Historic District Commission Staff Report – June 3rd, 2015

PART 1 June 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (5-27-15)
- Administrative Approvals:
 - 1. 262-264 South Street
 - 2. 456 Middle Street
 - 3. 275 Islington Street
 - 4. 84-86 Pleasant Street
 - 5. 220 South Street
 - 6. 402 State Street

OLD BUSINESS / PUBLIC HEARINGS:

- A. 39 Dearborn Street (Moderate House Renovations)
- B. 89 New Castle Ave. (Moderate Convert Porch)

NEW BUSINESS / CONSENT AGENDA:

- 1. 44-46 Market Street (Minor HVAC units)
- 2. 54 Ceres Street (Minor-Fencing)
- 3. 402 State Street (Minor-HVAC)
- 4. 67-77 State Street (Minor-Window & Door Change)
- 5. 272 New Castle Ave. (Minor-Fencing)
- 6. 20 Ladd Street (Minor-HVAC)
- 7. 15 Portwalk Place (Minor-HVAC)
- 8. 10 State Street (Minor Lighting, Venting, Door on Roof Deck)
- 9. 233 Vaughan Street (Minor-HVAC, Windows and Doors)

NEW BUSINESS / PUBLIC HEARINGS:

- 10. 99 Bow Street (Minor Dock)
- 11. 102 State Street (Minor Chimney and Sidewall)
- 12. 65 Bow Street (Minor Rear Door and window)
- 13. 17 Gardner Street (Minor-HVAC Unit)
- 14. 80 Hanover Street (Minor Sliding doors, storefront, fencing...)
- 15. 34 Hanover Street (Minor Relocate power lines underground)
- 16. 5 Portwalk Place (Minor-Change Mullion Pattern)

PART 2 June 10th MEETING

- 17. 40 Bridge Street (Major 3 story mixed-use building)
- 1. CUP-HarborCorp, LLC (Major 4-5 story mixed-use building)
- 2. HarborCorp, LLC (Major 4-5 story mixed-use building)

PART 3 June 17th MEETING

WORK SESSIONS:

- A. 127 New Castle Ave. (Minor-Rear shed dormers)
- B. 101-105 High Street (Moderate-Upward Extension)
- C. 44-46 Market Street (Moderate Garage and Addition)
- D. 500 Market Street (Minor-Solar Panels)
- E. 404 Middle Street (Amendments to a previous design)
- F. 284 New Castle Ave. (Moderate 2 Story Addition)



Project Address: 39 DEARBORN LANE Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A

A. Property Information - General:

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: <u>NA</u>
 Public View of Proposed Work: <u>View from Dearborn Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>B. </u>	<u>Proposed Work:</u>	<u>To renovate the</u>	<u>house, add</u>	dormers and	dan accessory	<u>, building</u>	Ţ
	-				-	-	_

C. Other Permi	ts Required:		
□ Во	ard of Adjustment	\square Planning Board	☐ City Council
D. Lot Location	<u>n:</u>		
□ Те	erminal Vista	Gateway	☐ Mid-Block
	tersection / Corner Lot	☑ RearLot	
E. Existing Build	ling to be Altered/ Demo	olished:	
☑ P	rincipal	Accessory	Demolition
F. Sensitivity of	Context:		
□ Hi	ghly Sensitive 🗹 Sensit	ive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design App	roach (for Major Projects	<u>s):</u>	
	eral Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	vention within a Style (i.e.	, Porter Street Townhouse	s, 100 Market Street)
	ostract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	agress Street)
	tentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type	<u>:</u>		
	onsent Agenda (i.e. very	small alterations, add	ditions or expansions)
☐ Mi	inor Project (i.e. small alte	erations, additions or	expansions)
☑ N	Moderate Project (i.e. sign	nificant additions, alt	erations or expansions)

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

I. Neighborhood Context:

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

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

The Application is proposing to:

