan improvement program for Prescott Park.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08) and Site Elements and Streetscapes (09).





Zoning Map

• This contributing structure is located in the heart of Prescott Park adjacent the Sheafe

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	<u>SUB</u> JE	CT PROPERTY	NEIGH	HBORHOOD CONTEXT
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)	`			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio		R.	NODERATE PROJI	ECT
	4	Building Height – Zoning (Feet)		/•		
	5	Building Height – Street Wall / Cornice (Feet)	– Fl	evate Relocate	and Renovate the Sh	aw Warehouse (c. 1820) –
	6	Number of Stories		evale, kelocale,		
	/	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
-	8	Scale (i.e. height, volume, coverage)				
	9	Placement (i.e. setbacks, alignment)				
ž.	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate
	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate
	12	Roofs				Appropriate Inappropriate
	13	Style and Slope				□ Appropriate □ Inappropria
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropria
	15	Roof Materials				□ Appropriate □ Inappropria
	16	Cornice Line				🗆 Appropriate 🗆 Inappropria
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropria
ALS	18	Walls				🗆 Appropriate 🗆 Inappropria
ER IZ	19	Siding / Material				🗆 Appropriate 🗆 Inappropria
	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropria
≤	21	Doors and Windows				🗆 Appropriate 🗆 Inappropria
_	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropria
2	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropria
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inapproprio
9 2	25	Awnings				🗆 Appropriate 🗆 Inapproprio
	26	Doors				🗆 Appropriate 🗆 Inapproprio
5	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 🗆 Inapproprio
	31	Signs (i.e. projecting, wall)				Appropriate Inappropriate
	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate
	33 34	Decks Garages/ Barns / Sheds (i.e. doors, placement)				
	<u>34</u> 35	Fence / Walls (i.e. materials, type)				
_	35 36	Grading (i.e. ground floor height, street edge)				
	30 37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropria □ Appropriate □ Inappropria
	38	Driveways (i.e. location, material, screening)				
	39	Parking (i.e. location, access, visibility)				
-	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate
		se and Intent:				
1.	-	eserve the integrity of the District:		No 4. Mair	tain the special character of the D	District:
2.		sessment of the Historical Significance:			plement and enhance the archite	
		onservation and enhancement of property value			•	welfare of the District to the city residents ar
					.,	- ,
<u>kev</u> 1.	view	<u>r Criteria / Findings of Fact:</u>				

EVALUATION FORM PROPERTY:0 MARCY STREET Case No.:1 Date: 10-5-22 PORTSMOUTH HISTORIC DISTRICT COMMISSION Withdrawn Approved with Stipulations Decision: 🗌 Approved PROPERTY



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

Project Evaluation Form: Permit Requested: Meeting Type:

490 ISLINGTON STREET #2 (LU-22-187) **CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

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

- Zoning District: <u>CD4-L2</u>
- Land Use: Multi-Family
- Land Area: 6,534 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: <u>4 Square with addition</u>
- Number of Stories: 2.5-3
- Historical Significance: <u>Contributing and New Construction</u> Public View of Proposed Work: <u>View from Columbia Street</u>
- Unique Features: NA
- Neighborhood Association: West End
- **B.** Proposed Work: To add a skylight.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

Terminal Vista

Gateway

✓ 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"

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 alterations, additions or expansions)

I. Neighborhood Context:

deep rear vards.

J. Staff Comments and Suggestions for Consideration:

does not front on Islington Street.

Note that the applicant has mentioned adding another window but has not provided any window details on the location or window type so that will require subsequent administrative approval.

Design Guideline Reference – Guidelines for Exterior Woodwork (05)

K. Aerial Image, Street View and Zoning Map:







Zoning Map

• This historic structure has a large contemporary addition and is located along the intersection of Columbia and Islington Streets. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and

• The applicant proposes to install a skylight to the roof on the parking side of the building that



