Historic District Commission Staff Report - May 6th, 2015

PART 1 May 6th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (4-1-15)
- Administrative Approvals:
 - 262 South Street
 - 86 Pleasant Street
 - 30 Maplewood Ave.
 - 7 Portwalk Place

NEW BUSINESS / CONSENT AGENDA:

- 1. 262 South Street (Minor fence replacement)
- 2. 346 Pleasant Street (Minor-door change)
- 3. 11 Portwalk Place (Minor-HVAC)
- 4. 15 Portwalk Place (Minor-HVAC)
- 5. 121 Congress Street (Minor-Awning sign)
- 6. 154 Market Street (Minor-Dumpster)
- 7. 687 Middle Street (Minor-Fencing)

NEW BUSINESS / PUBLIC HEARINGS:

- 8. 39 Dearborn Street (Moderate House and Shed)
- 9. 50 South School Street (Minor-Deck)
- 10.89 New Castle Ave. (Major-Porch/ Fire Escape)

- 11.99 Bow Street (Minor-Dock)
- 12. 143 Daniel Street (Minor-HVAC, windows, gutters)
- 13. HarborCorp (Major –5-Story Mixed-Use Building)

PART 2 May 13th MEETING

WORK SESSIONS:

- A. 44-46 Market Street (Moderate Garage and Addition)
- B. 500 Market Street (Minor-Solar Panels)
- C. 180 Islington Street (Withdrawn)
- D. 101-105 High Street (Moderate-Upward Extension)
- E. 687 Middle Street (Moderate-Garage Replacement)
- F. 127 New Castle Ave. (Minor-Rear shed dormers)
- G. 80 Hanover Street (Moderate-Façade Improvements)
- H. 40 Bridge Street (Major -3.5 story mixed-use building)
- I. 236 Union Street (Moderate Construct two family)
- J. 46-64 Maplewood Ave. (Major 3-5 story Mixed-Use)

PART 3 May 27th MEETING

WORK SESSIONS:

K. HarborCorp (Major –5-Story Mixed-Use Building)



Project Evaluation Form: <u>262-4 SOUTH STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #CA-1</u>

<u>A.</u>	Property Information - General:		
E)	 xisting Conditions: Zoning District: Single Family Research Land Use: Tow-Family Land Area: 5,162 SF +/- Estimated Age of Structure: c.19 Building Style: NA Number of Stories: 2.5 Historical Significance: Contribution Public View of Proposed Work: Unique Features: NA Neighborhood Association: South 	900 Iting View from South St	<u>treet</u>
	. Proposed Work: To install cedar fen	<u>cing.</u>	
<u>C.</u>	. Other Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	. Lot Location:		_
	☐ Terminal Vista	☐ Gateway	✓ Mid-Block
	\square Intersection / Corner Lot	Rear Lot	
<u>E.</u>	. Existing Building to be Altered/ Demoli	ished:	
	☑ Principal	Accessory	$\ \square$ Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive \square Sensitive	e 🗹 Low Sensitivity	\square "Back-of-House"
<u>G</u> .	s. Design Approach (for Major Projects)	• •	
	Literal Replication (i.e. 6-16 Co	ngress, Jardinière Building	g, 10 Pleasant Street)
	\square Invention within a Style (i.e., F	Porter Street Townhouses,	, 100 Market Street)
	Abstract Reference (i.e. Portw	valk, 51 Islington, 55 Cong	gress Street)
	☐ Intentional Opposition (i.e. M		
н	. Project Type:	- , <u>- </u>	, , , , , , , , , , , , , , , , , , , ,
••••	Consent Agenda (i.e. very s	small alterations, add	ditions or expansions)
	☐ Minor Project (i.e. small alter	ations, additions or ϵ	expansions)
	☐ Moderate Project (i.e. signif	icant additions, alte	rations or expansions)
	☐ Major Project (i.e. very large		,

I. Neighborhood Context:

• This contributing structure is located along South Street and is surrounded with many other wood, 2.5 story contributing structures.

J. Staff Comments and Suggestions for Consideration:

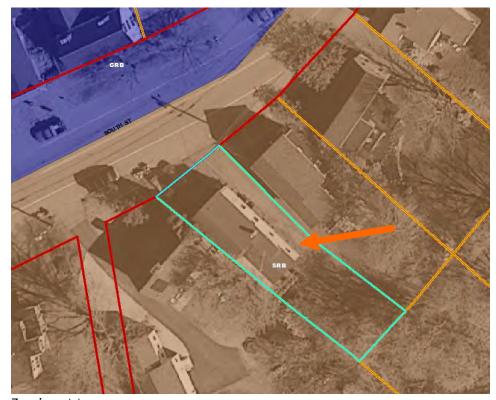
• The applicant proposes to install a 6 foot cedar fence along the side and rear property lines. Note that the abutter has spoken with the applicant and I believe they may be reducing the height of the fence within 20 feet of the front property line.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

	INFO/ EVALUATION CRITERIA	CIID	ECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Existing Existing		Abutting Structures		
	Project Information		Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
No.			309 (*/)	, 5-7	` • • •	
	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		<u></u>
1	Gross Floor Area (SF)					FOR
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15	Roof Materials					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
16	Cornice Line					EV
17						— щ ∑
18	Walls					— — E
19	Siding / Material					□ > ¬
20	Projections (i.e. bays, balconies)					
21	Doors and windows				□ Appropriate □ Inappropriate	_ 🕶 ટ્રે
22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
23	Window Casing/ Trim				□ Appropriate □ Inappropriate	
24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	ሮ ፳
25	Awnings				□ Appropriate □ Inappropriate	ORTS
26	Doors				□ Appropriate □ Inappropriate	
27	Porches and Balconies					_ ~ ~
					□ Appropriate □ Inappropriate	— ←
					□ Appropriate □ Inappropriate	
						1
						7 - 141
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
	1 2 3 4 5 6 7 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26	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 (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 10 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. location, material, screening) 38 Driveways (i.e. location, material, screening)	Rose Research Building Restrict	No. GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Rafile (GFA/ Lot Area) Building Height - Zoring (Freet) Building Height - Street Walf / Comice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) Rosaling (i.e. modules, bonding, stepbacks) Architectural Style (i.e. traditional - modern) Rosols Style and Slope Rosols Style and Slope Rosol Materials Roof Materials Rosol Materials Rosol Material Rosol M	No. GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1. Gross Floor Area (Rfi) 2. Building Height Street Width Ratio 3. Building Height Street Width Ratio 4. Building Height Street Width Ratio 5. Building Height Street Wolf Comice (Feet) 6. Number of Stolies 7. Building Coverage (% Building on the Lot) 7. Building Coverage (% Building on the Lot) 8. Scale (i.e. height, volume, coverage) 9. Placement (i.e. setbocks, alignment) 10. Massing (i.e. modules, banding, stepbacks) 11. Architectual Style (i.e. traditional - modern) 12. Roofs 13. Style and Slore 14. Roof Projections (i.e. chimneys, vents, dormers) 15. Roof Materiols 16. Cornice line 17. Eaves, Guthers and Downspouls 18. Walls 19. Siding / Materiol 19. Siding / Materiol 21. Doors and windows 22. Window Openings and Proportions 23. Window Casing/ Time 24. Window Shutters / Hordware 24. Window Shutters / Hordware 25. Awrings 26. Doors 27. Proches and Balconies 28. Projections (i.e. porch, portice, canopy) 29. Londings/ Steps / Stoop / Railings 30. Bujning (i.e. woll, porth) 31. Signs (i.e. projecting, wall) 32. Mechanicals (i.e. HAVC, generators) 33. Becks 34. Grading (i.e. ground floor height, street edge) 35. Fence (Walls (i.e. materiols, type) 36. Grading (ii.e. ground floor height, street edge) 37. Porking (i.e. location, materials, street frees) 38. Priving (i.e. location, materials, street frees) 39. Profixe (i.e. location, materials, street frees) 30. Profixe (i.e. location, materials, street frees) 31. Profixe (i.e. location, materials, street frees) 32. Profixe (i.e. location, materials, street frees) 33. Profixe (i.e. location, materials, street frees) 34. Profixe (i.e. location, materials, street frees) 35. Profixe (i.e. location, materials, street frees) 36. Profixe (i.e. location, caccess, wishlith)	No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Corps Roof Area (ST)

Project Evaluation Form: 346 PLEASANT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING - #CA-2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: <u>Nursing home</u> Land Area: <u>40850 SF +/-</u>
- Estimated Age of Structure: c.1927
- Building Style: <u>Colonial Revival</u> Number of Stories: <u>3.5</u>
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Melcher Street</u> Unique Features: <u>Attached to Gov. J. Wentworth House</u>
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	To change st	yle, size	and material	of p	<u>previously</u>	/-ap	<u>proved</u>	door <u>.</u>

C. Other Permits Required:
lacktriangledown Board of Adjustment $lacktriangledown$ Planning Board $lacktriangledown$ City Council
D. Lot Location:
\square Terminal Vista \square Gateway $oxedown$ Mid-Block
$lacktriangledown$ Intersection / Corner Lot $\ \square$ Rear Lot
E. Existing Building to be Altered/ Demolished:
lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Significant Demolition
F. Sensitivity of Context:
\square Highly Sensitive \square Sensitive $oldsymbol{arDelta}$ Low Sensitivity \square "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:
lacktriangle Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $

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

I. Neighborhood Context:

• This 2.5 story contributing structure is located on Pleasant Street and is surrounded with many other contributing structures. The neighborhood is predominantly 2.5 story wood buildings with narrow or no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

• The applicant proposes to revise the previous-approved.