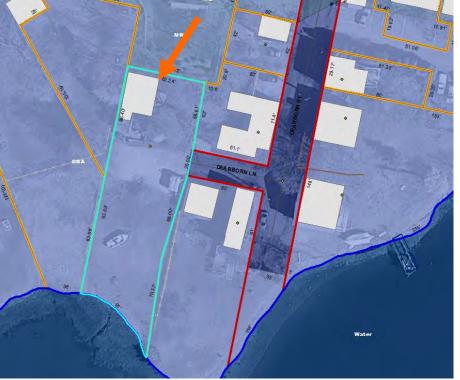
- Renovate the c.1800 cap-style house on the property. Note that at the Work Session/Public Hearing on 5-6-15, the applicant presented a revised design that was more commensurate with the feedback provided from the HDC after the work session and site walk.
- The applicant has revised the plans to be more consistent with the recommendations and suggestions of the HDC. The applicant will present the final revisions at the meeting and request a work session prior to returning to a public hearing for a potential vote on the project.
- Note that, due to the recommendations of the HDC to redesign the house footprint and volume, the applicant was required to refile this project with the BOA. Thus, a vote on the project will require a stipulation that the variances be approved by the BOA. A Conditional Use Permit will also be required for any work within the buffer zone.

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





Aerial and Street View Image



HISTORIC

SURVEY

RATING

Zoning Map

			39 DEARBO	RN LANE -	WORK SESSION /PI	UBLIC HEARING	#A (MODER	RATE PROJECT)	
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OOD CONTEXT	
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	<u>15</u>
		No.		Building	Building (+/-)	(Average)		(Average)	
	-	140.	GENERAL BUILDING INFORMATION	(FSTIM	ATED FROM THE TAX MAPS & ASS	EFSSOR'S INFO)			6-3-1
STAFF		1	Gross Floor Area (SF)	(2011)	ALED I KOM IIIE IAA MAI O U AOO	2550 (5 111 0)	<u> </u>		
		2	Floor Area Ratio (GFA/ Lot Area)						
S		3	Building Height / Street-Width Ratio		N/	IODERATE P	PO IFCT		SS date
	-	4	Building Height – Zoning (Feet)		/4	ODLKAILI	KOJLCI		_ L
	-	5	Building Height – Street Wall / Cornice (Feet)		– RFNOVΔT	E HOUSE AND A	DD DORME	RS ONLY -	
	-	<u>6</u>	Number of Stories Building Coverage (% Building on the Lot)		REITOTAL	E IIOOSE AIID A		NO OTTE	N FO OMMISSIO D.: A Date: Jations
			PROJECT REVIEW ELEMENT	ADDIIC	ANT'S COMMENTS	HDC SUGG	ECTIONIC 2	APPROPRIATENESS	ON F COMMIS No.:A Do
				APPLICA	ANI 3 COMMENIS	<u>прс 30GG</u>	ESTIONS		ODD COMMI No.:AD Stipulations
	×	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	AT TRIC:
	lO)	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
		11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
RS	-	12 13	Roofs Style and Slope					□ Appropriate □ Inappropriate	— — — — — — — — — — — — — — — — — — —
MEMBERS	-	14	Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	RIC SIR
	-	15	Roof Materials					☐ Appropriate ☐ Inappropriate	` _ ` `
\E/	-	16	Cornice Line					□ Appropriate □ Inappropriate	→ 5 % □ □
		17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	Bor S
Z	STV	18	Walls					☐ Appropriate ☐ Inappropriate	
2	R A	19	Siding / Material					□ Appropriate □ Inappropriate	
SS	MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
COMMISSION	×	21	Doors and Windows					□ Appropriate □ Inappropriate	ERTY OUTH H ODEARBO
Š	N.	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	Ш ⋚ ⋈ ै ′
0	DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	— — — — — — — — — — — — — — — — — — —
		24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	ORTSM ORTSM IRTY:39
CI	8	25	Awnings					☐ Appropriate ☐ Inappropriate	
TRICT	UILDING	26 27	Doors Porches and Balconies					□ Appropriate □ Inappropriate	PROPERTY Decision:
ST	BU	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
DIS	-	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	-
R		31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
2		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
HISTORIC		33	Decks					☐ Appropriate ☐ Inappropriate	
I		34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
	SiG	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
	SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
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	Н	40 Purpos	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:					☐ Appropriate ☐ Inappropriate	
			eserve the integrity of the District:	□ Yes [No 1 Main	tain the special characte	er of the District		□ Yes □ No
			sessment of the Historical Significance:			plement and enhance th		d historic character:	□ Yes □ No
			onservation and enhancement of property values			•		the District to the city residents and vis	
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			v Criteria / Findings of Fact:	i currou podinos serses	ortion DVos DNo 2 D-1-4	ion to historia avad avad-it-	actural value et - ::	eting etructures	
			onsistent with special and defining character of					=	
	2	z, C0	mpatibility of design with surrounding propertie	₺.	u tes u no 4. Com	patibility of innovative te	chnologies with sur	rounding properties: 🗆 Yes 🗆 No	

