Staff Report – June 7th, 2023

June 7th MEETING

Administrative Approvals:

- 1. 333 New Castle Ave. (LUHD-610) Recommended Approval
- 2. 795 Middle Street St. (LUHD-613) Recommended Approval
- 3. 49 Sheafe St. (LUHD-612)
- 4. 394 Pleasant St. (LUHD-614)
- 5. 18 Walden St. (LU-23-52)
- 6. 177 State St. (LUHD-616)
- 7. 135 Daniel St. (LUHD-619)
- 8. 172 South St. (LUHD-620)
- 9. 11 Market St. (LUHD-621)
- 11. 50 Daniel St. (LUHD-617)
- 12. 60 Penhallow St. (LUHD-618)

- TBD
- Recommended Approval
- 10. 28 New Castle Ave. St. (LUHD-622)- Recommended Approval
 - Recommended Approval
 - Recommended Approval

EXTENSION REQUESTS - NEW BUSINESS:

1.404 Islington St. (LU-22-74) (door and ADA Ramp)

WORK SESSIONS – OLD BUSINESS:

A. 37 Prospect Street (LUHD-563) (barn addition & connector)

PUBLIC HEARINGS – OLD BUSINESS:

A. 129 State St. (LU-22-78) (parapet wall)

PUBLIC HEARINGS – NEW BUSINESS:

- 444 Pleasant St. (LU-23-64) (replace windows)
- 2. 132-134 Middle St. (LU-23-70) (trim, roof & other repairs)
- 39 Dearborn St. (LU-23-5) (connector and addition)

WORK SESSIONS - NEW BUSINESS:

232 South St. (LUHD-615) (add 1-car garage)

June 14th MEETING

WORK SESSIONS – NEW BUSINESS:

64 Vaughan St. (LUHD-618) (roof pavilion)



LOCATOR MAP

MEETING DATE: June 7th and 14th HISTORIC DISTRICT

APPLICATIONS: 13

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

- Existing Conditions:Zoning District: GRA
- Land Use: Single Family
- Land Area: <u>5,230 SF +/-</u>
- Estimated Age of Structure: c.1790 Building Style: Colonial
- Number of Stories: 2
- Historical Significance: Contributing
 Public View of Proposed Work: View from Prospect Street

 Unique Features: NA 	·	<u> </u>
Neighborhood Association: C	<u> </u>	
B. Proposed Work: To construct and	addition, connector	and repurpose the barn.
C. Other Permits Required:		
\square 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>:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
☐ Abstract Reference (i.e. Por	rtwalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)

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

Neighborhood Context:

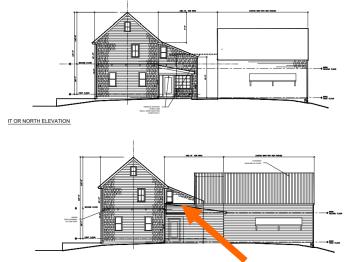
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
 - Add a 2-story rear addition with a connector and repurpose the barn.
 - Note, the applicant has requested to postpone this item to the July meeting.
- 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



Page 4 of 16 37 PROSPECT STREET (LUHD-563) - WORK SESSION #A (MODERATE PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures FORM** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF **DISTRICT COMMISSION** Gross Floor Area (SF) 1 Floor Area Ratio (GFA/ Lot Area) 2 MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn - Barn Conversion, Connector and Addition -Approved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Scale (i.e. height, volume, coverage...) 8

☐ Appropriate ☐ Inappropriate 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks...) 10 □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **COMMISSION MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 4 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate Ш 18 Walls □ Appropriate □ Inappropriate Number and Material 19 □ Appropriate □ Inappropriate ERTY Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate Window Shutters / Hardware 24 ☐ Appropriate ☐ Inappropriate **_** Storm Windows / Screens 25 □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate Porches and Balconies 27 □ Appropriate □ Inappropriate 2 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 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate

HISTORIC

PORTSMOUTH

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PROSPE

PROPERTY:37

Postponed

Continued

H. Purpose and

r	<u>1</u>	е	ľ	1	<u>t:</u>

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

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

□ Appropriate □ Inappropriate

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:

3. Conservation and enhancement of property values:

Accessory Buildings (i.e. sheds, greenhouses...)

