## Staff Report – February 1st, 2023

### February 1st MEETING

### **Administrative Approvals:**

1. 40 Court St. (LUHD-550) - TBD

2. 11 Sheafe St. (LUHD-552) - TBD

3. 55 Gates St. (LUHD-553) - TBD

4. 82 Congress St. (LUHD – 569) - TBD

### **PUBLIC HEARINGS – NEW BUSINESS:**

A. 9 Sheafe St. (LU-23-3) (demolition & new single family)

## **PUBLIC HEARINGS – OLD BUSINESS:**

B. 43 Holmes Court (LU-22-72) (demolition & new single family)

C. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)

D. 100 High St. (LU-22-236) (Rooftop Mechanicals)

E. 28 New Castle Ave. (LU-22-240) (windows &, doors, stairs...)

F. 65 Washington St. (LU-22-255) (siding, windows, door & chimney)

### WORK SESSIONS - OLD BUSINESS:

1. 37 Prospect Street (LUHD-563) (additions)

### **WORK SESSIONS - NEW BUSINESS:**

A. 39 Dearborn Street (LUHD-530) (roof & addition)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION **MEETING DATE: February 1st** 

**APPLICATIONS: 12** 

Project Address:	9 SHEAFE S	<u>T. (LU-23-3)</u>				
Permit Requested:	<b>CERTIFCAT</b>	E OF APPROVAL				
Meeting Type:	PUBLIC HEA	ARING #1				
A. Property Information - General:						
Existing Conditions:  • Zoning District: CD4  • Land Use: Mixed-Use  • Land Area: 1,290 SF +/-  • Estimated Age of Structure: 9  • Building Style: Federal  • Number of Stories: 3  • Historical Significance: C  • Public View of Proposed Wo  • Unique Features: NA  • Neighborhood Association:	rk: <u>View from She</u> c	afe St. and Custom House Way				
B. Proposed Work: To install garag		sement windows and venting				
C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Boar	rd 🗌 City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	✓ Mid-Block				
☐ Intersection / Corner Lot	$\square$ Rear Lot					
E. Existing Building to be Altered/ Der	nolished / Construc	ted:				
✓ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
$\square$ Highly Sensitive $oldsymbol{ec{oldsymbol{arDelta}}}$ Sen	sitive $\square$ Low Sensiti	ivity $\square$ "Back-of-House"				
G. Design Approach (for Major Projec	<u>cts):</u>					
$\Box$ Literal Replication (i.e. 6-16	3 Congress, Jardinière Bu	uilding, 10 Pleasant Street)				
$\square$ Invention within a Style (i	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
Abstract Reference (i.e. F	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
$\square$ Intentional Opposition (i.	e. McIntyre Building, Citiz	zen's Bank, Coldwell Banker)				
H. Project Type:						
$\square$ Consent Agenda (i.e. ve	ry small alterations, o	additions or expansions)				
☑ Minor Project (i.e. small o	alterations, additions	s or expansions)				

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

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

### I. Neighborhood Context:

• This building is located along Sheafe Street and Custom House Way. The property is surrounded with many historically significant brick-sided structures. The structures in this neighborhood have little to no front yard setbacks along the street and narrow side and rear yards.

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

The Applicant is proposing to:

- Install a garage door;
- Move the electric meters;
- Install a heat pump system;
- Replace the basement windows; and,
- Install bathroom vents.

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

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





Existing Conditions & Street View Image



Zoning Map

## HISTORIC SURVEY RATING

C

**Project Evaluation Form:** 43 HOLMES COURT (LU-22-72) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #A** 

### **Existing Conditions:**

- **Zoning District: WB**
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: <u>c.1903</u> Building Style: <u>Late Gothic Revival</u>
- Number of Stories: 1.5
- Historical Significance: Contributing
  Public View of Proposed Work: View from Holmes Court

<ul> <li>Unique Features: NA</li> <li>Neighborhood Association: South End</li> </ul>							
B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.							
C. Other Permits Required:							
lacktriangledown Board of Adjustment $lacktriangledown$ Planning Board $lacktriangledown$ City Council							
D. Lot Location:							
$lacksquare$ Terminal Vista $\Box$ Gateway $\Box$ Mid-Block							
$\square$ Intersection / Corner Lot $\square$ Rear Lot							
E. Existing Building to be Altered/ Demolished:							
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition							
F. Sensitivity of Context:							
$lacktriangle$ Highly Sensitive $\Box$ Sensitive $\Box$ Low Sensitivity $\Box$ "Back-of-House"							
G. Design Approach (for Major Projects):							
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project Type:							
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)							
☐ Minor Project (i.e. small alterations, additions or expansions)							
Moderate Project (i.e. significant additions, alterations or expansions)							

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

### I. Neighborhood Context:

 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 side-yard setbacks with deeper rear yards.