<u>Recommendation – Approve as submitted.</u>

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY	NEIG	HBORHOOD CONTEXT		
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
NO.	GENERAL BUILDING INFORMATION	(FSTIMATED	FROM THE TAY MAPS & AS	SSESSOB'S INFO)			
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2							
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4	4 Building Height - Zoning (Feet) MINOR PROJECT						
5			I so al	hall Davisa al Camila a D	a arr Ombr		
6	Number of Stories		– insi	iali kevisea zervice n	oor Only –		
7	Building Coverage (% Building on the Lot)			-			
	PROJECT REVIEW ELEMENT	HDC CO	MMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate		
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate		
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		
17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate		
18	Walls				□ Appropriate □ Inappropriate		
19	Siding / Material				□ Appropriate □ Inappropriate		
20	Projections (i.e. bays, balconies)				□ 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	Awnings				□ Appropriate □ Inappropriate		
26	Doors				□ Appropriate □ Inappropriate		
27	Porches and Balconies				□ Appropriate □ Inappropriate		
28					□ Appropriate □ Inappropriate		
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40	Accessory Buildings (i.e. sneas, greennouses)				□ Appropriate □ Inappropriate		
	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Rotio (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 (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. location, material, screening) 38 Driveways (i.e. location, material, screening)	No. GENERAL BUILDING INFORMATION GESTIMATED	No. GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & AS GROSS Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height / Street-Width Ratio Mumber of Stories Building Height - Street Wall / Comice (Feet) Number of Stories PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Bocale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. madules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Rosols Style and Slope Style and Materials Comice Line Cornice Line Doors and windows Doors and windows Window Openings and Proportions Window Casing/ Trim Window Casing/ Trim Window Casing/ Trim Window Shutters / Hardware Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Window Special (i.e. HYAC, generators) Landings (i.e. projecting, well) Landings (i.e. projecting, well) Weeks and Balconies Projections (i.e. porch, portico, canopy) Landings (i.e. projecting, well) Mechanicus (i.e. HYAC, generators) Priveways (i.e. location, material, screening) Privensing (i.e. gordens, planters, street frees) Priveways (i.e. location, material, screening) Privending (i.e. gordens, planters, street frees)	No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Foor Area Rotio (GFA/ Lat Area)		

Project Address: 11 PORTWALK PLACE Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING CA#3**

- Existing Conditions:
 Zoning District: <u>Urban Center (CD5)</u>
 Land Use: <u>Mixed-Use, 5 Story Building</u>

 - Land Use: Mixed-Use, 5 Story Building
 Land Area: 83,360 SF +/Estimated Age of Structure: c.2014
 Building Style: Modern
 Number of Stories: 5
 Historical Significance: NA
 Public View of Proposed Work: View from Deer Street and Portwalk Place
 Unique Features: NA
 Naighborhood Association: North End

C. Other Permits Required:

- Neighborhood Association: North End
- **B.** Proposed Work: To two roof-top condensers / HVAC equipment.

	\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensit	ivity of Context:		
	\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivity	√ 🗌 "Back-of-House"
G. Desig	<u>gn Approach (for Major Project</u>	<u>s):</u>	
	\square Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ct Type:		
	☑ Consent Agenda (i.e. very	small alterations, ad	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	☐ Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

• This new structure is located along Portwalk Place Street and is surrounded with many new multistory masonry buildings.

J. Staff Comments and Suggestions for Consideration:

• The applicant proposes to add two roof-mounted condensers.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORHO	OOD CONTEXT			
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures			
	No.		Building	Building (+/-)	(Average)		(Average)			
	110.	GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)					
	1	Gross Floor Area (SF)	(2011110) (11		<u> </u>					
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio			REHEARING R	FOLIECT				
	4	Building Height – Zoning (Feet)		r	KEHEAKING K	COCCI				
	5	Building Height – Street Wall / Cornice (Feet)			- POOETOP HV/					
	<u>6</u>	Number of Stories		- ROOFTOP HVAC ONLY -						
_	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS			
)	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate			
Ę	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			
S	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate			
!	18	Walls					☐ Appropriate ☐ Inappropriate			
Í	19	Siding / Material					☐ Appropriate ☐ Inappropriate			
ζ	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
	21	Doors and Windows Window Openings and Proportions					□ Appropriate □ Inappropriate			
	22	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate			
	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate			
	25	Awnings					□ Appropriate □ Inappropriate			
ŀ	26	Doors					 □ Appropriate □ Inappropriate □ 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			
7	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate			
SIGN	36	Grading (i.e. ground floor height, street edge)				-	□ Appropriate □ Inappropriate			
DES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
ш	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
S	39	, , ,					□ Appropriate □ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses) e and Intent:					□ Appropriate □ Inappropriate			

15 PORTWALK PLACE Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING CA#4

- Existing Conditions:
 Zoning District: <u>Urban Center (CD5)</u>
 Land Use: <u>Mixed-Use</u>, 5 Story Building

 - Land Use: Mixed-Use, 5 Story Building
 Land Area: 83,360 SF +/Estimated Age of Structure: c.2014
 Building Style: Modern
 Number of Stories: 5
 Historical Significance: NA
 Public View of Proposed Work: View from Deer Street and Portwalk Place
 - Unique Features: NA

C. Other Permits Required:

• Neighborhood Association: North End

B. Proposed Work: To add roof-top HVAC equipment.

	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot L	ocation:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existii	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensi	tivity of Context:		
	\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Design	<u>gn Approach (for Major Project</u>	<u>'s):</u>	
	\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
<u>H. Proje</u>	ct Type:		
	☑ Consent Agenda (i.e. ver	y small alterations, ad	lditions or expansions)
	\square Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	\square Major Project (i.e. very large	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

• This new structure is located along Portwalk Place Street and is surrounded with many new multistory masonry buildings.

J. Staff Comments and Suggestions for Consideration:

• The applicant proposes to add roof-mounted HVAC equipment.

J. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		15 PC	ORTWALK PL	ACE – PUBLIC HI	EARING CA#4 (C	ONSENT AGEN	NDA)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOI	CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures	Sui	rounding Structures	- IOI
	No.		Building	Building (+/-)	(Average)		(Average)	8-15
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			
出	1	Gross Floor Area (SF)	(20111111		<u> </u>			<u> </u>
STAFF	2	Floor Area Ratio (GFA/ Lot Area)						
S	3	Building Height / Street-Width Ratio			REHEARING R	FOLIECT		SSIG
	4	Building Height – Zoning (Feet)		I.	LIILAKII19 K	LOCULOI		Als Day
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories			- ROOFTOP HV	AC ONLY -		→ ₹ ₩ 3
	<u> </u>	Building Coverage (% Building on the Lot)			KOO1101 1117			
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	COMMISSION SERVICES
_	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	RIC:
NO.	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
ŭ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
S	12	Roofs					□ Appropriate □ Inappropriate	ALU RIC DIS PLACE
<u> </u>	13	Style and Slope					□ Appropriate □ Inappropriate	ا ک 🗲 🗆
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
≧ ∣	15	Roof Materials					□ Appropriate □ Inappropriate	→ 6 × □
Ĭ	16	Cornice Line					□ Appropriate □ Inappropriate	HISTO WLAK
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	☐ ₩ Ṣ ૅ╣ ▽
OMMISSION SIGN & MATERIALS	18	Walls					☐ Appropriate ☐ Inappropriate	TY L
ラ 点	19	Siding / Material Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	RTY OUTH P
2 ₹	20 21	Doors and Windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
≥ ∞	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
≥ ຽ	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	PE RTSM TY:15
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	\dashv $lacktriangle$
	25	Awnings					□ Appropriate □ Inappropriate	PORT.
	26	Doors					□ Appropriate □ Inappropriate	
ĸ ⊒	27	Porches and Balconies					□ Appropriate □ Inappropriate	PC P
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	~ ~
2	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
HISTORIC	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	35	Fence / Walls (i.e. materials, type)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
ESIC	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
ĒD	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	MENDONI .
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н.	_	e and Intent:						
		eserve the integrity of the District:			intain the special characte			□ Yes □
		sessment of the Historical Significance:			mplement and enhance th			□ Yes □
	3. Co	nservation and enhancement of property value	es:	No 6. Pror	mote the education, pleas	sure and welfare of the	District to the city residents and visit	tors:
<u>I. F</u>		Criteria / Findings of Fact:						
		ensistent with special and defining character of	•			_		
	 Co. 	mpatibility of design with surrounding properties	· •	□ Yes □ No 4. Cor	mpatibility of innovative te	chnologies with surrour	nding properties: □ Yes □ No	

Project Evaluation Form: 121 CONGRESS STREET Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #CA-5 Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Central Business District B (CBB)/ CD5</u>
- Land Use: Commercial Land Area: 8,241 SF +/-
- Estimated Age of Structure: c.1931 Building Style: Modern
- Number of Stories: 1
- Historical Significance: Intrusion
 Public View of Proposed Work: View from Congress Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Install a wall-mounted sign, replace awnings & storefront panels.

C. Other Permits Required:		
\square Board of Adjustment	☐Planning Board	☐ City Council
D. Lot Location:		
\Box Terminal Vista	Gateway	☑ Mid-Block
\Box Intersection / Corner L	ot 🗌 Rear Lot	
E. Existing Building to be Altered/D	emolished:	
Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
\Box Highly Sensitive \Box Se	ensitive \square Low Sensitivity	√ ☑ "Back-of-House"
G. Design Approach (for Major Pro	<u>jects):</u>	
\Box Literal Replication (i.e. 6	-16 Congress, Jardinière Buildir	ng, 10 Pleasant Street)

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

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

H. Project Type:

☑ Consent Agenda (i.e. very small	alterations, additions or	expansions)
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☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

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

I. Neighborhood Context:

• The building is located in the heart of the business district on Congress Street and is surrounded by a wide variety of significant and non-contributing structures.

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

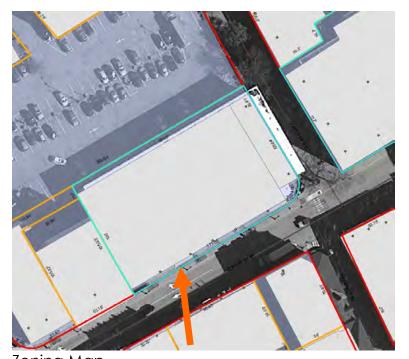
- The applicant is proposing to add a black awning canvas with white lettering.
- The aluminum storefront will be painted black
- Wood panels within the bays will be installed and painted black

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

OD CONTEXT
Surrounding Structures
(Average)
Only –
Omy
APPROPRIATENESS
□ Appropriate □ Inappropriate
☐ Appropriate ☐ Inappropriate
□ Appropriate □ Inappropriate
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Project Address: 154 MARKET STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING CA#6

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 2,235 SF +/-
- Estimated Age of Structure: c.1815
 Building Style: Federal Cape
 Number of Stories: 1.5

- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from State Street</u> Unique Features: <u>Wood-frame structure</u>
- Neighborhood Association: Downtown

B	Proposed Work:	To re-	<u>oermit :</u>	the exp	<u>oired</u>	approv	val t	<u>for t</u>	he c	<u>lumps</u>	ter e	enclo	osure.