☐ Yes ☐ No

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

☐ Yes ☐ No

Project Address: 129 STATE ST. (LU-22-78) **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #A Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

<u>В. </u>	Proposed Worl	<u>::</u>	<u>Io instal</u>	l a	masonr	<u>/</u>	parapet	wal	<u>.</u>

<u>C.</u>	Other	Permits	Reg	uired:
				_

C. Oniei i enimis kedolied.		
\square Board of Adjustment	☐ Planning Board	\square 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 Stree
☐ 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)

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

H. Project Type:

	Agenda	(i.e. ve	ry small	alterations,	additions	or expansi	on:

- 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 building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

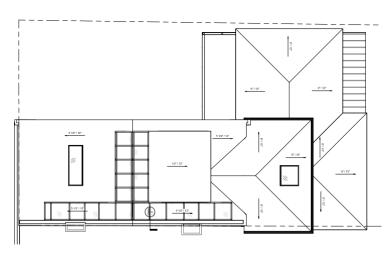
J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Add a masonry parapet wall between 129 and 123 State Street.
 - Change the window pattern and wall design from the previously-approved design.

Design Guideline Reference – Guidelines for Roofing (04), Masonry & Stucco (07) & Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

129 STATE ST. (LU-22-78) - PUBLIC HEARING #A (MINOR PROJECT)

INFO/ EVALUATION CRITERIA	JUD.	JECT PROPERTY		NEIGHBORHOOD CONTEXT	
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
GENERAL BUILDING INFORMATION	(ESTIA	MATED FROM THE TAX MAPS & ASSE	ESSOR'S INFO)		
Gross Floor Area (SF)					~ ×
Ploor Area Ratio (GFA/ Lot Area)		AA	ODED ATE DD	O IECT	
Building Height / Street-Width (ROW) Ratio		//\	ODERAIE PR	OJECI	FO MISSIO
Building Height – Zoning (Feet)			Dawara at Mail o	Charnes Window Design	T S
		- Add a Masonry I	rarapet wall & C	Snange window besign -	
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	APPLI(CANT'S COMMENTS	HDC SUGGEST		⊣ ∩ ∺
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				☐ Appropriate ☐ Inappropriate	
1 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
2 Roofs				☐ Appropriate ☐ Inappropriate	J.
3 Style and Slope				□ Appropriate □ Inappropriate	
Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	ں ہے ∪
5 Roof Materials				□ Appropriate □ Inappropriate	
6 Cornice Line				□ Appropriate □ Inappropriate	
7 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
8 Walls				□ Appropriate □ Inappropriate	∃Ш ≅
9 Number and Material				□ Appropriate □ Inappropriate	J
Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	_ <u>_</u>
1 Doors and windows				□ Appropriate □ Inappropriate	
2 Window Openings and Proportions				□ Appropriate □ Inappropriate	~ ∂
3 Window Casing/ Trim				□ Appropriate □ Inappropriate	ДШŽ
4 Window Shutters / Hardware				□ Appropriate □ Inappropriate	
5 Storm Windows / Screens				□ Appropriate □ Inappropriate	OPTS
6 Doors				□ Appropriate □ Inappropriate	O 5
7 Porches and Balconies				□ Appropriate □ Inappropriate	
8 Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
9 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	
O Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
2 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	Volt W
3 Decks				□ Appropriate □ Inappropriate	
4 Garages / Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
5 Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	
Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
7 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
8 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	16 E
9 Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
O Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	The same of the sa
	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Proches and Balconies Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Decks Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLI Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Cornice Line Feaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Projections (i.e. porch, portico, canopy) Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Wechanicals (i.e. HVAC, generators) Decks Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)	Building Height / Street-Wildth (ROW) Ratio Building Height - Zoning (Feet) Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Scale (i.e. height, volume, coverage) Placement (i.e. setbocks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Roofs Roof Rojections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Openings and Proportions Window Casing/ Tim Windows / Screens Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Pence / Walls / Screenwalls (i.e. materials, type) Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. gorudn floor height, street edge) Landscaping (i.e. gordens, planters, street trees)	Building Height - Zoring (Feet) Building Height - Zoring (Feet) Building Height - Zoring (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (Fe Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGEST Building Coverage, I Scale (File, Height, Volume, coverage,)	Building Height - Zering (Foot) Building Height - Zering (Foot)