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

- The applicant proposes to revise the previous approval for the following items:
- Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

Note that the applicant has requested to postpone this application to the March 1st meeting as they are still working on the revised elevations and plans. The applicant has been noticed that another public notice will be required if they do not present in March.

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:





Aerial and Street View Image



Zoning Map

	43	HOLMES CC	)URT (LU-22-72) –	PUBLIC HEARING #A	(MODERATE)	
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT					
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>S</b> 23
No.	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		╡╬╻╌╢
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6	Number of Stories		- KEMOVAL & KE	PLACEMENT OF A 3IN	GLE FAMILY HOUSE -	<b>■Z ≥ ⊲</b>
7	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	7 O 0 9
E 8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
9 10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
O 10					□ Appropriate □ Inappropriate	<b> </b>
O 11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	LUA DISTRI
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≥ 22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
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	Window Shutters / Hardware				□ Appropriate □ Inappropriate	_ ← ਨ ≻
<u>.</u> <u>25</u>	Awnings				□ Appropriate □ Inappropriate	
<u> </u>	Doors				□ Appropriate □ Inappropriate	
25 NG 26 27 28	Porches and Balconies				□ Appropriate □ Inappropriate	_ <b>~</b> ~ ~
<u> 28</u>	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
79	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	<b>─ ~</b> ~
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
31					□ Appropriate □ Inappropriate	
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
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1. P 2. A	reserve the integrity of the District:  ssessment of the Historical Significance:  Conservation and enhancement of property value	□ Yes □ □ Yes □ □ Yes □ □ Yes □	No 5. Con	ntain the special character of the Enplement and enhance the architenote the education, pleasure and v		☐ Yes ☐ Yes ☐ tors: ☐ Yes ☐
1. C	w Criteria / Findings of Fact: Consistent with special and defining character of sompatibility of design with surrounding properties			ition to historic and architectural vo	•	

**Project Address:** 3 WALTON ALLEY (LU-22-100) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #B** 

EXIS	ing			
•	Zor	nina	Dist	trict:

- Land Use: Single-Family
- Land Area: 1,680 SF +/-

- Estimated Age of Structure: c.1750-1800
  Building Style: Georgian/ Federal
  Historical Significance: C
  Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: NA
  Neighborhood Association: South End

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C. Othe	er Permits Required:					
	$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council			
D. Lot I	.ocation:					
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block			
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot				
E. Existi	ng Building to be Altered/ Dem	olished:				
	✓ Principal	Accessory	Demolition			
F. Sensi	tivity of Context:					
	$lacktriangle$ Highly Sensitive $\Box$ Sensi	tive $\square$ Low Sensitivity	y 🗌 "Back-of-House'			
G. Desi	gn Approach (for Major Project	<u>'s):</u>				
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ing, 10 Pleasant Street)			
	$\ \square$ Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)			
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)			
H. Proje	ect Type:					
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)			
	Minor Project (i.e. small alterations, additions or expansions)					
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)			

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

### I. Neighborhood Context:

• This 2 story 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 yard 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;
- Change the bulkhead cap from wood to Azek
- Relocate the stairs to the rear of the landing.

NOTE THE APPLICANT IS REMOVING THE CONDENSOR FROM THIS APPLICATION AS A VARIANCE IS REQUIRED FOR THE PROPOSED LOCATION.