<u>ы. тторо</u>	sea work. To to pointin the c	Mpiica appiovai io i	THE GUITIPATE CHEICAG
C. Other	Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	<u>cation:</u>		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing	g Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensiti	vity of Context:		
	☑ Highly Sensitive ☐ Sensitive	tive \square Low Sensitivit	y 🗌 "Back-of-House"
G. Desig	n Approach (for Major Project	<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)
	☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Projec	<u>:t Type:</u>		
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)

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

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

K. Neighborhood Context:

• The property is located along Market Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with little to now rear yards.

L. Staff Comments and/ or Suggestions for Consideration:

• This application was approved in 2013. It has expired due to the lengthy appeals and rehearings associated with the abutting project located at 175 Market Street. After recent re-approval of the abutting project, the dumpster improvements appear to be proceeding.

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	CUID I					
	, , , , , , , , , , , , , , , , , , ,		ECT PROPERTY		NEIGHBORHO	OOD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
No		Building	Building (+/-)	(Average)		(Average)	
No.	GENERAL BUILDING INFORMATION	/ESTIAA	ATED FROM THE TAX MAPS & A	SSESSOD'S INEO)			− < [
1	Gross Floor Area (SF)	(LSTIIVI)	ATED I ROM THE TAX MAI 3 & A	33L33OK 3 H41 O)			2 > 1
2	Floor Area Ratio (GFA/ Lot Area)						
3	Building Height / Street-Width Ratio			MINOR PRO) IECT		
4	Building Height – Zoning (Feet)			MINOK PKC			FOR
5	Building Height – Street Wall / Cornice (Feet)		— [DIIMPSTER ENCL	SURF ONLY	_	 ≥ 4
<u>6</u>			•	JOINI SIER ENCE	JOKE OILL		∥∠ ≷ :
		A DDLIC A	NITIC COMMANDITO	LIDG SUCC	FETIONIC	ADDDODDIATEMEC	
	PROJECT REVIEW ELEMENT	APPLICA	VII.2 COWWENI2	HDC 20GG	ESTIONS	APPROPRIATENESS	၂ 🖸 ပုံ 🕹
8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
9						□ Appropriate □ Inappropriate	₩
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17							EV HISTO
18	Walls						—————————————————————————————————————
19	Siding / Material						ן ➤ ב כ
20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
21	Doors and Windows					□ Appropriate □ Inappropriate	~ 6 3 3
						□ Appropriate □ Inappropriate	⊣шš;
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30							
31	Signs (i.e. projecting, wall)						
32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
33	Decks					☐ Appropriate ☐ Inappropriate	
34						☐ Appropriate ☐ Inappropriate	
35	, , , ,						
							A STREET, STRE
. Pre 2. Ass 3. Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	□ Yes □	No 5. Cor	mplement and enhance th	ne architectural and	d historic character:	□ Y€ □ Y€
	8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 Urpo Urpo . Proseview . Co	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/ 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. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, material, screening) 40 Accessory Buildings (i.e. sheds, greenhouses) 40 Urpose and Intent: 4 Preserve the integrity of the District: 5 Assessment of the Historical Significance: 6 Conservation and enhancement of property valueview Criteria / Findings of Fact: 7 Consistent with special and defining character of	8 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/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. gardens, planters, street frees) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, material, screening) 40 Accessory Buildings (i.e. sheds, greenhouses) 20 Lipping (i.e. location, material, screening) 40 Accessory Buildings (i.e. sheds, greenhouses) 21 Lipping (i.e. location, access, visibility) 41 Assessment of the Historical Significance: 42 Assessment of the Historical Significance: 43 Conservation and enhancement of property values:	A Number of Stories 7 Building Coverage (® Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. serbocks, alignment) 10 Massing (i.e. modules, bonding, 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 Comice tine 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 19 Siding / Material 19 Projections (i.e. bays, balconies) 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Tim 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/ Barns / Sheds (i.e. doors, placement) 55 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planners, street frees) 38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, material, screening) 31 Parking (i.e. location, material, screening) 31 Parking (i.e. location, material, screening) 32 Proses and Intent: 33 Preserve the integrity of the District: □ Yes □ No	Sulptiding Coverage & Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGG	A Number of Stories PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS	Number of Stories PROJECT REVIEW REMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS

Project Evaluation Form: 687 MIDDLE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #7

Α.	Pro	<u>pert</u>	y Inf	<u>format</u>	lion -	. (}ene	<u>ral:</u>

Existing Conditions:

- Zoning District: General Residential A (GRA)
- Land Use: Residential
- Land Area: 8,078 SF +/-
- Estimated Age of Structure: NA

- Building Style: <u>NA</u>
 Number of Stories: <u>2.5</u>
 Historical Significance: <u>NA</u>
- Public View of Proposed Work: View from Middle and Park Streets
- Unique Features: NA
- Neighborhood Association: Wibird Area

B. Proposed Work: Install cedar fence only.

C. Other Permits Required:		
☐ Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
\Box Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
Principal	Accessory	$\hfill \square$ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Project:	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	ngress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
\Box 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. significant additions, alterations or expansions)

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

K. Neighborhood Context:

• The building is located in the heart of the business district on Congress Street and is surrounded by a wide variety of significant and non-contributing structures.

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

- The applicant is proposing install a cedar fence where a wood fence (of a different style) is already located.
- Note that the gate shown on the site plan will be removed at this time as the applicant is also coming before the HDC under a work session to replace the garage. The future gate will be attached to the garage.
- Also note that despite the site plan showing the proposed fence partially located on the abutters property, it will be located only on the subject property.

L. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

		INFO/ EVALUATION CRITERIA	SIIR IF	CT PROPERTY	NEICH	IBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
•	N.A.	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MINOR PROJEC	T
	4	Building Height – Zoning (Feet)			MINORPROJEC	·I
	5	Building Height – Street Wall / Cornice (Feet)		1	NSTALL CEDAR FENCE	ONLY_
	6	Number of Stories		_ •	MSTALL CLDAR TENCL	OIALI-
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
ONIEXI	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
i	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
	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
L	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate
	15	Roof Materials				□ Appropriate □ Inappropriate
	16	Cornice Line				□ Appropriate □ Inappropriate
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
	18	Walls				☐ Appropriate ☐ Inappropriate
	19	Siding / Material				□ Appropriate □ Inappropriate
	20	Projections (i.e. bays, balconies)				□ 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	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)				□ 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 (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
انِ	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate
Ρυ 1. 2.	Pre Ass	Accessory Buildings (i.e. sheds, greenhouses) e and Intent: serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property value	□ Yes □ N □ Yes □ N es: □ Yes □ N	lo 5. Con	ntain the special character of the D nplement and enhance the archite note the education, pleasure and w	istrict:

Project Address: 39 DEARBORN LANE Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION/ PUBLIC HEARING #8**

Α.	Pro	perty	Information	-	General:
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Existing Conditions:

- Zoning District: <u>GRA</u> 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: <u>NA</u> Neighborhood Association: <u>Christian Shore</u>

<u>B.</u>	<u>Proposed Work:</u>	<u>Io renovate the ho</u>	<u>use, add dormers</u>	and an accessor	y building)
						_

C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☐ Mid-Block
☐ Intersection / Corner Lot	☑ Rear Lot	
E. Existing Building to be Altered/ Demo	lished:	
✓ Principal	✓ Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arnothing}$ 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 Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.,	Porter Street Townhouse:	s, 100 Market Street)
☐ Abstract Reference (i.e. Port	walk, 51 Islington, 55 Cor	gress Street)
☐ Intentional Opposition (i.e. №	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very s	small alterations, add	ditions or expansions)
☐ Minor Project (i.e. small alte	rations, additions or	expansions)

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

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

N. 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.

O. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

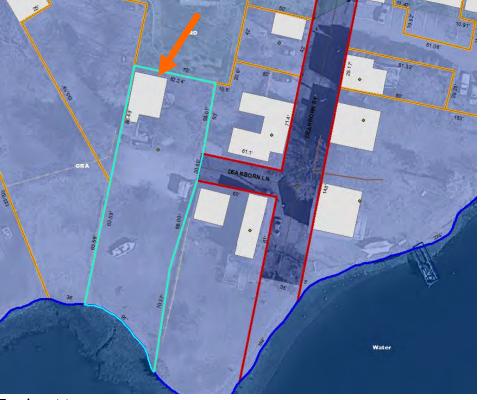
- Renovate the c.1800 cap-style house on the property. Note that at the Work Session on 4-29-15, the applicant as asked to redesign the renovations to the house. As such, the architect and applicant will likely request to enter a Work Session in order to discuss revisions to the house design and to present the shed design.
- Given the HDC members did not have significant issues with the shed design, the applicant will likely request that the HDC grant a partial approval for the shed at this meeting.

P. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		39 DEARBO	RN LANE - \	WORK SESSION /	PUBLIC HEARING	#8 (MODER	ATE PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	2
	N	0.	Building	Building (+/-)	(Average)		(Average)	K
	- 13	GENERAL BUILDING INFORMATION	(FSTIMA	ATED FROM THE TAX MAPS & A	SSESSOB'S INFO)			S
È		Gross Floor Area (SF)	(LSTIM)	TED I ROM THE TAX MAI 3 & A	332330K 3 HVI O)			
T		2 Floor Area Ratio (GFA/ Lot Area)						FO ISSIO Date: 4
SIALL		Building Height / Street-Width Ratio			MADED ATE D	DO IECT		FO AISSIC Date:
	-	Building Height – Zoning (Feet)		1	MODERATE P	KOJECI		┸ ⋛ ႙
		Building Height – Street Wall / Cornice (Feet)	1	DENIOVATE HOUS	E ADD DODALED	DOTO CIAA O	ACE SHED ONLY	
		Number of Stories	_	KENOVAIE HOUS	DE, ADD DOKMEK	3 AND SIOK	AGE SHED ONLY –	Z≷∾
	-	Building Coverage (% Building on the Lot)			T			
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_
!	≂ ³	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
[⋝	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	→ ≥ □
	• • •	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ inappropriate	
L'		1 Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	DIS DIS
		2 Roofs					□ Appropriate □ Inappropriate	
		3 Style and Slope					☐ Appropriate ☐ Inappropriate	A RIC STR
		Roof Projections (i.e. chimneys, vents, dormers)					- Appropriate - mappropriate	
i		5 Roof Materials					☐ Appropriate ☐ Inappropriate	
		6 Cornice Line					☐ Appropriate ☐ Inappropriate	EV IISTO ORN
		7 Eaves, Gutters and Downspouts						 ¥ ∑
	<u>₹</u> —'	8 Walls 9 Siding / Material					☐ Appropriate ☐ Inappropriate	\sim
	ш ——	9 Siding / Material0 Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	± 4
		1 Doors and Windows					☐ Appropriate ☐ Inappropriate	
	× 2	2 Window Openings and Proportions						
		3 Window Casing/ Trim					— A	OPE ORTSM :RTY:39
	∽	4 Window Casing/ IIIII 4 Window Shutters / Hardware					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	or S. ∷
		5 Awnings					□ Appropriate □ Inappropriate	ORT RIY
		6 Doors					□ Appropriate □ Inappropriate	
		7 Porches and Balconies					□ Appropriate □ Inappropriate	
7		8 Projections (i.e. porch, portico, canopy)						7 S
•		9 Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
		Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_
		1 Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
		2 Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate ☐	
	3	3 Decks					□ Appropriate □ Inappropriate	
: L	3	4 Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	3	5 Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
	DESIGN 3	6 Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	<u>3</u>	7 Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
;	<u> </u>	8 Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
		9 Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
		O Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H.</u>	1. 2.	Dose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property valu	☐ Yes ☐ ☐ Yes ☐ Jes: ☐ Yes ☐	No 5. Co	nintain the special characte mplement and enhance the mote the education, pleas	ne architectural and	d historic character: the District to the city residents and visitors:	☐ Yes ☐ ☐ Yes ☐ ☐ Yes ☐
<u>l.</u>	1.	ew Criteria / Findings of Fact: Consistent with special and defining character of Compatibility of design with surrounding propertie	.		ation to historic and archite mpatibility of innovative te		-	