A. Property Information - General:

Project Evaluation Form: 444 PLEASANT ST. (LU-23-64)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Existing Conditions:						
• Zoning District: GRB						
 Land Use: <u>Multi- Family</u> Land Area: <u>19,600 SF +/-</u> 						
 Estimated Age of Structure: c. 						
 Building Style: <u>Utilitarian</u> 						
Number of Stories: 2 Number of Stories: 2	م مانيا م					
 Historical Significance: Non-Co Public View of Proposed Work 	<u>ONINDUIING</u> · View from Pleasar	nt and Marcy Street				
 Unique Features: NA 	. <u>*10** 11011111104541</u>	Trana Marcy Oncor				
 Neighborhood Association: <u>Sc</u> 	outh End					
B. Proposed Work: To replace the ex	isting windows_					
C. Other Permits Required:						
☐ Board of Adjustment	\square Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	Gateway	☐ Mid-Block				
✓ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished:					
✓ Principal	☐ Accessory	☐ Significant Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive \square Sensiti	ve \square Low Sensitivity	☐ "Back-of-House"				
G. Design Approach (for Major Projects	<u>s):</u>					
☑ Literal Replication (i.e. 6-16 (Congress, Jardinière Buildi	ng, 10 Pleasant Street)				
\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)				
\square Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)				
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
H. Project Type:						
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
☑ Minor Project (i.e. small alt	erations, additions or	expansions)				
☐ Moderate Project (i.e. sign	nificant additions, alte	rations or expansions)				
\square Major Project (i.e. very larg	ge alterations, additic	ns or expansions)				