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

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: <u>c.1900</u> Building Style: <u>NA</u>
- Number of Stories: 1.5
- Historical Significance: Contributing
 Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To convert clos	sed porch to an ope	n porch & add window:
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lo	t 🗌 Rear Lot	
E. Existing Building to be Altered/ De	molished / Constructed	<u>d:</u>
✓ Principal	☐ Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sen	sitive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Proje	ects):	
Literal Replication (i.e. 6-1	6 Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style ((i.e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e.	Portwalk, 51 Islington, 55 Co	ngress Street)
\Box Intentional Opposition (i	.e. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. ve	ery small alterations, ad	ditions or expansions)
☑ Minor Project (i.e. small	alterations, additions o	r expansions)
☐ Moderate Project (i.e. si	ignificant additions, alt	erations or expansions)
☐ Major Project (i.e. very l	arge alternations, addi	tions 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>

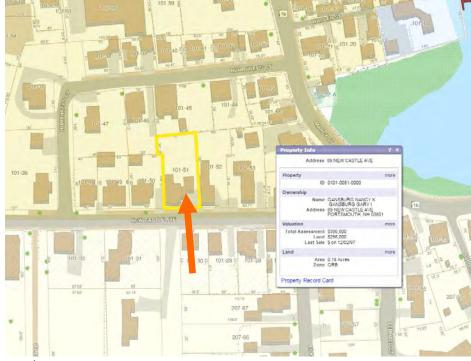
- The applicant proposed to open the enclosed porch as add windows and doors as well as a new fire escape.
- At the May 5th meeting, the HDC requested more details on the proposed design plans as well as better drawings and scheduled a site walk to visit the property.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		11211 0/10112	AVE I ODEIC II	EARING #B (CONSEI	NI AGLINDA)
	INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEIC	SHBORHOOD CONTEXT
N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
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3:	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
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4	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
	11 22 33 4 55 6 77 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	No. GENERAL BUILDING INFORMATION	No. Project Information Existing Building	Project Information Existing Building Proposed Building (+/-) GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 1 Roor Area (RF) 2 Floor Area (RF) 3 Building Height - Zoning (Feet) 5 Building Height - Zoning (Feet) 5 Building Height - Zoning (Feet) 6 Number of Stories 7 Building Coverage (% Building an the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, dignment) 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 Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. boys, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Irim 24 Window Shutters / Hordware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. woll, post) 31 Signs (i.e. projections (i.e. HVAC, generators) 33 Parking (ii.e. location, materials, type) 34 Garages / Barns / Sheds (ii.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Garages / Barns / Sheds (ii.e. doors, placement) 37 Landscaping (i.e. gardens, planters, street trees) 38 Profession, cacess, visibility) 39 Parking (iie. location, materials, street trees) 30 Dreways (iie. location, materials, street trees) 31 Projections (iie. gardens, planters, street trees) 31 Profession, cacess, visibility)	Project Information Existing Building Proposed Building (+/-) Abutting Structures

44-46 MARKET STREET Project Address: Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #1 Meeting Type:**

A. Property Information - General:

Existing Conditions:

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

- Land Area: 3,866 SF +/Estimated Age of Structure: c.1803

- Building Style: <u>Federal</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Ladd Street</u>
- Unique Features: Located along Service Alley
- Neighborhood Association: <u>Downtown</u>

<u>в. </u>	Proposed Work:	10 Install to root-mounted HVAC Units for the retall spaces.