Project Address: 50 SOUTH SCHOOL STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #9

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u> Land Use: <u>Multi-Family</u>
- Land Area: 12,800 SF +/-
- Estimated Age of Structure: c.1846

- Building Style: Rich. Romanesque
 Historical Significance: Focal
 Public View of Proposed Work: Limited view from Humprey's Court
- Unique Features: Former Whipple School
- Neighborhood Association: South End

|--|

B: Troposed Work:	ASILING ACCK WILLIA C	<u>, omposite materic</u>
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
☐ Intersection / Corner Lot	☑ RearLot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivity	y 🗌 "Back-of-Hou
G. Design Approach (for Major Project	's):	

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

	To congress, saramere benanig, for reason on con
☐ Invention within a Style	e (i.e., Porter Street Townhouses, 100 Market Street)

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

H. Project Type:

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

Q. 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.

R. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

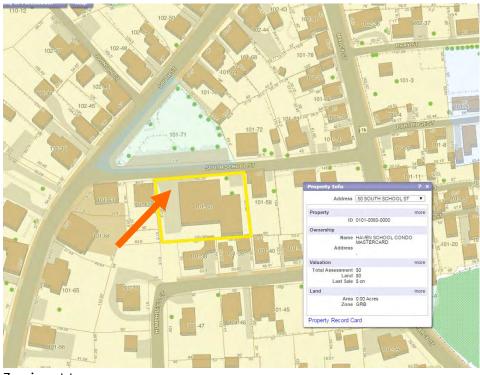
• To replace the existing wood deck with a composite deck material.

S. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		50 SO	UTH SCHOO	L STREET – PUBLIC	C HEARING #9 (A	MODERATE PRO	OJECT)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOO	D CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Su	rrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
ᄔ	1	Gross Floor Area (SF)	(20111111		<u> </u>			- 2 2 7
STA	2	Floor Area Ratio (GFA/ Lot Area)						O 8 5
S	3	Building Height / Street-Width Ratio			AODEDATE D	DO IECT		
	4	Building Height – Zoning (Feet)			MODERATE P	KOJECI		
	5	Building Height – Street Wall / Cornice (Feet)		DEDIACE DECK	AATEDIAI WITH	CAADOSITE AA	ATEDIAL ONLY	
	6	Number of Stories	_	KEPLACE DECK I	MATERIAL WITH C	OMPOSITE IN	ATERIAL ONLT -	Z § 2
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ ပ ပုံ ရုံ
5	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	⊒ Է ԵՇ
Ĕ	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
Š		Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	□ ✓ </td
ر	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
2	12	Roofs					□ Appropriate □ Inappropriate	LUA DISTRI
MEMBERS	13	Style and Slope					□ Appropriate □ Inappropriate	ـ U ـ
2	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
≥	15	Roof Materials					□ Appropriate □ Inappropriate	
\$	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	_ — Տե
5 \$	18	Walls					□ Appropriate □ Inappropriate	_ I
	19	Siding / Material					□ Appropriate □ Inappropriate	⊣ ፻
<u> </u>	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
≨ ₹	21	Doors and Windows					□ Appropriate □ Inappropriate	
OMMISSION SIGN & MATERIALS	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	⊣ш š≀
בי ובי בי	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	– ⊑ ર્ડ ટ
ש נ		Window Shutters / Hardware					□ Appropriate □ Inappropriate	→
<u>ק</u> על	25	Awnings					□ Appropriate □ Inappropriate	
בו בו	26	Doors					□ Appropriate □ Inappropriate	
	27	Porches and Balconies					□ Appropriate □ Inappropriate	
בו בו	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	ځ ـــ ا
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	≦ ⊢
2	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
HISTORIC	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
=	33	Decks					☐ Appropriate ☐ Inappropriate	
-	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
2	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ה ה	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
Ľ		Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
Ħ	-						□ Appropriate □ Inappropriate	
	39 40	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	And the second
,,,		Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
п.	1. Pro 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Con	intain the special characte mplement and enhance th mote the education, pleas	ne architectural and h	storic character: e District to the city residents and visit	□ Y€ □ Y€ tors: □ Y€
<u>l. </u>	1. Co	Criteria / Findings of Fact: onsistent with special and defining character of sempatibility of design with surrounding properties	.		ation to historic and archite mpatibility of innovative te			

Project Address: 89 NEW CASTLE AVE. **Permit Requested: CERTIFCATE OF APPROVAL PUBLIC HEARING #10 Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: <u>Two-Family Home</u>
- Land Area: 7,840 SF +/-

- Estimated Age of Structure: c.1900
 Building Style: NA
 Number of Stories: 1.5
 Historical Significance: Contributing
 Public View of Proposed Work: View from New Castle Ave.
 Unique Features: NA

•	Neighborhood Association: \underline{S}	outh End	
<u>B.</u> P	roposed Work: To convert close	d porch to an oper	n porch & add a fire escape
<u>C.</u> C	Other Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
<u>D.</u> L	ot Location:		
	Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	Rear Lot	
<u>E. E</u>	kisting Building to be Altered/ Dem	olished / Constructed	<u>1:</u>
	✓ Principal	Accessory	☐ Demolition
<u>F. Se</u>	ensitivity of Context:		
	\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
<u>G. D</u>	<u> Design Approach (for Major Project</u>	<u>'s):</u>	
	\square Literal Replication (i.e. 6-160	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
<u>H. P</u>	<u>roject Type:</u>		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small al	terations, 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:

• The new building is located along New Castle Ave. It is surrounded with many buildings ranging from 1.5 to 2.5 stories in height. The neighborhood is predominantly made up of wood frame houses on small lots with a shallow setback from the sidewalk.

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

The applicant proposed to open the enclosed porch as add windows and doors as well as a new fire escape.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

89 NEW CASTLE AVE. - PUBLIC HEARING #10 (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 2 5-6-1 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONVERT CLOSED PORCH AND INSTALL FIRE ESCAPE ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) 10 Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Approved with Cas 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate Roofs 12 Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate NEW Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate ROPERTY:89 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties:

Project Address: 99 BOW STREET **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #11** A. Property Information - General: **Existing Conditions:** • Zoning District: CD5

- Land Use: Commercial
- Land Area: 10,454 SF +/-
- Estimated Age of Structure: 2010
- Building Style: Federal
- Number of Stories: 4.5
- Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>View from River</u>
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown

B. Proposed Work: To expand the existing fixed-pier dock.

<u>B.</u>	Proposed Work: 10 expand fr	<u>ne existing tixea-pier ao</u>	CK.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	☐ Intersection / Corner	Lot 🗹 RearLot	
<u>E.</u>	Existing Building to be Altered/ [Demolished / Constructed	<u>l:</u>
	☐ Principal	✓ Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive \square Se	ensitive 🗹 Low Sensitivity	y 🗌 "Back-of-House"

G. Design Approach (for Major Projects):

3	1171pprodett (10171tajor 110joe10j)
	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. Projec

ct Type:
\square Consent Agenda (i.e. very small alterations, additions or expansion
☑ 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 Bow Street. It is surrounded with many existing historic brickl buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on narrow lots with no setback from the sidewalk.

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

This application has requested to be postponed to the June meeting.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

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

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

2. Compatibility of design with surrounding properties:

Project Address: 143 DANIEL STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #12

Existing Conditions:

- Zoning District: <u>CD5</u>Land Use: <u>Mixed-Use</u>

- Land Ose. Mixed-Ose
 Land Area: 15,680 SF +/Estimated Age of Structure: c.1916
 Building Style: Colonial Revival
 Historical Significance: Contributing (former Army/ Navy building)
 Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

3. Proposed Work:	To modify the HVAC equipment and revise the gutters, remove
	transoms, and add doors and windows on the balcony sidewalls.

<u>iransoms, and ac</u>	ad doors area wirial	JVV3 OIT THE DUICOITY SIG
C. Other Permits Required:		
\square Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	/ □ "Back-of-House"
G. Design Approach (for Major Projects	s <u>):</u>	
\Box Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildir	ng, 10 Pleasant Street)
$\hfill\Box$ Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\Box 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	ificant additions, alte	erations or expansions)

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

T. Neighborhood Context:

• The building is located along Daniel and Chapel Streets. It is surrounded with many brick and wood-sided 2.5 & 3 story structures with shallow setbacks.

U. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Revise the previously approved plans to change the HVAC locations, modify the gutters and add windows and doors to the balcony sidewalls.

V. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			143 DAN	IIEL STREET – PUE	BLIC HEARING #1:	2 (MINOR)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		
ᄔ	1	Gross Floor Area (SF)	<u> </u>				<u> </u>
STA	2	Floor Area Ratio (GFA/ Lot Area)					
<u></u>	3	Building Height / Street-Width Ratio			MINOR PRO	NIE∕T	
	4	Building Height – Zoning (Feet)			MINORPRO	JJECI	■ ■ ■
	5	Building Height – Street Wall / Cornice (Feet)	_ DEI	DI ACEMENIT OE	PAICONIES WITH	I INTERIOR FLOOR AREA ONLY –	
	6	Number of Stories	- KLI	PLACEMENT OF	BALCONIES WITH	I INTERIOR FLOOR AREA ONLI -	Z
	7	Building Coverage (% Building on the Lot)			1		$\overline{}$
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	GESTIONS APPROPRIATENESS	
	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	
3	12	Roofs				□ Appropriate □ Inappropriate	
	13	Style and Slope				☐ Appropriate ☐ Inappropriate	— 7
}	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate	<
i	15	Roof Materials				□ Appropriate □ Inappropriate	─ >
[-	16	Cornice Line				□ Appropriate □ Inappropriate	$ \hat{\mathbf{u}}$
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
₹ -	18	Walls				□ Appropriate □ Inappropriate	
월	19	Siding / Material				☐ Appropriate ☐ Inappropriate	
₹ -	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate	 5
~ =	21	Doors and Windows				□ Appropriate □ Inappropriate	~
Z _	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	LL
ESIGN & MATERIALS	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	— △
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	─ ┌
8	25	Awnings				☐ Appropriate ☐ Inappropriate	
	26	Doors Doors				□ Appropriate □ Inappropriate	— ~
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	
BUILDING	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	
;	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
5	31 32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
<u> </u>	33	Decks				□ Appropriate □ Inappropriate	tor the 201
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
_	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
Z –	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	1
ESIG	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
👸	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	L mit
	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
"	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	* (# 2)
		e and Intent:			1	Appropriate Inappropriate	
1 2	. Pre	eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Co	•	er of the District: he architectural and historic character: sure and welfare of the District to the city residents and v	visitors:
I. Re		Criteria / Findings of Fact:					
1		nsistent with special and defining character of s	<u> </u>			<u> </u>	
2	. Co	mpatibility of design with surrounding properties	:	□ Yes □ No 4. Co	mpatibility of innovative tea	chnologies with surrounding properties: 🗆 Yes 🗆 No	

Project Address: DEER STREET / HARBORCORP
Permit Requested: CERTIFCATE OF APPROVAL / CUP
Meeting Type: PUBLIC HEARING #13

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Central Business District B</u> (CBB)
- Land Use: Parking
- Land Area: 85,746 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Deer & Russell Streets & Maplewood Ave.</u>
- Unique Features: Surface Parking Lot
- Neighborhood Association: North End

B. P	Proposed Work:	To allow a	building up	to 60	feet in	height where	only 4	.5 is r	oermitted.
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C. Other Permits Required:					
\Box Board of Adjustment	$lacktriangledown$ Planning Board $\ \Box$ City Council				
D. Lot Location:					
Terminal Vista	$lacksquare$ Gateway \Box Mid-Block				
✓ Intersection / Corner Lot	☐ Rear Lot				
E. Existing Building to be Altered/ Demoli	ished / Constructed:				
Principal	☐ Accessory ☐ Demolition				
F. Sensitivity of Context:					
\square Highly Sensitive $lacktriangle$ Sensitiv	ve \square Low Sensitivity \square "Back-of-House"				
G. Design Approach (for Major Projects)	<u>:</u>				
\Box Literal Replication (i.e. 6-16 Co	ngress, Jardinière Building, 10 Pleasant Street)				
\square Invention within a Style (i.e., F	Porter Street Townhouses, 100 Market Street)				
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					

H. Project Type:

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

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

✓ 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)

M. Neighborhood Context:

• The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots and little to no setback from the sidewalk.

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

Note, the Planning Board has not yet concluded its review of the CUP and provided a comment letter. They expect to do so on May 21st. Thus the public hearing for the CUP should be continued to the June meeting. Given the number of outstanding items listed at the 4-29-15 Work Session, a third meeting should be scheduled (possibility May 20th or 27th) in order to dedicate the full meeting to this project. Additionally, I would suggest that members provide written comment to the full HDC and the applicant by May 13th in order for this Work Session to be productive.

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

DEER STREET – PUBLIC HEARING #13 (MAJOR PROJECT)

INFO/ EVALUATION CRITERIA	SUBJECT PROPE	RTY		NEIGHBORHOOD CONTEXT	
Project Information	Existing Building Proposed	Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
	(ESTIMATED FROM THE	TAX MAPS & ASSES	SSOR'S INFO)		- 2
1 Gross Floor Area (SF)	(20000000000000000000000000000000000000		,		~ 2
2 Floor Area Ratio (GFA/ Lot Area)				NIECT	
3 Building Height / Street-Width (ROW) Ratio			MAJOR PRO	JECI	
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	- INEW 9-9 31	OKT INFILL	. BUILDINGS WII	IN PARKING GARAGE UNLY -	
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	APPLICANT'S COMMEN	NTS	HDC SUGGEST		()(
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				☐ Appropriate ☐ Inappropriate	
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					277 (477)
sy i parvina il a location access visibility i	1	1		☐ Appropriate ☐ Inappropriate	
 39 Parking (i.e. location, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) 				□ Appropriate □ Inappropriate	
	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) 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)	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION GESTIMATED FROM THE Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street Walth (ROW) Ratio Building Height / Street Walth (ROW) Ratio Building Height - Zoning (Feet) Number of Stories Ruilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMEN 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 Une Faves, Gutters and Downspouts Walts Walts Walts Walts World Window Openings and Proportions Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lughting (i.e. wall, post) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. prode, planetre, sheet frees) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Grading (i.e. ground floor height, street edge) Crading (i.e. ground floor height, street edge)	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 1 Floor Area (SF) 1 Floor Area (SF) 2 Floor Area (SF) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height - Joning [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. serbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional - modern) 12 Roofs 13 Style and Stope 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 Openings and Proportions 24 Window Mothers / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Roilings 30 Lighting (i.e. wall., post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Mechanicals (i.e. HVAC, generators) 34 Garages / Barns / Sheds (i.e. doors, placement) 54 Fence / Walls / Screenwalls (i.e. materials, type) 55 Fence / Walls / Screenwalls (i.e. materials, type) 56 Grading (i.e. ground floor height, street edge) 77 Landings/ Steps (i.e. gorund floor height, street edge) 78 Landings (i.e. ground floor height, street edge) 79 Landings/ Steps (i.e. gordens, planters, street trees)	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION GEOREA CAS SESTOR YEAR (SF) Floor Area (SF) Floor Area (SF) Suilding Height / Street-Width (ROW) Ratio MAJOR PRC Building Height / Street-Width (ROW) Ratio Number of Stories Building Height - Street Walth (Comice (Feet)) ROBUST (Coverage (§ Building on the Lot) PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT Architectural Style (s. height, volume, coverage) Placement (s. estbacks, digament) Massing (s. madules, banding, stepbacks) Architectural Style (s. tradification - modern) Roofs Style and Slope Accide (s. chimneys, vents, dormers) Roof Projections (s. c. chimneys, vents, dormers) Roof Projections (s. c. chimneys, vents, dormers) Roof Projections (s. c. post, balconies) Projections (s. c. sys, balconies) Projections (s. c. sys, balconies) Projections (s. c. post, balconies) Projections (s. c. post, balconies) Projections (s. c. post, balconies) Projections (s. porch, portion, conopy) Window Openings and Proportions Window Openings and Proportions Window Shutters / Hordwore Mindow Openings and Proportions Window Shutters / Hordwore Mindow Shutters / Hordwore Mindow Shutters / Hordwore Storm Mindows / Steps / Stops / Rollings Jundscripting, so, will, post) Signs (s. projecting, well) Projections (s. porch, portice, conopy) Jendings / Steps / Stops / Rollings Jending (s. projecting, well) Rechardicals (s. P.H.A.C., generators) Projections (s. porch, portice, conopy) Rechardicals (s. P.H.A.C., generators) Projections, for portic portic, street rees)	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) MAJOR PROJECT AUding Haber I Strate Medical Control of Project Medical Information (Information of Stories) Building Coverage (Estimated of Stories) Building Coverage (Estimated of Stories) PROJECT REVIEW ELMARN PROJECT REVIEW ELMARN PROJECT REVIEW ELMARN PROJECT REVIEW ELMARN APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATIONS PROJECT REVIEW ELMARN APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATIONS APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATIONS APPLICANT'S COMMENTS APPLICANT'S COMMENTS HDC SUGGESTIONS APPLICANT'S COMMENTS APPLICANT'S COMM

Project Address: 44-46 MARKET STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #WS-A

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 3,866 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Ladd Street</u>
- Unique Features: Located along Service Alley
- Neighborhood Association: <u>Downtown</u>

B. Proposed Work:	To construct a rear addition in the service driveway of	t Ladd St.
-	-	

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/ Demoli	ished:				
✓ Principal	Accessory	☐ Demolition			
F. Sensitivity of Context:					
\square Highly Sensitive $oldsymbol{arDelta}$ Sensitiv	ve \square Low Sensitivity	"Back-of-House"			
G. Design Approach (for Major Projects)	<u>:</u>				
\Box Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildin	g, 10 Pleasant Street)			
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
☑ Abstract Reference (i.e. Port	walk, 51 Islington, 55 Cor	ngress Street)			
☐ Intentional Opposition (i.e. M	acIntyre Building, Citizen's	s Bank, Coldwell Banker)			
H. Project Type:					
\Box Consent Agenda (i.e. very s	mall alterations, add	litions or expansions)			
☐ Minor Project (i.e. small alter ☑ Moderate Project (i.e. signi		•			

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

W. Neighborhood Context:

• The building is located along Market Street. It is surrounded with many brick 3-4 story structures with no setbacks from the sidewalk.

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

The Application is proposing to:

• Add an addition along the service entry off of Ladd Street and the High-Hanover Parking Garage.

Note – Since the project proposes adding a two-car garage to the service drive off of Ladd Street the As such, the Applicant should confirm that no deeded access exists with the abutting property owners. Additionally, there appears to be no deeded access into the city's parking garage. Thus, unless deeded access exists on the abutting properties approval of a two-car garage may no be appropriate as the city has considered closing this driveway entrance and converting the ground-floor of this section of the garage into commercial space in order to help activate Ladd Street.