I. Neighborhood Context:

• This non-contributing structure is located at the intersection of Marcy and Pleasant Streets. The structure is owned by the Portsmouth Housing Authority and is surrounded with many wood-sided, 2.5 -3 story contributing historic structures.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - 1. Replace the windows.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORH	OOD CONTEXT
Project Information	Existing Building B	Proposed suilding (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED FROM 1	THE TAX MAPS & ASS	SESSOR'S INFO)		
1 Gross Floor Area (SF)					
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			MINOR PRO	JECT	
	- WINDOW REPLACEMENT ONLY -				
	HDC COMMEN	IS	HDC SUGGE	STIONS	APPROPRIATENESS
					☐ Appropriate ☐ Inappropriate
					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
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					☐ Appropriate ☐ Inappropriate
					☐ Appropriate ☐ Inappropriate
25 Awnings					□ Appropriate □ Inappropriate
26 Doors					□ Appropriate □ Inappropriate
Porches and Balconies					☐ Appropriate ☐ Inappropriate
1 1 1 1 1 1 1 1 1					☐ Appropriate ☐ Inappropriate
29 Landings/Steps/Stoop/Railings					□ Appropriate □ Inappropriate
3 3 (122 27)					□ Appropriate □ Inappropriate
U (1) U ()					□ Appropriate □ Inappropriate
Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
33 Decks					□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
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- · · · · · · · · · · · · · · · · · · ·					□ Appropriate □ Inappropriate
Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width 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 Siding / 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 Awnings 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 (i.e. doors, placement) 35 Fence / Walls (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 GESTIMATED FROM 1 Gross Floor Area (SF) Ploor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Mumber of Stories Building Height - Street Wall / Cornice (Feet) Number of Stories PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Building (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Siyle and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walk Walk Window Apenings and Proportions Window Openings and Proportions Window Openings and Proportions Window Openings and Proportions Window Shutters / Hardware Mindow Shutters / Hardware Mindow Shutters / Hardware Mindow Shutters / Hardware Mindow Casing/ Trim Window Shutters / Hardware Mindow Shutters / Hardware Mindow Shutters / Hardware Mindow Gesing (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projections, tive) Architectural Style (i.e. materials, type) Grading (i.e. ground floor height, street rees) Proken (i.e. gordens, planters, street frees) Praking (i.e. location, materials, street frees)	Building Building (+/-) GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (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 (ii.e. traditional - modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Material 16 Cornice Line 17 Eaves, Guiters and Downspouts 18 Walle 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Openings (i.e. porch, portico, canopy) 25 Awnings 26 Doors 27 Profections (i.e. porch, portico, canopy) 29 Projections (i.e. porch, portico, canopy) 20 Projections (i.e. porch, portico, canopy) 21 Landings/Steps / Stoop / Railings 22 Window Shutters / Hardware 23 Mindow Shutters / Hardware 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/Steps / Stoop / Railings 31 Signs (i.e. projecting, wall) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. gardens, planeters, street trees) 37 Parking (i.e. location, materials, streening) 38 Orveways (i.e. location, materials, streening) 39 Parking (i.e. location, materials, streening) 39 Parking (i.e. location, materials, streening) 30 Preways (i.e. location, materials, streening) 30 Preways (i.e. location, materials, streening) 31 Priverays (i.e. location, materials, streening) 32 Priverays (i.e. location, materials, streening) 33 Priverays (i.e. location, materials, streening) 34 Priverays (i.e. location, materials, streening) 35 Privera	Building Building (+/-) (Average)	GENERAL BUILDING INFORMATION GENERAL BUILDING SERIOL (GERAL) (Lot Area) Building Begint - Street Wolf in Rotto Building Height - Street Wolf in Rotto Building Height - Street Wolf in Comice (Feet) Number of Stories Rotting General Building on the Lot! 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Project Evaluation Form: 132-134 MIDDLE STREET (LU-23-70)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

5 / 1 · · ·		
A. Property Information - General: Existing Conditions: • Zoning District: CD4-L1 • Land Use: Mixed-Use • Land Area: 11.060 SF +/- • Estimated Age of Structure: c.18 • Building Style: Mansard • Number of Stories: 3.0 • Historical Significance: Focal • Public View of Proposed Work: • Unique Features: The Parrot Ho • Neighborhood Association: Do		Street & Haymarket Square ding
B. Proposed Work: To repoint brick, re	place the roof & n	nade entryway improvements.
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
☐ Condo Association	☐ Abutting Property	y Owner
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demol	ished:	
✓ Principal	☐ Accessory	☐ Significant Demolition
F. Sensitivity of Neighborhood Context:		
$lacktriangle$ Highly Sensitive \Box Sensitive	ve \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects)	<u>:</u>	
☑ Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildir	ng, 10 Pleasant Street)
\Box Invention within a Style (i.e.,	Porter Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Portv	walk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e. M	AcIntyre Building, Citizen's	s Bank, AC Hotel)
H. Project Type:		
Consent Agenda (i.e. very si	mall alterations, add	litions or expansions)
☐ Minor Project (i.e. small alter	rations, additions or e	expansions)
✓ Moderate Project (i.e. signi	ificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that the structure is located on two separate lots.

J. Proposed Work:

- The applicant proposes t:
 - Repoint the bricks;
 - Replace deteriorated roofing material;
 - Replace the front steps and railings;
 - Repair the entrance doors;
 - Repair windows and storms; and
 - Replace downspouts and gutters.