Bird's Eye View

		490	ISLINGTON S	STREET #2 (LU-22-1	187) – PUBLIC HEARIN	NG #2 (MINOR)
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	GHBORHOOD CONTEXT
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures
	No		Building	Building (+/-)	(Average)	(Average)
-		GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
_	2	Floor Area Ratio (GFA/ Lot Area)				A 7
_	3	Building Height / Street-Width Ratio			MINOR PROJEC	
	<u>4</u> 5	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories			– ADD A SKYLIGH	I –
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION	S APPROPRIATENESS
Е	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate
EX	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
Ŭ	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
T	12	Roofs				🗆 Appropriate 🗆 Inappropriate
	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate
L	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate
	16	Cornice Line				Appropriate Inappropriate
S	17	Eaves, Gutters and Downspouts Walls				Appropriate Inappropriate Appropriate Inappropriate
MATERIALS	19	Siding / Material				□ Appropriate □ Inappropriate
VIE!	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
Ň	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate
87	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
5	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
DESIG	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
()	25	Awnings				🗆 Appropriate 🗆 Inappropriate
	26	Doors				🗆 Appropriate 🗆 Inappropriate
BUILDING	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
-	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate
-	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate
⊢	30 31	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)				 Appropriate Inappropriate Appropriate Inappropriate
⊢	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate
⊢	33	Decks				
\vdash	<u> </u>	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
-+	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropriate
DESIGN	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate
ESI	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate

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

147 CONGRESS ST. (LU-22-192) **CERTIFICATE OF APPROVAL PUBLIC HEARING #3**

Mid-Block

Significant Demolition

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

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 6,908 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: <u>Modern Vernacular</u> Number of Stories: <u>2</u>

- Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>View from Congress St. and Maplewood Ave.</u>

Gateway

- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To add a single story side addition along Maplewood Ave.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

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"

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 alterations, additions or expansions)

Neighborhood Context:

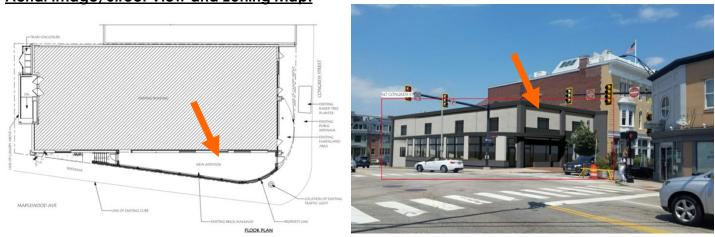
setbacks with shallow rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Adding a new side addition along the Maplewood Ave. facade.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

 This non-contributing structure is located at the intersection of Maplewood Ave. and Congress St. It is located within the Urban Renewal Area. Most buildings have a no front- and side-yard

Aerial and Street View Image

HISTORIC SURVEY RATING NC

	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY		NEIG	SHBORHOOD CONTEXT		
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		
1 G	Gross Floor Area (SF)					- R
2 FI	oor Area Ratio (GFA/ Lot Area)					
3 B	uilding Height / Street-Width Ratio		NA NA	\ODERATE PROJ	FCT	
	uilding Height – Zoning (Feet)					Ŭ.
	uilding Height – Street Wall / Cornice (Feet)		_	1-STORY SIDE ADDIT	ION -	
	lumber of Stories					
7 B	uilding Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS	
× 8 S	cale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
	lacement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
	Nassing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	
	rchitectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
	oofs				🗆 Appropriate 🗆 Inappropriate	
	tyle and Slope				🗆 Appropriate 🗆 Inappropriate	
	oof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
	oof Materials				🗆 Appropriate 🗆 Inappropriate	
	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
	aves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
18 W					Appropriate Dipappropriate	\neg
	iding / Material				🗆 Appropriate 🗆 Inappropriate	→ ≻
	rojections (i.e. bays, balconies)				Appropriate Inappropriate	
	oors and windows				🗌 Appropriate 🗆 Inappropriate	
	Vindow Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
	Vindow Casing/ Trim				Appropriate Inappropriate	
	Vindow Shutters / Hardware				🗌 Appropriate 🗆 Inappropriate	
	wnings				🗌 Appropriate 🗆 Inappropriate	
-	Poors				Appropriate Inappropriate	
	orches and Balconies				🗌 Appropriate 🗆 Inappropriate	~
	rojections (i.e. porch, portico, canopy)				🗌 Appropriate 🗆 Inappropriate	
-	andings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
	ghting (i.e. wall, post)				Appropriate Inappropriate	
-	igns (i.e. projecting, wall)				Appropriate Inappropriate	
	Nechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	_
	ecks				🗆 Appropriate 🗆 Inappropriate	1
	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	
	ence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
36 G	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	Fedix
	andscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	- Company
38 D	riveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	Contraction of the local division of the loc
	arking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
40 A	ccessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
Purpose (and Intent:					
1. Prese	rve the integrity of the District:		No 4. Main	tain the special character of the	District:	
	sment of the Historical Significance:			plement and enhance the archi		
	ervation and enhancement of property valu			•	d welfare of the District to the city residents and visi	tore