Y. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

44-46 MARKET STREET – WORK SESSION #A (MODERATE PROJECT)									
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							ONTEXT		
		Project Information	Existing	Proposed	Abutting Structures		nding Structures	15	
	No.		Building	Building (+/-)	(Average)		(Average)	≤	
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)			ା ଲୋକ	
STAFF	1	Gross Floor Area (SF)	-					Sion Ite: 5-	
	2	Floor Area Ratio (GFA/ Lot Area)						(a)	
	3	Building Height / Street-Width Ratio			MODERATE P	RO IFCT		FO ISSIG	
	4	Building Height – Zoning (Feet)							
	<u> </u>	Building Height – Street Wall / Cornice (Feet) Number of Stories	 ADD REAR ADDITION/ GARAGE INTO SERVICE DRIVEWAY ONLY – 						
	7	Building Coverage (% Building on the Lot)			J.1, J.11111 J.111				
	•	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS		
<u> </u>	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate		
O	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
o l	12	Roofs					□ Appropriate □ Inappropriate		
ב	13	Style and Slope					□ Appropriate □ Inappropriate		
MEMBEKS	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	EVA STORIC STREET	
	15	Roof Materials					□ Appropriate □ Inappropriate	EV HISTO	
≨	16 17	Cornice Line Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate		
	18	Walls					□ Appropriate □ Inappropriate		
ATERIALS	19	Siding / Material					□ Appropriate□ Inappropriate□ Inappropriate		
2 亨	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
≨ ≷	21	Doors and Windows					□ Appropriate □ Inappropriate	□ 6 ~ ≥ ₹	
€ « Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate		
SIGN & MATERIALS	23	Window Casing/ Trim					□ Appropriate □ Inappropriate		
DESIG	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	P RTS, Y:44	
	25	Awnings					□ Appropriate □ Inappropriate		
	26	Doors					□ Appropriate □ Inappropriate		
	27	Porches and Balconies					□ Appropriate □ Inappropriate		
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	L So	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	⊣ ~	
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_	
5	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				+	□ Appropriate□ Inappropriate□ Inappropriate		
HISTORIC	33	Decks				+	 □ Appropriate □ Inappropriate 	A STATE OF THE STA	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					 □ Appropriate □ Inappropriate 		
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate		
l S	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
DESIGN	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	All the	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
<u>H.</u>	_	se and Intent:				5.11 St. 1.1.			
		eserve the integrity of the District:	☐ Yes ☐		intain the special characte			☐ Yes □	
		sessment of the Historical Significance:	☐ Yes ☐		•	he architectural and histori		☐ Yes □	
		enservation and enhancement of property valu	es:	NO 6. Pro	mote the education, pleas	sure and weltare of the Dist	rict to the city residents and visit	tors: 🗆 Yes 🛚	
<u>I.</u> R		Criteria / Findings of Fact:				and make and the first time to			
		ensistent with special and defining character of	.			_			
	z. Coi	mpatibility of design with surrounding propertie	S:	⊔ Yes 🗆 No 4. Co	mpatibility ot innovative te	chnologies with surrounding	g properties: 🗆 Yes 🗆 No		

roject Address:	500 MARKET	<u>STREET</u>
ermit Requested:	CERTIFICATE	OF APPROVAL
leeting Type:	WORK SESSION	ON #WS-B
Existing Conditions: • Zoning District: Central Busine • Land Use: Office • Land Area: 102,680 SF +/- • Estimated Age of Structure: Comparison of the proposed Work of Proposed Mork of Proposed Work of Proposed	k: <u>View from Market</u>	<u>Street</u>
B. Proposed Work: To revise a previous	ously approved plar	n (add roof deck and window).
C. Other Permits Required:	Disposing Disposed	City Coursell
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	,	— Mid Block
E. Existing Building to be Altered/ Dem		
Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arnothing}$ Sens	itive \square Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Projec	<u>ts):</u>	
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildii	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	ngress Street)
\square Intentional Opposition (i.e	. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type: Minor Project (i.e. small all Moderate Project (i.e. signature)	gnificant additions, alt	erations or expansions)
☐ Major Project (i.e. very la	rge aiternations, addit	ions or expansions)

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Z. Neighborhood Context:

• The building is located along Market Street. It is surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

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

The Application is proposing to:

• Add 168 solar panels to the roof surfaces on 3 mixed-use buildings on Nobles Island.

BB. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	CIID IE	CT PROPERTY		NEIGHBORHOO	D CONTEXT				
	Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures				
	riojeci ililoritation	Building	Building (+/-)	(Average)	ì	(Average)				
No										
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)						
1	Gross Floor Area (SF)									
2	Floor Area Ratio (GFA/ Lot Area)									
3	Building Height / Street-Width Ratio Building Height – Zoning (Feet)		MINOR PROJECT							
5	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)									
6	Number of Stories		– INSTALL 168 SOLAR PANELS ONLY –							
7	Building Coverage (% Building on the Lot)									
	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS				
8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate				
9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate				
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						□ Appropriate □ Inappropriate				
16	Cornice Line					□ Appropriate □ Inappropriate				
17	Eaves, Gutters and Downspouts					🗆 Appropriate 🗆 Inappropriate				
18	Walls					□ Appropriate □ Inappropriate				
19	Siding / Material					□ Appropriate □ Inappropriate				
20	Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate				
21	Doors and Windows					🗆 Appropriate 🗆 Inappropriate				
22	Window Openings and Proportions					□ Appropriate □ Inappropriate				
23	Window Casing/ Trim					□ Appropriate □ Inappropriate				
4	Window Shutters / Hardware					□ Appropriate □ Inappropriate				
5	Awnings					□ Appropriate □ Inappropriate				
26	Doors					□ Appropriate □ Inappropriate				
27	Porches and Balconies					□ Appropriate □ Inappropriate				
28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate				
29						□ 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						☐ Appropriate ☐ Inappropriate				
34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate				
35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate				
36	3 (□ Appropriate □ Inappropriate				
37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate				
38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
39						□ Appropriate □ Inappropriate				
40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate				
. F 2. <i>F</i> 3. (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 ☐ 1 ☐ Yes ☐ 1 es: ☐ Yes ☐ 1	No 5. Cor	intain the special characte mplement and enhance th mote the education, pleas	ne architectural and l	historic character: ne District to the city residents and				

Project Address: 180 ISLINGTON STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #WS-C Meeting Type:

Existing Conditions:

Zoning District: <u>Central Business District B (CBB)</u>
Land Use: <u>Commercial</u>

Land Area: 3945 SF +/Estimated Age of Structure: c.1840

Building Style: NA

Historical Significance: Contributing

 Public view of Proposition Unique Features: NA Neighborhood Association 		ngton street
B. Proposed Work: To pote		lop the existing structure
C. Other Permits Required:		
\square Board of Adjustm	nent 🗌 Planning Bo	ard 🗌 City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
✓ Intersection / C	Corner Lot 🗌 Rear Lot	
E. Existing Building to be Alte	red/ Demolished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive	✓ Sensitive □ Low Sens	sitivity \square "Back-of-House'
G. Design Approach (for Ma	<u>jor Projects):</u>	
\Box Literal Replication	on (i.e. 6-16 Congress, Jardinière	Building, 10 Pleasant Street)
\square Invention within	a Style (i.e., Porter Street Townh	nouses, 100 Market Street)
☐ Abstract Refere	nce (i.e. Portwalk, 51 Islington, 5	5 Congress Street)
\square Intentional Opp	osition (i.e. McIntyre Building, C	itizen's Bank, Coldwell Banker)
H. Project Type:		
☐ Minor Project (i.e	e. small alterations, addition	ns or expansions)
☑ Moderate Proj	ect (i.e. significant addition	s, alterations or expansions
☐ Major Project (i.	e. very large alternations, o	additions or expansions)

Neighborhood Context:

• The building is located along Islington Street. It is surrounded with many 2.5 story structures with shallow setbacks.

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

The Application is proposing to:

- Discuss options for redevelopment of the building and site.
- Discussion will include demolition and making alteration to the existing structure.

NOTE – AT THE LAST WORK SESSION THE HDC SUGGESTD THAT DEMOLITION OF THE HISTORIC STRUCTURE WAS HIHGLY DISCOURAGED.

EE. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

☐ Yes ☐ No

□ Yes □ No

180 ISLINGTON STREET - WORK SESSION #C (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 5 **Project Information Existing Abutting Structures Surrounding Structures Proposed** 5-13-1 (Average) (Average) Building Building (+/-) R No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Withdrawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - DISCUSS REDEVELOPMENT OPTIONS ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Case: DISTRICT 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Approved with 9 Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate STREET 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate GTON 16 **Cornice Line** ☐ Appropriate ☐ Inappropriate ш Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Siding / Material **PORTSMOUTH** □ Appropriate □ Inappropriate PROPERTY: 180 ISLIN Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 2 21 **Doors and Windows** □ Appropriate □ Inappropriate Window Openings and Proportions ш 22 □ Appropriate □ Inappropriate 23 Window Casing/Trim □ Appropriate □ Inappropriate **_** Window Shutters / Hardware □ Appropriate □ Inappropriate ecision: 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) Δ □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses... □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact:

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

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:

Project Address: 101-105 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #WS-D

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L
- Land Use: Two-Family
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: 1835
 Building Style: Federal Greek Revival
 Number of Stories: 2.5

- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from High Street</u>
- Unique Features: <u>Highest Point in Downtown Portsmouth</u>
 Neighborhood Association: North End

• Neighborhood Association. In	OHIT LITE	
B. Proposed Work: To alter the roof	line (add a story) ar	nd front facade.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	l <u>:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive $\ \square$ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 \odot	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. Po	rtwalk, 51 Islington, 55 Con	gress Street)
☐ 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 larg	ge alternations, addit	ions or expansions)

O. Neighborhood Context:

• The new building is located along High Street. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of a range of 4-5 story infill brick structures on large lots and many small wood frame structures on small lots with little to no setback from the sidewalk.