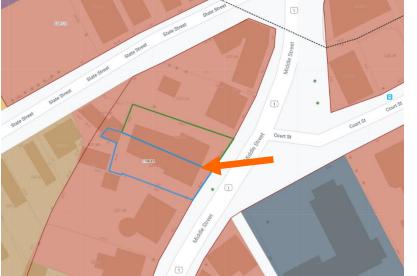
Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:





Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map

HISTORIC SURVEY RATING

F

132-134 MIDDLE STREET (LU-23-70) - PUBLIC HEARING #2 (MODERATE) **SUBJECT PROPERTY** INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT Existing Abutting Structures Project Information Proposed Surrounding Structures** -23 **FORM** Building Building (+/-) (Average) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** <u>Date: 6-7</u> COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/Lot Area) 2 Building Height / Street-Width Ratio 3 MODERATE PROJECT With1rawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) No.:2 - Replace Roof & Trim, Repoint Brick and Replace Front Entryway -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS HDC COMMENTS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Approved with Cas 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 132-134 MIDDL **Roof Materials** 15 □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts ш □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued Siding / Material 19 **ERTY** ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions 22 □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** 25 **Awnings** DING. □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate 31 Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 Grading (i.e. ground floor height, street edge... □ Appropriate □ Inappropriate 37 Landscaping (i.e. gardens, planters, street trees... □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) ☐ Appropriate ☐ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: □ Yes □ No 4. Maintain the special character of the District: □ Yes □ No 5. Complement and enhance the architectural and historic character: 2. Assessment of the Historical Significance: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

□ Yes □ No

2. Compatibility of design with surrounding properties:

Project Address: 39 DEARBORN LANE (LUHD-568) **Permit Requested: CERTIFICATE OF APPROVAL**

Meeting Type: PUBLIC HEARING #3

|--|

Existing Conditions:

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

В.	Proposed Work:	To replace the roc	f structure and	l adding a co	nnector & addition.
	-	-		-	

			_
C. Other Pe	<u>ermits Required:</u>		
	Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Loca	ation:		
	Terminal Vista	☐ Gateway	☐ Mid-Block
	Intersection / Corner Lot	☑ RearLot	
E. Existing	Building to be Altered/ Demo	lished:	
[☑ Principal	Accessory	Demolition
F. Sensitivit	ty of Context:		
	☐ Highly Sensitive 🗹 Sensiti	ve \square Low Sensitivity	"Back-of-House"
G. Design	Approach (for Major Projects	<u>):</u>	
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)
	Invention within a Style (i.e.,	Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Port	walk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e. №	AcIntyre Building, Citizen':	s Bank, Coldwell Banker)
H. Project	Type:		
	Consent Agenda (i.e. very s	small alterations, add	ditions or expansions)
	☐ Minor Project (i.e. small alte	rations, additions or e	expansions)
[✓ Moderate Project (i.e. sign		•

☐ 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.

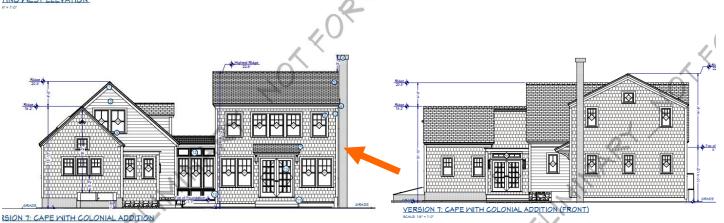
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a new roof structure;
- Add an addition for a family room; and
- Expending a section of the kitchen.
- Note that the applicant has modified the proposed design to attach the proposed connector to the existing accessory structure. The applicant also received a new variance approval from the BOA for the revised project.