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

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





Rear Elevation and Streetscape View



Zoning Map

INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  SS Floor Area (SF)  or Area Ratio (GFA/ Lot Area)  ding Height / Street-Width Ratio  ding Height – Zoning (Feet)  ding Height – Street Wall / Cornice (Feet)  nber of Stories  ding Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	Building Buil (ESTIMATED FROM THE	roposed Abu ding (+/-) ETAX MAPS & ASSESSOR'S IN	tting Structures (Average) FO)	Surrounding Structures (Average)			
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ding Coverage (% Building on the Lot)	<ul> <li>Replace Storm Windows, Modify Bulkhead and Relocate Stairs –</li> </ul>						
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ssing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate			
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ding (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate			
dscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate			
eways (i.e. location, material, screening)				□ Appropriate □ Inappropriate			
king (i.e. location, access, visibility)				□ Appropriate □ Inappropriate			
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**Project Address:** 100 HIGH STREET (LU-22-236) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type:** PUBLIC HEARING #C

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD5</u>Land Use: <u>Mixed-Use</u>
- Land Area: 27,878 SF +/-
- Estimated Age of Structure: c.2006
- Building Style: <u>Federal</u> Number of Stories: <u>5.0</u>
- Historical Significance: NA
- Public View of Proposed Work: Limited to No View from Sidewalk
- Unique Features: NA
- Neighborhood Association: North End

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В.	Proposed Work: To install roof-mou	<u>unted telecommun</u>	<u>ications equipment.</u>
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	<u>Lot Location:</u>		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☐ Sensiti	ve 🗹 Low Sensitivity	√ "Back-of-House"

### G. Design Approach (for Major Projects):

- 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 s	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:

• This structure is located along the intersection of High Street and Hanover Street. The property is surrounded with many new and historically significant structures. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

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

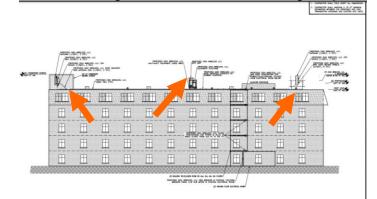
The Applicant is proposing to:

• Add roof-top antennas and associated telecom equipment.

NOTE THAT THE APPLICANT IS SUBMITTED REVISED PLANS SHOWING THE ANTENNAS FURTHER BACK FROM THE ROOF EDGE AS WELL AS SHOWING RENDERINGS OF THE PROPOSED VIEWS OF THE ROOFTOP EQUIPMENT.

### Design Guideline Reference - Guidelines for Roofing (04).

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





Elevation & Streetview Image



Zoning Map

#### 100 HIGH STREET (LU-22-236) - PUBLIC HEARING #C (MINOR) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures FORM** No. Date: 2-1-23 **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) - ROOF-MOUNTED TELECOMMUNICATIONS EQUIPMENT -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** ÖZ 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate ш :100 HIGH 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) 20 □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate **PROPERTY** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP DISTRICT 25 Storm Windows / Screens ecision: □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ 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...) 38 □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: $\square$ Yes $\square$ No $\square$ 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 Address:** 28 NEW CASTLE AVE. (LU-22-240) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type:** PUBLIC HEARING #D

A. Property Information - Genera
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- Zoning District: SRB
- Land Use: Single-Family
- Land Area: 50,530 SF +/-
- Estimated Age of Structure: c. 1910
- Building Style: <u>Bungalow</u> Number of Stories: <u>2.5</u>

- Historical Significance: C
  Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work:	<u>To made renova</u>	<u>ations to</u>	<u>o the l</u>	<u>nouse</u>

<b>B. Proposed Work:</b> 10 made rend	ovations to the nouse.					
C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
☐ Intersection / Corner Lo	ot 🗌 Rear Lot					
E. Existing Building to be Altered/ Demolished / Constructed:						
✓ Principal	☐ Accessory	Demolition				

ŀ.	Sensitiv	ity of	Context:

☐ Highly Sensitive	✓ Sensitive	☐ Low Sensitivity	☐ "Back-of-House"
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### G. Design Approach (for Major Projects):

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

### H. Projec

ct Type:
$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansions)
$\square$ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansion
☐ Major Project (i.e. very large alterations, additions or expansions)

#### I. Neighborhood Context:

• This property located along New Castle Ave. near South Street. The property is surrounded with many historically significant structures. The structures in this neighborhood have relatively shallow setbacks along the street and deeper side and rear yards.

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

The Applicant is proposing to:

- Renovate the 1910 Main House and add a second floor on the 1970 addition.
- The renovation includes new siding, windows, doors porch stairs and rear deck.

NOTE THAT NEW PLANS AND ELEVATIONS WILL BE PROVIDED SHOWING THE CHANGES REQUESTED AT THE **WORK SESSION.** 

Design Guideline Reference - Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows and Doors (08).