P. Staff Comments and/ or Suggestions for Consideration:

PENDING RECEIPT OF THE PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

101-105 HIGH STREET - WORK SESSION #D (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 5-13-15 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - UPWARD EXTENSION AND FAÇADE MODIFICATIONS ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories ATION Building Coverage (% Building on the Lot) .: **0 V PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS** HDC SUGGESTIONS **APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) Case □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate 18 Walls COMMISSION □ Appropriate □ Inappropriate Approved 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) -105 □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim ROPERTY: 101 □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate **A** Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Evaluation Form: 687 MIDDLE STREET Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: WORK SESSION #E

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential A (GRA)
- Land Use: Residential
- Land Area: 8,078 SF +/-Estimated Age of Structure: NA

- Building Style: NA
 Number of Stories: 2.5
 Historical Significance: NA
 Public View of Proposed Work: View from Middle and Park Streets
- Unique Features: NA
- Neighborhood Association: Wibird Area

B. Proposed Work: Demolish and replace existing garage.

<u>C.</u>	<u>Other</u>	<u>Permits</u>	Required:
			_

C. Onen	emms keyoneu.						
	Board of Adjustment	☐Planning Board	☐ City Council				
D. Lot Loc	ation:						
	Terminal Vista	Gateway	☐ Mid-Block				
[✓ Intersection / Corner Lot	Rear Lot					
E. Existing	Building to be Altered/ Demo	olished:					
[☑ Principal	Accessory	$\ \square$ Significant Demolition				
F. Sensitivity of Context:							
	\square Highly Sensitive \square Sensitive $oldsymbol{arDelta}$ Low Sensitivity \square "Back-of-House"						
G. Design	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)							
\square Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project	<u>Type:</u>						
	Consent Agenda (i.e. very	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)

M. Neighborhood Context:

• The building is located in the heart of the business district on Congress Street and is surrounded by a wide variety of significant and non-contributing structures.

N. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to demolish and replace the existing garage
- PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

M. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

INFO/ EVALUATION CRITERIA	SUBJECT PR	OPERTY	NEIGH	BORHOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED FRO	M THE TAX MAPS & AS	SESSOR'S INFO)	
Gross Floor Area (SF)				
			MINOR PROJECT	T
			MINORIKOSEC	1
			- REPLACE GARAGE O	NI Y_
			KEI 17 (O1 07 (K) (O1 0	1461
	A BRI IC A NT'S CC	AAAAENITS	HDC SHCCESTIONS	APPROPRIATENESS
	APPLICANT 3 CC	MWEN12	HDC 30GGESTIONS	
				☐ Appropriate ☐ Inappropriate
`				☐ Appropriate ☐ Inappropriate
				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
· ·				□ Appropriate □ Inappropriate
• • • • • • • • • • • • • • • • • • • •				□ Appropriate □ Inappropriate
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Ÿ				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
Porches and Balconies				☐ Appropriate ☐ Inappropriate
Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
				☐ Appropriate ☐ Inappropriate
Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate
Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate
Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
Decks				□ Appropriate □ Inappropriate
Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate
Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
				☐ Appropriate ☐ Inappropriate
				□ Appropriate □ Inappropriate
Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width 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 Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings Doors Porches 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 (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height - Zoning (Feet) Building Height - Street Wall / Comice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S CO 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 Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings 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 (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & AS Gross Roor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building leight / Street-Width Ratio Building leight / Street-Width Ratio Building leight / 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. serbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional - modern) Roof Syle and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Openings and Proportions Window Shutters / Hardware Awnings Doors Porches and Balconies Projections (i.e. porch, portico, canopy) Lundings / Steps / Stoop / Railings Lughting (i.e. wall, post) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Decks Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type) Grading (i.e. gradens, planters, street trees) Driveways (i.e. location, material, screening)	Building Building (+/-) (Average) GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor

Project Address: Permit Requested:	127 NEW CAS	STLE AVE. OF APPROVAL				
Meeting Type:	WORK SESSIO	ON #WS-F				
 Existing Conditions: Zoning District: GRB Land Use: Single Family Land Area: 4,583 SF +/- Estimated Age of Structure: c. Building Style: Greek Revival Historical Significance: Contril Public View of Proposed Work Unique Features: NA Neighborhood Association: Sc 	outing c: View from New C	<u>astle Ave.</u>				
B. Proposed Work: To construct two	shed dormers and r	<u>rear addition.</u>				
C. Other Permits Required: Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:Terminal Vista	Gateway	☑ Mid-Block				
☐ Intersection / Corner Lot	,	MIG-BIOCK				
E. Existing Building to be Altered/ Dem	olished:					
☐ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House"				
G. Design Approach (for Major Project	<u>'s):</u>					
\Box Literal Replication (i.e. 6-16 (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. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	's Bank, Coldwell Banker)				
H. Project Type:						
☐ Minor Project (i.e. small alt ☑ Moderate Project (i.e. sig		, ,				
\square Major Project (i.e. very lar	ge alternations, addit	ions or expansions)				

Page 39 of 48

J. <u>Neighborhood Context:</u>

• The building is located along New Castle Ave.. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

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

The Application is proposing to add two shed dormers and a rear addition:

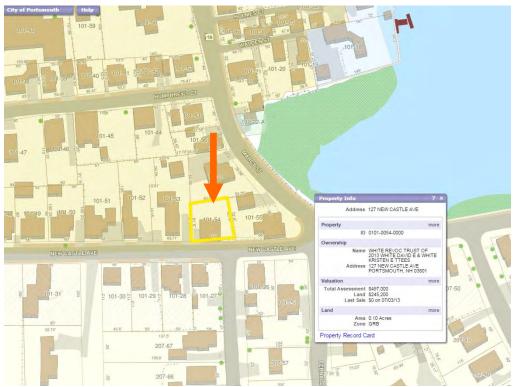
 PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

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Project Address: 80 HANOVER STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: WORK SESSION #WS-G

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 18,800 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: Modern
- Historical Significance: Invasive
- Public View of Proposed Work: View from Hanover and Fleet Streets
- Unique Features: NA

	Neighborhood Association: Do	<u>owntown</u>	
<u>B.</u>	Proposed Work: To modify the fac	ade of the storefro	nt and add fencing
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensit	ive \square Low Sensitivity	/ 🗌 "Back-of-House'
<u>G.</u>	Design Approach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	☐ Invention within a Style (i.e.	Porter Street Townhouse	s 100 Market Street)

H. Project Type:

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

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

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

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

M. Neighborhood Context:

• The building is located along Hanover and Fleet Streets. It is surrounded with many brick multistory structures with no setbacks.

N. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to install new siding, folding doors, a new storefront, canopy, glass block and fencing:

• PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

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





Aerial and Street View Image



Zoning Map

	INFO / FV/ALUATION OBITEDIA			ORK SESSION #G		
	INFO/ EVALUATION CRITERIA		CT PROPERTY		NEIGHBORHOOD CONTEXT	
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
1		(<u> </u>		
2						
3	Building Height / Street-Width Ratio			AAINIOD DDC	NIECT.	
4	Building Height – Zoning (Feet)			MINORPRO	JIECI	
5	Building Height – Street Wall / Cornice (Feet)	- EACADE AND STODEEDONT DENIOVATIONS ONLY				
6	Number of Stories		- FAÇADE A	ND 210KELKONI	KENOVATIONS ONLY -	
7	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGI	ESTIONS APPROPRIATENESS	(
8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate)
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				☐ Appropriate ☐ Inappropriate	<u> </u>
17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate	
18	Walls					
19	Siding / Material					
20	Projections (i.e. bays, balconies)					
21	Doors and Windows					
22	Window Openings and Proportions					
23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	
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					
30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate	;
31	Signs (i.e. projecting, wall)					
32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate	<u> </u>
33	Decks				☐ Appropriate ☐ Inappropriate	÷
34	Garages/Barns / Sheds (i.e. doors, placement)					
35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate	
36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate	
37	Landscaping (i.e. gardens, planters, street trees)					-
38	Driveways (i.e. location, material, screening)					
39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	
40 Accessory Buildings (i.e. sheds, greenhouses)						
	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Builcling Height / Street-Width Ratio 4 Builcling Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Builcling 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/ 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. gardens, planters, street trees)	No. GENERAL BUILDING INFORMATION GESTIMATI	GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & AS GROSS Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height Fracet-Width Ratio Building Height Fracet-Width Ratio Building Height Fracet-Width Ratio Building Height Fracet-Width Ratio Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Scale (i.e. height, volume, coverage) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPLICANT'S COMMENTS APPLICANT'S COMMENTS APPLICANT'S COMMENTS APPLICANT'S COMMENTS Roads Style and Slope Style (i.e. traditional – modern) Style and Slope and Proportions Style and Slope and Sl	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION (Cross Floor Area (SF) Floor Area	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) MINOR PROJECT Building the pith 7 steet worth read Building the pith 7 steet

Project Address: 7 ISLINGTON STREET (40 BRIDGE ST.) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #WS-H**

<u>A.</u>	<u>Property Information - General:</u>
	Existing Conditions:
	 70ning District: Urban Ga

- zoning District: <u>Urban General (</u>CD4)
- Land Use: Vacant
- Land Area: 7,460 SF +/-
- Estimated Age of Structure: c.<u>1860</u>
 Building Style: <u>Greek Revival/ Modern</u>

- Historical Significance: Contributing
 Public View of Proposed Work: View from Bridge Street
- Unique Features: NA
- Neighborhood Association: Downtown

В.	Proposed Work:	Remove ar	nd Replac	ce building	with c	3.5 story	mixed-use	building
<u>C.</u>	Other Permits Re	<u>quired:</u>						
	☐ Board o	of Adjustment		Planning B	oard		Council	

= Board or Adjournorn		_ 0, 000			
D. Lot Location:					
☐ Terminal Vista	Gateway	☑ Mid-Block			
\Box Intersection / Corner Lot	☐ Rear Lot				
F Existing Building to be Altered / Demolished / Constructed:					

☐ Intersection / Corner Lot ☐ Rear Lot
E. Existing Building to be Altered/ Demolished/ Constructed:
lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Demolition
F. Sensitivity of Context:
\square Highly Sensitive $oxedsymbol{arDelta}$ Sensitive \square Low Sensitivity \square "Back-of-Hous
G. Design Approach (for Major Projects):
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

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

I. Neighborhood Context:

- The building is located in the edge of the downtown business district on Bridge Street and is surrounded by a wide variety of focal and contributing structures with no front yard setbacks.
- J. Staff Comments and/ or Suggestions for Consideration:
- PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Image