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

		39	DEARBORN	LANE – PUBLIC H	HEARING #3 (MODERA	ATE PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	GHBORHOOD CONTEXT				
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	N 6-7-23			
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	ASSESSOR'S INFO)					
STAFF	1	Gross Floor Area (SF)	(=0::::::				. ∑ ∻			
ĕ	2	Floor Area Ratio (GFA/ Lot Area)					MISSIO Date: <u>(</u>			
^ □	3	Building Height / Street-Width Ratio		MODERATE PROJECT						
	4	Building Height – Zoning (Feet)								
	5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories - ADD A CONNECTOR, ADDITION AND MO				DITION AND MODIFIC	ATION TO EXISTING STRUCTURE -				
-	7	Building Coverage (% Building on the Lot)					· < ::			
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS	$ \begin{array}{c} $			
b	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	ë H			
ONTEXT	9	Placement (i.e. setbacks, alignment)	-			□ Appropriate □ Inappropriate	g S			
Ö	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate				
Ö	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate ☐	DIS			
2	12	Roofs				□ Appropriate □ Inappropriate				
	13	Style and Slope				☐ Appropriate ☐ Inappropriate				
<u> </u>	14	Roof Projections (i.e. chimneys, vents, dormers)				- Appropriate - Inappropriate	EVA HISTORIC BORN STI			
	15	Roof Materials Cornice Line				□ Appropriate □ Inappropriate	OZ			
	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	LIST OR			
	18	Walls				☐ Appropriate ☐ Inappropriate	∃ B			
N A	19	Siding / Material				☐ Appropriate ☐ Inappropriate	~ ~			
ATERI/	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	. E ≲			
×	21	Doors and Windows				☐ Appropriate ☐ Inappropriate	OUTH DEAF			
DESIGN & MATERIALS	22	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate	5 2			
<u> </u>	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	RTSM (TY:39			
DESIG	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	· \			
<u>၂</u>	25	Awnings				☐ Appropriate ☐ Inappropriate	N N			
LDING	26	Doors				☐ Appropriate ☐ Inappropriate	S E			
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	. <u> </u>			
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate □	PRO			
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	△			
	30 31	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐				
5	33	Decks				□ Appropriate □ Inappropriate				
•	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate				
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	A To			
5	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate				
DESIG	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
ш	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate				
SI		Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	74.75			
		Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate				
<u>H.</u> F		e and Intent:	- · · -	NI= 4 - 2 - 2	otaliata da la caracterio de la compositorio della compositorio della compositori della compositorio della compositorio della compositorio della c	- Diskisk	- V			
,		serve the integrity of the District:	□ Yes □		aintain the special character of the		☐ Yes ☐			
,		essment of the Historical Significance:	☐ Yes ☐		emplement and enhance the arch		☐ Yes ☐			
	o. Co	nservation and enhancement of property val	ues:	ino 6. Pro	omore the education, pleasure an	d welfare of the District to the city residents and visitors:				
<u>I. R</u>		Criteria / Findings of Fact:								
		nsistent with special and defining character o								
2	2. Cor	mpatibility of design with surrounding propertie	es:	☐ Yes ☐ No 4. Co	empatibility of innovative technolo	gies with surrounding properties:				

Project Address: 232 SOUTH STREET (LUHD-615) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #1 Meeting Type:**

Existing Conditions:

- Zoning District: SRB
- Land Use: Two-Family
- Land Area: 7,890 SF +/-

- Estimated Age of Structure: <u>c.1870</u>
 Building Style: <u>Vernacular</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from South Street</u>
- Unique Features: NA
- Neighborhood Association: South End

<u> 8. Proposed Work:</u> <u>To add a one-car garage to the sideyard</u>
--

C. Other Permits Required:	
\square Board of Adjustmen	\square Planning Board \square City Council
☐ Condo Association	☐ Abutting Property Owner
D. Lot Location:	
\Box Terminal Vista	\square Gateway $lacksquare$ Mid-Block
☐ Intersection / Corn	er Lot 🗌 Rear Lot
E. Existing Building to be Altered	/ Demolished:
Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
☐ Highly Sensitive ☑	1 Sensitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major	<u>Projects):</u>
\Box Literal Replication (i	.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
\square Invention within a $\$$	tyle (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference	e (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposit	ion (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. s	mall 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:

• The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

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

The Application is proposing to:

- Add a single-car garage to the side yard and add cobblestones or textured pavers on the driveway.
- Note that this project will require a variance from the BOA for the sideyard seetback.