C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	☐ Gateway	☑ Mid-Block
$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ive \square Low Sensitivity	☑ "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 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. Project Type:		
Consent Agenda (i.e. very)	small alterations, ad	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or e	expansions)
Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)

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

L. 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.

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

The Application is proposing to:

• Add two roof-mounted HVAC units along the rear of the building. The units will not be visable from the public way.

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		4	4-46 MARKET	STREET - WORK	SESSION #1 (CO	NSENT AGENI	DA)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOC	DD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		ourrounding Structures	
	N	0	Building	Building (+/-)	(Average)		(Average)	<
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			-
_	1	1 Gross Floor Area (SF)			,			
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?	3	2 Delianing Height / Cheef / Hantikane		Λ.	MODERATE P	PO IFCT		
		4 Building Height – Zoning (Feet)			NODEKAILI	KOJLCI		
	-	5 Building Height – Street Wall / Cornice (Feet)		- ADD 2 R	OOF-MOUNTED	HVAC UNITS	ONLY -	
	-	Number of StoriesBuilding Coverage (% Building on the Lot)		7,002	MOOI MOOITIED		01121	
	- '	PROJECT REVIEW ELEMENT	ΔΡΡΙΙζΑΝ	T'S COMMENTS	HDC SUGG	FSTIONS	APPROPRIATENESS	
CONTEXT			ATTEIOATT	TO COMMITTEE	1150 0000	20110110		
5	<u>₹</u>	Scale (i.e. height, volume, coverage)Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	-
I N	₹ 1	Massing (i.e. modules, banding, stepbacks)					 □ Appropriate □ Inappropriate □ Appropriate 	-
5	3 1						□ Appropriate □ Inappropriate	- -
_ -		2 Roofs					□ Appropriate □ Inappropriate	ر ا
MEMBERS		3 Style and Slope					□ Appropriate □ Inappropriate	┤ ┛┛
٦ ۲	-	4 Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	−
<i>:</i>		5 Roof Materials					□ Appropriate □ Inappropriate	_
ا نِ		6 Cornice Line					□ Appropriate □ Inappropriate	
:		7 Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	⊣ Ш
<u> </u>		8 Walls					□ Appropriate □ Inappropriate	┨. ̄
<u> </u>	-	9 Siding / Material					□ Appropriate □ Inappropriate	 →
	2	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
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<u>- </u>		25 Awnings					□ Appropriate □ Inappropriate	OPE
2 2	2	26 Doors					□ Appropriate □ Inappropriate	
							□ Appropriate □ Inappropriate	
	2	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
		Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
-		Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
5	3	U (1) U 1					☐ Appropriate ☐ Inappropriate	
<u> </u>		Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
		Decks					□ Appropriate □ Inappropriate	
- -		Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
2	<u>z 3</u>	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
N C	3	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	A Property
	-	BB Driveways (i.e. location, material, screening)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	1-6
H	_	Parking (i.e. location, material, screening)					□ Appropriate □ Inappropriate	The last
		10 Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	11/16
Н		pose and Intent:					пурнорните пнарргорните	
<u>-11-</u>		Preserve the integrity of the District:	□ Yes □ 1	No 4 Mai	ntain the special characte	er of the District		
		Assessment of the Historical Significance:			nplement and enhance th		nistoric character:	
		Conservation and enhancement of property val			•		ne District to the city residents and visit	tors:
_		,		0, 1101	note the education, picus	JOIO GITA WONGIG OF IT	is bisiner to the city residents drid visit	1013.
<u>l.</u>		ew Criteria / Findings of Fact:	f		1			
		Consistent with special and defining character of						
	2. (Compatibility of design with surrounding properti	es:	□ Yes □ No 4. Cor	npatibility of innovative te	chnologies with surro	unding properties: 🗆 Yes 🗆 No	

A. Property Information - General:

Project Evaluation Form: <u>54 CERES STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #2</u>