Zoning Map

		7 !	SLINGTON ST	TREET – WO	RK SESSION #H (MA	JOR PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY	_	NEIGHBORHOO	D CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Sı	rrounding Structures (Average)	S
ш.		GENERAL BUILDING INFORMATION	(ESTIMATED I	FROM THE TAX MAP	S & ASSESSOR'S INFO)			\square \lessapprox .
쁘	1	Gross Floor Area (SF)						N FOR
STA	2	Floor Area Ratio (GFA/ Lot Area)						
S	3	Building Height / Street-Width Ratio			MAJOR PRO	∩ IFCT		
	4	Building Height – Zoning (Feet)			MAJORIK	JILOI		U L ≨
	5	Building Height – Street Wall / Cornice (Feet)		- NF	W 3.5 STORY INFILL I	RIIII DING ONI	Υ _	⊢ ≥
	6 Number of Stories 7 Building Coverage (% Building on the Lot) - NEW 3.3 STORY INFILL BUILDING ONLY -							
1			A DDI I O A NITI	0.004445150	upo suo o	FCTIONIC	ADDDODDIATELIESS	$\neg \cap \circ$
	•	PROJECT REVIEW ELEMENT	APPLICANI	S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
EXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
\	10	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
8	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	JAT
نے کے	- ' '						□ Appropriate □ Inappropriate	⊢ ب الآي
ا يُح	12	Roofs Style and Slope					□ Appropriate □ Inappropriate	
MEMBERS	13	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
≨	14 15	Roof Materials					□ Appropriate □ Inappropriate	
AE 		Cornice Line					□ Appropriate □ Inappropriate	
	16 17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	⊒ > ջ
COMMISSION ESIGN & MATERIALS	18	Walls					□ Appropriate □ Inappropriate	— ш ≲
<u>₹</u> ₹	19	Number and Material					□ Appropriate □ Inappropriate	- $lacksquare$
名一覧	20	Projections (i.e. bays, balconies)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	→ ⋾
₹	21	Doors and windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
⋛ │ ਔ	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	— ~ 6
5 ชื	23	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	
ا الآ	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate	ଅ ଅଞ୍ଚ
F	25	Storm Windows / Screens / Awnings					□ Appropriate □ Inappropriate	OPE RTSM
BUILDING	26	Doors					□ Appropriate □ Inappropriate	\dashv \cap $\stackrel{\mathtt{h}}{\sim}$
<u> </u>	27	Porches and Balconies					□ Appropriate □ Inappropriate	
<u> </u>	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	−
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<u> </u>
2 ∣	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
~	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
HISTORIC	33	Decks					☐ Appropriate ☐ Inappropriate	120
-	34	Garages/ Barns/ Sheds (i.e. doors, placement)					 □ Appropriate □ Inappropriate 	
z	35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)					 □ Appropriate □ Inappropriate 	
SITE	38	Driveways (i.e. location, material, screening)					 □ Appropriate □ Inappropriate 	
5	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Screening / Enclosures (i.e. shods dumpstors					- Appropriate - Louperspriate	
<u>H.</u>	_	se and Intent:	- v - · ·			(11 5:1:		
		eserve the integrity of the District:	□ Yes □ No		. Maintain the special characte			
		sessment of the Historical Significance:			. Complement and enhance the			
	3. Cc	onservation and enhancement of property values:	☐ Yes ☐ No	6	. Promote the education, pleas	sure and welfare of the	e District to the city residents and vis	sitors:
]. [eview	Criteria / Findinas of Fact:						
<u></u>		onsistent with special and defining character of surre	oundina properties:	: □Yes□No 3	. Relation to historic and archite	ectural value of existin	g structure: 🗆 Yes 🗆 No	
		mpatibility of design with surrounding properties:	- G		. Compatibility of innovative te		=	
		inpanant of adagn mini solidoriding proportios.		_ 100 _ 110 _ T		5 1515 gi55 11111 301100		

Project Address: 236 UNION STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #WS-I

1	۸.	Pr	op	erty	Info	orm	<u>ation</u>	-	Gen	<u>eral:</u>

Existing Conditions:

- Zoning District: General Residential District C (GRC)
- Land Use: <u>Commercial</u> Land Area: <u>5,064 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: 1
- Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>View from Union Street</u>
- Unique Features: <u>NA</u>
 Neighborhood Association: Cabot Street

	• Neighborhood Association. <u>C</u>	<u>abor 311661</u>	
<u>B.</u>	Proposed Work: Demolition and re	eplacement of the	existing structure
<u>C.</u>	Other Permits Required:		
	Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	\square Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
	✓ Principal	Accessory	\square Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
<u>G.</u>	. Design Approach (for Major Project	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Col	ngress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☐ Minor Project (i.e. small 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)

I. Neighborhood Context:

• The new building is located along Maplewood Ave. and Deer and Hanover Streets. It is surrounded with many new and proposed infill buildings. The neighborhood is predominantly made up of 4-5 story brick structures on large lots with little to no setback from the sidewalk.

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

The proposed application seeks to:

• Remove and replace the existing structure with a 2.5 story residential two-family structure.

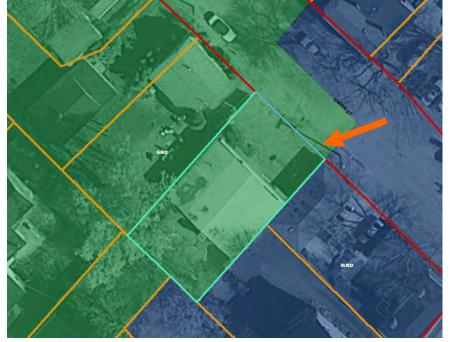
PENDING RECEIPT AND REVIEW OF THE PLANS OR DRAWINGS, I WILL PREAPRE A FOLLOW-UP MEMO PRIOR TO THE WORK SESSION AS WELL AS ANY SUGGESTIONS FOR CONSIDERATION.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image of the Mock-Up



Zoning Map

				236 UNI	ON STREET – WOF	RK SESSION #I (M	MODERATE)					
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT				
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	3-15 enied			
STAFF		•	GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)						
		1	Gross Floor Area (SF)									
7		2	Floor Area Ratio (GFA/ Lot Area)						O S ::			
S	-	3	Building Height / Street-Width Ratio		MODERATE PROJECT							
	-	4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)									
	-	<u>5</u>	Number of Stories		- DEMOLITION AND RECONSTRUCTION -							
	-	7	Building Coverage (% Building on the Lot)									
			PROJECT REVIEW ELEMENT	ΔΡΡΙΙ	CANT'S COMMENTS	HDC SUGGI	FSTIONS	APPROPRIATENESS	COMMIS TOMMIS No.: Date Stipulations			
	_	8	Scale (i.e. height, volume, coverage)	Allei	CAITI O COMMENTO	1150 3300		☐ Appropriate ☐ Inappropriate				
	필	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate				
	ONTEXT	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	AT TRIC:			
	ŭ	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate				
10		12	Roofs					□ Appropriate □ Inappropriate				
MEMBERS	Ī	13	Style and Slope					□ Appropriate □ Inappropriate	ALI RIC D REET Approv			
BE		14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate				
≶		15	Roof Materials					□ Appropriate □ Inappropriate	ORIG STRE			
۸E		16	Cornice Line					□ Appropriate □ Inappropriate				
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	⊒шь́г			
Z	ALS	18	Walls					□ Appropriate □ Inappropriate	— • • • •			
ISTRICT COMMISSION	TERIALS	19	Siding / Material					□ Appropriate □ Inappropriate				
	⋖	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate				
	≥	21	Doors and Windows					□ Appropriate □ Inappropriate				
	Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate				
	DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate				
	DE	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	RTY:			
	Š	25	Storm Windows / Screens					□ Appropriate □ Inappropriate	P			
	BUILDING	26	Doors					□ Appropriate □ Inappropriate				
T	≣ੂ	27	Porches and Balconies					□ Appropriate □ Inappropriate				
	_	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ 			
) 	L	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate				
$\mathbf{\Sigma}$	-	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate				
S.	-	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate				
Σ	-	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate				
HISTORIC	-	33	Decks					☐ Appropriate ☐ Inappropriate				
-		34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate				
	Ÿ	35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate				
	DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate				
		37 38	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate				
	SIE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
	<i>,</i>	40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate				
	H		se and Intent:					□ Appropriate □ Inappropriate				
			eserve the integrity of the District:		No. 4 Main	ntain the special characte	er of the District:		□ Yes □ No			
			sessment of the Historical Significance:			nain the special characte		historic character:	□ Yes □ No			
			sessment of the historical significance. onservation and enhancement of property value			•		he District to the city residents and visit				
			onservation and enhancement of property value of Criteria / Findings of Fact:	G3. 163 L	0, 1011	iore me education, pieds	ore and wellare of t	ne bisiner to the city residents and visit	1013. L 165 L 110			
		1. Co	onsistent with special and defining character of									
	2	2. Co	empatibility of design with surrounding properties	S:	□ Yes □ No 4. Compate	tibility of innovative techno	ologies with surround	ding properties: 🗆 Yes 🗆 No				

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Urban General (CD4)</u>
- Land Use: Parking Lot
- Land Area: 56,675 SF +/-
- Estimated Age of Structure: NA

- Building Style: <u>NA</u>
 Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>View from Maplewood Ave., Deer and Bridge Streets</u>
- Unique Features: NA
- Neighborhood Association: North End

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

<u> </u>	Troposed Work:	ory mixed ese belia	<u>"''9'</u>
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	☑ Planning Board	\square City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	• •
	☐ Principal	☐ Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

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

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

 \square Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"

H. Project Type:

$\ \square$ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

P. Neighborhood Context:

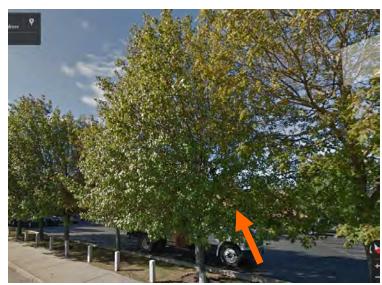
• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

 PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

46-64 MAPLEWOOD AVE. - WORK SESSION #J (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Case No: J Date: 5-13-**Project Information Existing Abutting Structures Surrounding Structures Proposed** FORM Denied (Average) (Average) Buildina Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Withdrawn Building Height – Zoning (Feet) Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - New Multi-Story Mixed-Use Building -Number of Stories Building Coverage (% Building on the Lot) 7 **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks...) 4 □ Appropriate □ Inappropriate Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 0 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 4 MAPLEWO 15 **Roof Materials** □ Appropriate □ Inappropriate **X Cornice Line** 16 □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION MATERIALS 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and Windows** 21 □ Appropriate □ Inappropriate . 四 四 ROPERTY: 46-6 Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Decision: 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT Doors 26 □ Appropriate □ Inappropriate Ž 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate 40 Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No