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

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





Proposed Elevation and Street View Image



Aerial Map

			23	32 SOUTH STI	REET (LUHD-615)	- WORK SESSION	#1 (MODER	ATE)	
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
	_	N ₀	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS &	ASSESSOR'S INFO)			RM IN IN IN IN IN IN IN IN
또		1	Gross Floor Area (SF)	, -					
STA		2	Floor Area Ratio (GFA/ Lot Area)						Sion
S		3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) MODERATE PROJECT							
		4	Building Height – Zoning (Feet)			MODERAILI	KOJLCI		
		5	Building Height – Street Wall / Cornice (Feet)			- Add a Single-C	ar Garage -	•	
		6	Number of Stories Building Coverage (% Building on the Lot)			Add a onigic C	our ourage		
		/	PROJECT REVIEW ELEMENT	A DDLLC A	NIT'S COAAAENITS	LIDC SUCC	ECTIONIC	A DDD ODDI A TENESS	ONMIS COMMIS D.:1 Date pulations Withdrawn
		_		APPLICA	NT'S COMMENTS	HDC SUGG	E211ON2	APPROPRIATENESS	COMMINATIONS Stipulations Withdraw
	ONIEX	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	┋├─	10	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	R R C S E S E S E S E S E S E S E S E S E S
	3	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
S	-	10	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
2		12 13	Roofs Style and Slope					☐ Appropriate ☐ Inappropriate	
8		14	Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	ALU/ RIC DISTI REET Ca Approved A
\mathbf{z}	-	15	Roof Materials					□ Appropriate □ Inappropriate	EVA HISTORIC UTH STRE
X		16	Cornice Line					□ Appropriate □ Inappropriate	
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	ТШЬ ₹
OMMISSION MEMBERS GN & MATERIALS	<u> </u>	18	Walls					□ Appropriate □ Inappropriate	ן בי וֹבּ בּוֹ
S	1 −	19	Siding / Material					□ Appropriate □ Inappropriate	OOU Ved
2	EK.	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
∑	> —	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	RTY OUTH H 32 SOU Approved ontinued
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	3 3	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	∣ 🖵 🎖 🗮 🗀 🗆
\Box	<u>s</u> :	25	Awnings					□ Appropriate □ Inappropriate	OPE ORTSM PERTY:
2		26	Doors					□ Appropriate □ Inappropriate	
DISTRICT	5 _ 2	27	Porches and Balconies					□ Appropriate □ Inappropriate	
	2	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ _ _ _
U	-	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_
쿋	-	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_
2 ∣		31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
HISTORIC		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
エ	-	33	Decks Cavages/ Payre / Shade (i.e. deeps placement)					□ Appropriate □ Inappropriate	
-		34 35	Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	— פ	36	Grading (i.e. ground floor height, street edge)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
		37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
	⊔ '	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
			Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		40	e and Intent:						
<u>п</u>			serve the integrity of the District:	□ Yes □	No. 4 M	aintain the special characte	ar of the District		□ Yes □ No
			essment of the Historical Significance:			omplement and enhance th		historic character:	□ Yes □ No
			assimetri of the histolical significance. Anservation and enhancement of property valu			•		ne District to the city residents and visite	
ı			Criteria / Findinas of Fact:		0.11	omore me education, pieds	SOIC GITA WEITAIC OF IT	TO DISTRICT TO THE CITY TESTUETHS WHA VISH	O13. 1 1 1 C3 1 1 NO
<u>1.</u>			nsistent with special and defining character of	surrounding prope	ties: □Yes□No 3 Re	elation to historic and archite	ectural value of existi	ng structure: 🗆 Yes 🗆 No	
			npatibility of design with surrounding propertie			ompatibility of innovative te			