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





Street View Image & Proposed Elevation



Zoning Map

#### 28 NEW CASTLE AVE. (LU-22-240) - PUBLIC HEARING #5 (MODERATE) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** -23 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **Date:** 2-1 **GENERAL BUILDING INFORMATION** STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) - ADD NEW SIDING WINDOWS, STAIRS AND REAR DECK -Stipulations Building Height - Street Wall / Cornice (Feet) No:D Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 **Placement** (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate with 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH 28 NEW** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate **EP** Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim ☐ Appropriate ☐ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP DISTRICT **PROPERTY** 25 Storm Windows / Screens □ Appropriate □ Inappropriate ecision: Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ 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...) 38 □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No 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 Address: <u>65 WASHINGTON ST. (LU-22-255)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #E</u>

E	<ul> <li>Existing Conditions:</li> <li>Zoning District: MRO</li> <li>Land Use: Single Family</li> <li>Land Area: 23,522 SF +/-</li> <li>Estimated Age of Structure: c.1695</li> <li>Building Style: Colonial</li> <li>Historical Significance: C</li> <li>Public View of Proposed Work: Vie</li> <li>Unique Features: NA</li> <li>Neighborhood Association: South</li> </ul>	ew from Marcy S	treet and Strawbery Banke			
<u>B.</u>	B. Proposed Work: To replace siding, win	dows, rear door	and chimney.			
<u>C.</u>	C. Other Permits Required:					
	$\square$ Board of Adjustment $\square$ I	Planning Board	☐ City Council			
<u>D.</u>	D. Lot Location:					
	☐ Terminal Vista ☐	Gateway	☑ Mid-Block			
	$\Box$ Intersection / Corner Lot $\Box$	Rear Lot				
<u>E.</u>	E. Existing Building to be Altered/ Demolishe	<u>ed:</u>				
	✓ Principal	Accessory	☐ Demolition			
F.	F. Sensitivity of Context:					
	$lacktriangle$ Highly Sensitive $\Box$ Sensitive $\Box$	Low Sensitivity	☐ "Back-of-House"			
<u>G.</u>	G. Design Approach (for Major Projects):					
	☑ Literal Replication (i.e. 6-16 Congr	ress, Jardinière Buildin	g, 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. McInt	yre Building, Citizen's	Bank, Coldwell Banker)			
<u>H.</u>	H. Project Type:					
	$\square$ Consent Agenda (i.e. very smal	II alterations, add	itions or expansions)			
	☐ Minor Project (i.e. small alteration	ons, additions or e	xpansions)			
	✓ Moderate Project (i.e. significa	ant additions, alte	rations or expansions)			

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

#### I. Neighborhood Context:

• The building lot is located along Marcy Street in Strawbery Banke Street. It is surrounded with many wood-sided historic structures with small rear and side yards with large garden areas.

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

The Application is proposing to:

• Replace the siding, windows, rear door and chimney.

# Design Guideline Reference – Guidelines for Masonry and Stucco (07), & Windows and Doors (08)

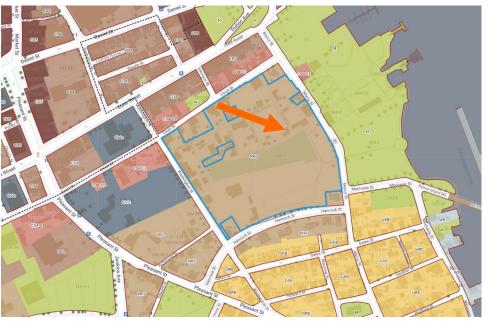
### K. Aerial Image, Street View and Zoning Map:

### Architectural Plans: Front & East elevations





Proposed Alterations and Existing Conditions



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORE	HOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
	-N-	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			
	1	Gross Floor Area (SF)	,		-	1		
STAFF	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio		A	AODEDATE D	DO IECT		
	4	Building Height – Zoning (Feet)		MODERATE PROJECT				
	5	Building Height – Street Wall / Cornice (Feet)	<ul> <li>Extensive Renovations to the c.1695 Sherburne House -</li> </ul>					
	<u> </u>	Number of Stories  Building Coverage (% Building on the Lot)	Extensive Removations to the C.1075 Shelbonie 11005e					
	/		ADDUCA	NT'S COMMENTS	1100 01100	ECTIONS	A DDD ODDI A TENECC	
_		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	E311ON3	APPROPRIATENESS	
3	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
ONTEXT	10	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
00	10	Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
_	12	Roofs (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
3	18	Walls					☐ Appropriate ☐ Inappropriate	
<u>ן</u>	19	Siding / Material					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
ŏ Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
בנות	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
Ľ	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
	25	Awnings					☐ Appropriate ☐ Inappropriate	
	26	Doors					□ Appropriate □ Inappropriate	
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
_	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
	31	Signs (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	32 33	Decks					□ Appropriate □ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
_	35	Fence / Walls (i.e. materials, type)					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
2	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 Buildinas (i.e. sheds, areenhouses)					□ Appropriate □ Inappropriate	
		<u>e and Intent:</u>						
		serve the integrity of the District:			ntain the special characte			
	2. Ass	essment of the Historical Significance:	☐ Yes ☐	No 5. Cor	nplement and enhance th	ne architectural d	and historic character:	
	3. Conservation and enhancement of property values:							

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

2. Compatibility of design with surrounding properties:

**Project Address:** 37 PROSPECT ST. (LUHD-563) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:** 

Α.	Property	Information	- General:
М.	IIODEIIA	IIIIOIIIIGIIOII	- General.

### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: <u>Colonial</u> Number of Stories: <u>2</u>

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

_				
B. Proposed Work: To construct a 1s	<u>t and 2<sup>nd</sup> floor addit</u>	ion.		
C. Other Permits Required:				
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council		
D. Lot Location:				
☐ Terminal Vista	Gateway	☑ Mid-Block		
$\Box$ Intersection / Corner Lot	☐ Rear Lot			
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>		
Principal	Accessory	Demolition		
F. Sensitivity of Context:				
☐ Highly Sensitive <b>☑</b> Sensitive	tive $\square$ Low Sensitivity	/ $\square$ "Back-of-House"		
G. Design Approach (for Major Projects):				

<u>G.</u>	Design A	<u>Approach</u>	<u>(for Majoı</u>	<u>r Projects):</u>

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)

Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

### H. Project Type:

	Consent Agenda	(i.e. very	small	alterations,	additions o	r expansions
--	----------------	------------	-------	--------------	-------------	--------------

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

#### **Neighborhood Context:**

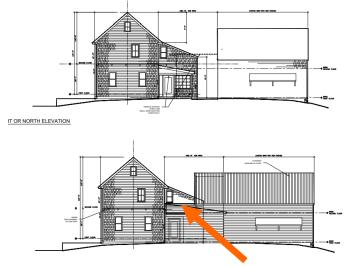
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
  - Add a 2 story rear addition with a roof deck.
- Design Guideline Reference Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)

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





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA		T PROPERTY		NEIGHBORHO							
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surro	ounding Structures (Average)						
	INU.	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & ASSES	SSOR'S INFO)								
	1	Gross Floor Area (SF)											
	2	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT									
	3	Building Height / Street-Width (ROW) Ratio		//\	ODEKAIE	<b>KOJECI</b>							
	4	Building Height – Zoning (Feet)		ADD 191	AND OND ELOO	A D DITION	C						
	5	Building Height – Street Wall / Cornice (Feet)		- ADD 131	AND 2 <sup>ND</sup> FLOO		<b>3</b> -						
	6	Number of Stories											
	7	Building Coverage (% Building on the Lot)											
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS						
N I I	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate						
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate						
5	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate						
_	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate						
	12	Roofs					☐ Appropriate ☐ Inappropriate						
	13	Style and Slope					☐ Appropriate ☐ Inappropriate						
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate						
	15	Roof Materials					☐ Appropriate ☐ Inappropriate						
	16	Cornice Line					☐ Appropriate ☐ Inappropriate						
2	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate						
	18	Walls					☐ Appropriate ☐ Inappropriate						
	19	Number and Material					☐ Appropriate ☐ Inappropriate						
ŀ	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate						
ļ	21	Doors and windows					☐ Appropriate ☐ Inappropriate						
Ļ	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate						
Ļ	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate						
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate						
Ļ	25	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate						
	26	Doors					☐ Appropriate ☐ Inappropriate						
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate						
	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate						
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate						
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate						
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate						
L	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate						
	33	Decks					☐ Appropriate ☐ Inappropriate						
	34	Garages / Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate						
	35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate						
	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate						
í	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate						
5	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate						
•	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate						
L	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate						

**Project Address:** 37 PROSPECT ST. (LUHD-563) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:** 

Α.	Property	Information	- General:
М.	IIODEIIA	IIIIOIIIIGIIOII	- General.

### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: <u>Colonial</u> Number of Stories: <u>2</u>

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

<u>B.</u>	Proposed Work:	To construct	l a	<u>1st and 2nd</u>	<u>l floor</u>	<u>addition.</u>
	-					

C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		

### G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

- 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:

	C	ons	ent	Αg	end	a (	ı.e.	ver	/ S	small	alte	erat	tions,	ad	diti	ons	or	exp	ans	sions

- ☐ 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:

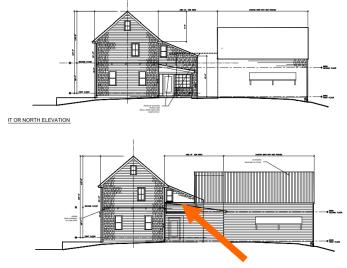
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
  - Add a 2 story rear addition with a connector building.
- Design Guideline Reference Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)

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





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		IBORHOOD CONTEXT				
Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSI	ESSOR'S INFO)					
1 Gross Floor Area (SF)							
2 Floor Area Ratio (GFA/ Lot Area)	A.A.	ODEDATE DOOLE	<b>:</b> ←T				
	MODERAIE PROJECT						
		AND ADD CONNECT					
	- DEMOILITION	AND ADD CONNECT	OK BUILDINGS -				
	A DRI I C A NITI C CO AAAA FAITC	LIDO CUO OFICTIONIS	ADDDODDIATELIECE				
	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
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			<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>				
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·			☐ Appropriate ☐ Inappropriate				
			☐ Appropriate ☐ Inappropriate				
			☐ Appropriate ☐ Inappropriate				
21 Doors and windows			☐ Appropriate ☐ Inappropriate				
22 Window Openings and Proportions			□ Appropriate □ Inappropriate				
23 Window Casing/ Trim			□ Appropriate □ Inappropriate				
24 Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate				
25 Storm Windows / Screens			☐ Appropriate ☐ Inappropriate				
26 Doors			□ Appropriate □ Inappropriate				
27 Porches and Balconies			☐ Appropriate ☐ Inappropriate				
28 Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate				
29 Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate				
30 Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate				
31 Signs (i.e. projecting, wall)			☐ Appropriate ☐ Inappropriate				
32 Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate				
33 Decks			□ Appropriate □ Inappropriate				
34 Garages / Barns / Sheds (i.e. doors, placement)			🗆 Appropriate 🗅 Inappropriate				
35 Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate				
36 Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate				
			□ Appropriate □ Inappropriate				
			□ Appropriate □ Inappropriate				
			□ Appropriate □ Inappropriate				
40 Accessory Buildings (i.e. sheds, greenhouses)  urpose and Intent:			□ Appropriate □ Inappropriate				
	GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height – Street Wall / Cornice (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION  GENERAL BUILDING INFORMATION  (ISTIMATED FROM THE TAX MAPS & ASSI  Gross Roor Area (SF)  Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width (ROW) Ratio  Building Height / Street-Width (ROW) Ratio  Building Height / Street Wall / Cornice (Feet)  Number of Stories  Number of Stories  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. set) Building on the Lot)  Architectural Style (i.e. traditional - modern)  Architectural Style (i.e. traditional - modern)  Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials  Cornice Line  Cornice Line  Cornice Line  Cornice Line  Deors and windows  Window Openings and Proportions  Window Openings and Proportions  Window Openings and Proportions  Window Openings and Proportions  Window Cosing/ Tim  Window Shutters / Hardware  Shop Roofs  Landings/ Steps / Stoop / Railings  Landings/ Landings/ Screenwalls (i.e. materials, type)  Fence / Walls / Screenwalls (i.e. materials, type)  Fence / Walls / Screenwalls (i.e. materials, street edge)  Priveways (i.e. location, material, screening)  Priveways (i.e. location, material, screening)  Priver Architectural Row  APPLICANT'S COMMENTS  APPLICANT'S COMMENTS	GENERAL BUILDING INFORMATION  GENERAL BUILDING INFORMATION  GOOS FROM Yea (SIF)  Floor Area (SIF)  RODERATE PROJE  Building Height - Street Wall / Comice (Feet)  Building Coverage (\$ Building on the Lof)  PROJECT REVIEW ELEMENT  PROJECT REVIEW ELEMENT  APPLICANT'S COMMENTS  B Scale (\$ i.e. height, volume, coverage)  Procement (i.e. serbacks, alignment)  Mosting (\$ i.e. height, volume, coverage)  Procement (i.e. serbacks, alignment)  Mosting (\$ i.e. height, volume, coverage)  Roder Building Coverage (\$ i.e. height, volume, coverage)  Procement (i.e. serbacks, alignment)  Mosting (\$ i.e. height, volume, coverage)  Rod Mosting (\$ i.e. height, i.e. h				