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 🗆 Yes 🗆 No Compatibility of innovative technologies with surrounding properties:

Project Evaluation Form: Permit Requested: Meeting Type:

161 DEER STREET (LU-22-**CERTIFICATE OF APPROVAL PUBLIC HEARING #4**

Mid-Block

Significant Demolition

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

- Zoning District: <u>CD5</u>
- Land Use: Commercial
- Land Area: 22,650 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: <u>Contemporary</u>
- Number of Stories: 1
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Maplewood Ave. and Deer Street
- Unique Features: Former Rail Station
- Neighborhood Association: North End
- **B.** Proposed Work: To replace the existing building with a $4\frac{1}{2}$ story mixed-use building.

C. Other Permits Required:

Board of Adjustment Planning Board City Council

D. Lot Location:

Terminal Vista

Gateway

🗌 Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

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 alterations, additions or expansions)

I. Neighborhood Context:

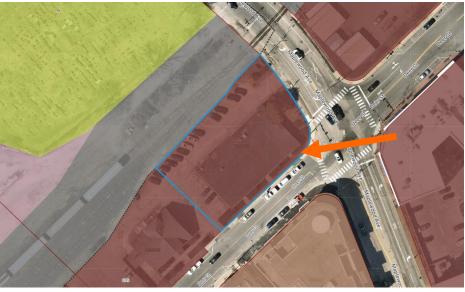
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Remove the existing building.
 - Construct a 4 story building with a penthouse on the 5th floor.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This property is located within the Urban Renewal Area of the North End. The existing building was constructed in the 1970s and is non-contributing. The structure is surrounded with many brick non-contributing structure constructed in the 1960s-1980s. Many building in the surrounding neighborhood are now being replaced with multi-story, mixed-use buildings.

Aerial and Street View Image

HISTORIC SURVEY RATING NC

	INFO/ EVALUATION CRITERIA	SUBJECT PROPE	RTY	NEI	GHBORHOOD CONTEXT	
	Project Information		oposed ding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE	TAX MAPS & ASSE	SSOR'S INFO)		- 2 z
1	Gross Floor Area (SF)					
2	Floor Area Ratio (GFA/ Lot Area)					
3				MAJOR PROJE	FCT	
4						
5		– NEW 4	STORY IN	FILL BUILDING WITH	I A PENTHOUSE LEVEL –	
6	Number of Stories					
/	Building Coverage (% Building on the Lot)					= ೧ 2
- 8	PROJECT REVIEW ELEMENT	HDC COMMENTS		HDC SUGGESTION		$-\mathbf{\Sigma}$
	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	
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u 38 5 39					Appropriate Inappropriate	
4					Appropriate Inappropriate	
	ose and Intent:					I
	Preserve the integrity of the District:	🗆 Yes 🗆 No	1 Mainte	ain the special character of th	ne District:	
	Assessment of the Historical Significance:				hitectural and historic character:	
	Conservation and enhancement of property values		•		nd welfare of the District to the city residents and vis	
			0. 110110		ta monare er me bismer te me eny residents drid vis	
Revie	ew Criteria / Findinas of Fact:					

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

361 ISLINGTON STREET (LUHD-521) **CERTIFICATE OF APPROVAL WORK SESSION #A**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- Land Use: Vacant / Commercial
- Land Area: 15,174 SF +/-
- Estimated Age of Structure: 1965
- Building Style: <u>Commercial / Modern</u> Historical Significance: <u>Non-Contributing</u>
- Public View of Proposed Work: View from Islington and Cabot Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek
- B. Proposed Work: Add side & rear additions and make site improvements.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

Mid-Block

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

✓ Intersection / Corner Lot □ Rear Lot

 $\mathbf{\nabla}$ Principal

Significant Demolition

F. Sensitivity of Context:

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

Gateway

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 significant alternations, additions or expansions)

I. Neighborhood Context:

with shallow or no front yard setbacks on relatively small lots

J. Background & Suggested Action:

The applicant proposed to:

- Convert the former gas station to a full-service restaurant;
- Add a small addition to the west and rear side of the building;
- Modify the existing canopy to create on outdoor seating area; and
- Add fencing and landscaping along the edge of the property.
- A large shade tree is also included for removal along the rear driveway.