Existing Conditions:		
Žoning District: <u>CD4</u>Land Use: <u>Mixed-Use</u>		
 Land Area: 3,760 SF +/- 		
Estimated Age of Structure: c.Building Style: <u>Colonial</u>	<u> 1955</u>	
 Number of Stories: 2.5 		
Historical Significance: <u>Unknow</u> District View of Proposed Work	<u>vn</u>	Ctroot
Public View of Proposed WorkUnique Features: NA	. view irom ceres.	<u>sireer</u>
 Neighborhood Association: <u>Do</u> 	<u>owntown</u>	
B. Proposed Work: To install cedar fe	ncing.	
C. Other Permits Required:		
\square Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
☐ Principal	✓ Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
F. Sensitivity of Context: ☐ Highly Sensitive ☑ Sensitive	ive \square Low Sensitivit	y 🗌 "Back-of-House"
		y 🗌 "Back-of-House"
☐ Highly Sensitive ☑ Sensit	<u>s):</u>	•
☐ Highly Sensitive ☑ Sensit G. Design Approach (for Major Projects	s): Congress, Jardinière Buildi	ng, 10 Pleasant Street)
☐ Highly Sensitive ☑ Sensit G. Design Approach (for Major Projects ☐ Literal Replication (i.e. 6-16 C	s): Congress, Jardinière Buildin , Porter Street Townhouse	ng, 10 Pleasant Street) es, 100 Market Street)
☐ Highly Sensitive ☑ Sensitive ☐ Sensitive ☐ Literal Replication (i.e. 6-16 C☐ Invention within a Style (i.e.	S): Congress, Jardinière Buildin , Porter Street Townhouse twalk, 51 Islington, 55 Cor	ng, 10 Pleasant Street) es, 100 Market Street) ngress Street)
☐ Highly Sensitive ☑ Sensit G. Design Approach (for Major Projects ☐ Literal Replication (i.e. 6-16 C) ☐ Invention within a Style (i.e. ☐ Abstract Reference (i.e. Por	S): Congress, Jardinière Buildin , Porter Street Townhouse twalk, 51 Islington, 55 Cor	ng, 10 Pleasant Street) es, 100 Market Street) ngress Street)
☐ Highly Sensitive ✓ Sensit G. Design Approach (for Major Projects ☐ Literal Replication (i.e. 6-16 C) ☐ Invention within a Style (i.e. ☐ Abstract Reference (i.e. Por	S): Congress, Jardinière Buildin , Porter Street Townhouse twalk, 51 Islington, 55 Cor McIntyre Building, Citizen	ng, 10 Pleasant Street) es, 100 Market Street) ngress Street) 's Bank, Coldwell Banker)
Highly Sensitive ✓ Sensit ✓ Sensitive ✓ Sensitive ✓ Sensitive ✓ Sensitive ✓ Sensitive ✓ S	congress, Jardinière Buildin , Porter Street Townhouse twalk, 51 Islington, 55 Cor McIntyre Building, Citizen v small alterations, ac	ng, 10 Pleasant Street) es, 100 Market Street) ngress Street) 's Bank, Coldwell Banker) dditions or expansions)
Highly Sensitive ✓ Sensitive G. Design Approach (for Major Projects Literal Replication (i.e. 6-16 C) Invention within a Style (i.e. Abstract Reference (i.e. Por Intentional Opposition (i.e. H. Project Type: ✓ Consent Agenda (i.e. very	congress, Jardinière Building, Porter Street Townhouse twalk, 51 Islington, 55 Cormology Building, Citizen small alterations, acterations, additions or	ng, 10 Pleasant Street) es, 100 Market Street) ngress Street) 's Bank, Coldwell Banker) dditions or expansions) expansions)

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 wood stockade fence along the existing parking area off of Ceres Street. Note that the proposed fence type is intended to match the existing stockade fence on the abutting property and it will be removed in the winter months to allow for snow plowing.
- Also note that the proposed fence will block views to the water from Ceres Street so perhaps a more open fence could be used.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