**Project Address: 95 DANIEL ST. (LUHD-530) CERTIFCATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #B** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD4</u>Land Use: <u>Mixed-Use</u>
- Land Area: 1,682 SF +/-
- Estimated Age of Structure: c.1850 (95) & c.1960 (99)
  Building Style: Gothic Revival
  Number of Stories: 2.0

	<ul> <li>Historical Significance: C</li> <li>Public View of Proposed Work: <u>View from Daniel St.</u></li> <li>Unique Features: <u>NA</u></li> <li>Neighborhood Association: <u>Downtown</u></li> </ul>
В.	
	Other Permits Required:
	Board of Adjustment Planning Board City Council
<u>D.</u>	Lot Location:
	$\square$ Terminal Vista $\square$ Gateway $oxedsymbol{arDelta}$ Mid-Block
	$\square$ Intersection / Corner Lot $\square$ Rear Lot
<u>E.</u>	Existing Building to be Altered/ Demolished / Constructed:
	✓ Principal □ Accessory ✓ 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:
	$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)

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

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

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

### I. Neighborhood Context:

• These buildings are located along Daniel St. The properties are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

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

The Applicant is proposing to:

• Redesign the project to renovate and/ or alter the two existing historic structures.

### NOTE, THE APPLICANT IS REQUESTING TO WITHDRAW THIS APPLICATION.

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

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





Street View Image & Proposed Elevation



**Zoning Map** 

#### 95 DANIEL ST. (LUHD-530) – WORK SESSION #B (MODERATE) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures FORM** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF -23 COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Date: 2 Withdrawn Building Height – Zoning (Feet) - RENOVATION OF THE TWO EXISTING STRUCTURES -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** No:B 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Appoved with 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate ase 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** □ Appropriate □ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts DANII □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate PROPERTY: 9 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP DISTRICT BUILDING 25 Storm Windows / Screens cision: □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Δ Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 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...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No 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 Address: 39 DEARBORN LANE (LUHD-568)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSIONS #1

A. Property Information - General	Α.	Property	<b>Information</b>	- General:
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### **Existing Conditions:**

- Zoning District: **GRA**
- Land Use: <u>Single-Family</u>
- Land Area: 11,600 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Dearborn Street
- Unique Features: NA

	<ul> <li>Neighborhood Association: Chris</li> </ul>	tian Shore	
<u>B.</u>	B. Proposed Work: To replace the roof s	tructure and add	ding an addition.
<u>C.</u>	C. Other Permits Required:		
	☐ Board of Adjustment ☐	Planning Board	☐ City Council
<u>D.</u>	D. Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	☐ Intersection / Corner Lot <b>☑</b>	7 Rear Lot	
<u>E.</u>	E. Existing Building to be Altered/ Demolish	<u>ned:</u>	
	✓ Principal	Accessory	Demolition
<u>F.</u>	F. Sensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensitive	$\square$ Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	G. Design Approach (for Major Projects):		
	$\Box$ Literal Replication (i.e. 6-16 Conq	gress, Jardinière Buildinç	g, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e., Po	rter Street Townhouses,	100 Market Street)
	Abstract Reference (i.e. Portwa	lk, 51 Islington, 55 Conç	gress Street)
	☐ Intentional Opposition (i.e. McI	ntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	H. Project Type:		
	$\square$ Consent Agenda (i.e. very sm	all alterations, add	itions or expansions)
	☐ Minor Project (i.e. small alterat	ions, additions or e	expansions)

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

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

### I. Neighborhood Context:

• The building is located along Dearborn Lane off of Dearborn Street. It is surrounded with many wood-frame 2.5 story structures with little to no setbacks from the sidewalk.