64 VAUGHAN MALL (LUHD-618) Project Address: CERTIFICATE OF APPROVAL Permit Requested: WORK SESSION #1 Meeting Type:

- Zoning District: CD5
- Land Use: <u>Commercial</u> Land Area: <u>15,242 SF +/-</u>

- Estimated Age of Structure: <u>c.1900</u>
 Building Style: <u>Vernacular Commercial</u>
 Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: NA
- Neighborhood Association: Downtown

<u>в. </u>	<u>Pro</u>	<u>posed</u>	Work:	10	aaa	a	<u>root</u>	TOP	<u> pc</u>
		-						-	-

B. Proposed Work: To add a rooftop	<u>pavilion.</u>	
C. Other Permits Required:		
☑ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivity	"Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 C	ongress, Jardinière Building	g, 10 Pleasant Street)
lacksquare Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. verv	small alterations add	ditions 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:

• The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks.

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

The Application is proposing to:

- Add a rooftop pavilion between the two previously approved rooftop appurtenances.
- Note that the rooftop pavilion requires a dimensional variance for height so the applicant is seeking guidance on which option they should present to the BOA.
- Design Guideline Reference Guidelines for Roofing (04) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:





Option 2



Option 1

HISTORIC

SURVEY

RATING

INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet)	SUBJECT PROPERTY Existing Proposed Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & A	Abutting Structures (Average)	Surrounding Structures (Average)	\S			
Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures	\S			
1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio	(ESTIMATED FROM THE TAX MAPS & A	SSESSOR'S INFO)					
2 Floor Area Ratio (GFA/ Lot Area)3 Building Height / Street-Width Ratio							
3 Building Height / Street-Width Ratio				FOR AISSION			
				Ois			
A Ruilding Height - 7oning (Foot)	3 Building Height / Street-Width Ratio						
		MAJORIKOJECI		4			
5 Building Height – Street Wall / Cornice (Feet)	_	- Add a Rooftop Pavilion –		_			
6 Number of Stories		raa a koonop i aviiion		Z			
7 Building Coverage (% Building on the Lot)				$\overline{}$			
	APPLICANT'S COMMENTS	HDC SUGGESTIONS		၁)			
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			□ Appropriate □ Inappropriate	Company of the Compan			
38 Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate	3			
	Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)	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 Siding / Material 10 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Raillings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HYAC, generators) 33 Mechanicals (i.e. HYAC, generators) 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. ground floor height, street trees)	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 Roots 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 Siding / Material 19 Siding / Material 19 Projections (i.e. bays, balconies) 10 Projections (i.e. bays, balconies) 11 Doors and Windows 12 Window Openings and Proportions 12 Window Openings and Proportions 13 Window Casing/ Trim 14 Window Shutters / Hardware 15 Awnings 16 Doors 17 Projections (i.e. porch. portico, canopy) 18 Projections (i.e. porch. portico, canopy) 19 Siding / Window Casing/ Steps / Stoop / Roillings 10 Lighting (i.e. wall, post) 10 Signs (i.e. projections, (i.e. porch. portico, canopy) 11 Carding (i.e. projections, wall) 12 Landings / Steps / Stoop / Roillings 13 Signs (i.e. projections, wall) 14 Garages/ Barns / Sheds (i.e. doors, placement) 15 Fence / Walls (i.e. materials, type) 15 Grading (i.e. granden floor height, street fedes) 16 Cording (i.e. granden floor height, street fedes) 17 Landscaping (i.e. grandens, planters, street trees)	8 Scale [s.e. height, volume, coverage] 9 Placement [s.e. setblacks] 10 Massing (i.e. modules, banding, stepbacks) 11 Appropriate Inappropriate			