NOTE THAT NO NEW PLANS HAD BEEN SUBMITTED AT THE TIME OF THIS REPORT. ANY UPDATED PLANS WILL BE FORWARDED TO THE HDC MEMBERS IN ADVANCE OF THE MEETING.

Design Guideline Reference – Masonry & Stucco (07), Windows and Doors (08), Site Elements & Streetscapes (09), Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:



Zoning Map

• The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures

INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			EIGHBORHOOD CONTEXT
Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
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	///	ODERAIE PRC	JICI
	SITE ALTEDATI		
-	- SHE ALIEKAN	JNS AND SIDE & K	EAR ADDITION ONLY -
APPLICANT'S	COMMENTS	HDC SUGGESTIC	ONS APPROPRIATENESS
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	(ESTIMATED F	(ESTIMATED FROM THE TAX MAPS & ASSE	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) MODERATE PRO – SITE ALTERATIONS AND SIDE & R

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

324 MAPLEWOOD AVE. (LUHD-481) **CERTIFCATE OF APPROVAL** WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L2</u>
- Land Use: Mixed-Use
- Land Area: <u>3,050 SF +/-</u>
- Estimated Age of Structure: c.1948
- Building Style: Commercial
- Number of Stories: 1.0
- Historical Significance: NC
- Public View of Proposed Work: View from Dennet<u>t Street and Maplewood Ave.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- B. Proposed Work: To renovate the existing building for a single family use.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

🗌 Terminal V

V	ÍS	a		

Intersection / Corner Lot Rear Lot

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

Principal

Accessory

Demolition

Mid-Block

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 alterations, additions or expansions)

L. Neighborhood Context:

and historically significant structures. The structures in this neighborhood have shallow setbacks along the street and narrow side yards and deeper rear yards.

M. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Clad the exterior walls with clapboards
- Add windows and doors.
- Convert the accessory structure for a residential use.

NOTE THAT THE APPLICANT HAS REQUESTD THIS APPLICATION BE CONTINUED TO THE NOVEMBER 2ND MEETING.

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

J. Aerial Image, Street View and Zoning Map:





• This building is located along Maplewood Ave. The property is surrounded with many modern



Street View Image & Proposed Elevation

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEI	GHBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)			
-	No.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSES	SSOR'S INFO)				
ŀ	1	Gross Floor Area (SF)	(101111)						
ľ	2	Floor Area Ratio (GFA/ Lot Area)				· CT			
Ī	3	Building Height / Street-Width (ROW) Ratio		MINOR PROJECT - EXTERIOR CLADDING, WINDOWS AND DOORS -					
	4	Building Height – Zoning (Feet)							
_	5	Building Height – Street Wall / Cornice (Feet)		- EXTERIOR CL	LADDING, WINDON	NS AND DOOKS -			
_	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGESTIONS				
2	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate			
Ì	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate			
Ş	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			
l	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate			
ĺ	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate			
	18	Walls				🗆 Appropriate 🗆 Inappropriate			
	19	Number and Material				🗆 Appropriate 🗆 Inappropriate			
	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate			
	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate			
ĺ	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate			
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate			
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate			
	25	Storm Windows / Screens				□ Appropriate □ Inappropriate			
ľ	26	Doors				□ Appropriate □ Inappropriate			
ľ	27	Porches and Balconies				□ Appropriate □ Inappropriate			
ľ	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate			
ľ	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate			
Ī	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate			
Ī	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate			
İ	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate			
	33	Decks				□ Appropriate □ Inappropriate			
ľ	34	Garages / Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate			
İ	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate			
ŀ	36	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			
SITE	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate			
Ś	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate			

H. Purpose and Intent:

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 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