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

The Application is proposing to:

- Add a new roof structure;
- Add an addition for a family room; and
- Expending a section of the kitchen.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)

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



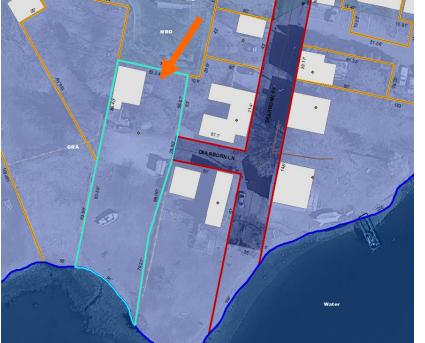








Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

		39	<b>DEARBORN</b>	LANE - WORK S	<b>ESSION #1 (MODER</b>	ATE PROJECT)		
<u> </u>		INFO/ EVALUATION CRITERIA	CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>73</b>	
	No.						<b>PR</b> 2-1-2	
ட		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		= Z Z N O	
STAFF	1	Gross Floor Area (SF)						
ij	2	Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width Ratio		-	MODERATE PRO			
0,	3	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories		– REPLAC	CE ROOF AND ADD A	ADDITION ONLY -		
	7	Building Coverage (% Building on the Lot)					ON FINAL PORTIONS WITH GRAND	
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIC	ONS APPROPRIATENESS	ON COMMISSIPPLIATIONS  Stipulations  Withdraw	
5	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	<b>Ct</b>	
N N	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate		
	טו וכ	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate		
ر	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate	LU/ DISTI DISTI EET C	
COMMISSION MEMBERS DESIGN & MATERIALS	12	Roofs				☐ Appropriate ☐ Inappropriate	ALUARIC DISTRICT DISTREET CAPPROVED A	
	13	Style and Slope				☐ Appropriate ☐ Inappropriate	AL RIC STRE STRE Appri	
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate		
	15	Roof Materials				☐ Appropriate ☐ Inappropriate	$ >$ $\circ$ $z$ $ -$	
	16	Cornice Line				☐ Appropriate ☐ Inappropriate		
	17	Eaves, Gutters and Downspouts  Walls				□ Appropriate □ Inappropriate		
	18	Siding / Material				□ Appropriate □ Inappropriate		
	20	Projections (i.e. bays, balconies)				<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>		
	21	Doors and Windows				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	ERTY OUTH H DEARB Approved	
	30	Window Openings and Proportions				□ Appropriate □ Inappropriate		
		Window Casing/ Trim				□ Appropriate □ Inappropriate	─ <b>──</b> ≥ ⋈ ┌ ॒	
	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	ן <b>פר</b> גֿוֹ אָיִייִי ח	
	25	Awnings				☐ Appropriate ☐ Inappropriate		
RICT	26	Doors				☐ Appropriate ☐ Inappropriate	PORT PERTY Cision:	
STR	1 27	Porches and Balconies				☐ Appropriate ☐ Inappropriate		
DIST	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	PRO Pe	
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate		
$\overline{\mathbf{c}}$	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate		
<u>ج</u>	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate		
<u>۲</u>	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate		
HISTORIC	33	Decks (St. 1. // St. 1. //				☐ Appropriate ☐ Inappropriate		
<b>-</b>	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate		
2	35	Fence / Walls (i.e. materials, type)  Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate		
	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate		
_	) <del> </del>	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate		
I	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate		
	40					☐ Appropriate ☐ Inappropriate		
	1. Pi 2. A 3. C	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value or Criteria / Findings of Fact:	Yes       Yes       Yes	No 5. Coi	•	the District: rehitectural and historic character: and welfare of the District to the city residents and visi	☐ Yes ☐ No☐ Yes ☐ Yes ☐ No☐ Yes ☐ Yes	
	1. C	onsistent with special and defining character of s	<u> </u>			<del>-</del>		
	2. C	ompatibility of design with surrounding properties	:	□ Yes □ No 4. Coi	mpatibility ot innovative techno	ologies with surrounding properties:		