Project Information Building Proposed Labuting Structures (Average) Surrounding Structures (Average)		INFO/ EVALUATION CRITERIA	SUBJECT P	PROPERTY	NFIG	SHBORHOOD CONTEXT	
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GENERAL BUILDING INFORMATION 1. Cross Food Avan SF) 2. Index Aven Relia (STAY Lot Aven) 3. Ruiting Height - Toking (Feet) 4. Ruiting Height - Toking (Feet) 4. Ruiting Height - Toking (Feet) 5. Ruiting Height - Toking (Feet) 6. Ruiting Height - Toking (Feet) 7. Index of Common Feet (Feet) 8. Ruiting Height - Toking (Feet) 9. Routing Height - Toking (Feet) 1. Appropriate Line Database 1. Appropri			_				
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3 Suidrag reight / Street Molt Formic 5 Suidrag reight / Street Molt / Comrice Feer) 6 Northead of Street Molt / Comrice Feer) 7 Suidrag Coverage (R Suidring on the Lot) 8 Scole (A. Pelght, volume, coverage	1						
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\$ Suicine Heart Street Wall / Comice Feet A Number of Stoles FROJECT EXPLISE EXEMENT A Number of Stoles Record of					MINOR PROJEC		
6 Number of Strates 7 Building Coverage (R Building on the Lot) ROUGCT REVIEW LEMENT HDC COMMENTS HDC SUGGESTIONS APPROPRIATENESS 8 Socie (i.e. height, volume, coverage) 9 Piccement (i.e. subtacks, alignment) 10 Massing (i.e. modules) bonding, stephods) 11 Appropriate (i.e. Inappropriate) 11 Architectural Style (ii.e. froditional modern) 12 Roofs 13 Style and Stone 13 Style and Stone 14 Soci Musterials 15 Style and Stone 15 Style and Stone 16 Appropriate (i.e. Inappropriate) 16 Roof Musterials 17 Appropriate (i.e. Inappropriate) 18 Soci Musterials 19 Appropriate (i.e. Inappropriate) 19 Soci Musterials 10 Appropriate (i.e. Inappropriate) 19 Soci Musterials 10 Appropriate (i.e. Inappropriate) 10 Appropriate (i.e. Inappropriate) 11 Appropriate (i.e. Inappropriate) 12 Evens, Cultura and Downspouts 19 Strain (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 10 Appropriate (i.e. Inappropriate) 10 Appropriate (i.e. Inappropriate) 10 Appropriate (i.e. Inappropriate) 11 Appropriate (i.e. Inappropriate) 12 Appropriate (i.e. Inappropriate) 13 Appropriate (i.e. Inappropriate) 14 Own (i.e. Inappropriate) 15 Appropriate (i.e. Inappropriate) 16 Comice Une 17 Appropriate (i.e. Inappropriate) 18 Wolfs 18 Appropriate (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 10 Appropriate (i.e. Inappropriate) 10 Appropriate (i.e. Inappropriate) 11 Appropriate (i.e. Inappropriate) 12 Appropriate (i.e. Inappropriate) 13 Appropriate (i.e. Inappropriate) 14 Window (Openinos and Proportions) 15 Appropriate (i.e. Inappropriate) 16 Appropriate (i.e. Inappropriate) 17 Appropriate (i.e. Inappropriate) 18 Appropriate (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 19 Appropriate (i.e. Inappropriate) 10 Appropriate (i.e. Inappropriate) 11 Appropriate (i.e. Inappropriate) 12 Appropriate (i.e. Inappropriate) 13 Appropriate (i.e. Inappropriate) 14 Appropriate (i.e. Inappropriat	<u> </u>						
7 Bullding Coverage (\$ Bullding on the Lot! PROJECT REVIEW ELEMENT HDC COMMENTS HDC SUGGESTIONS APPROPRIATENESS Appropriate Incaparson Appro	4				- INSTALL FENCE ON	NLY –	
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8 scale (a. haight, volume, covarage) 9 Racement (b.a. settorick, alignment) 10 Massing (a. modulas, bending, steptocks) 11 Architecturd Style (a. haight, settoricks) 12 Roofs 12 Roofs 13 Style and Stope 14 Roof Projections (a. chimneys, vents, domers) 15 Roof Materias 16 Cornice Line 17 Eows, Guites and Downspouls 18 Waits 19 Appropriate Inappropriate Inappropria	'		HDC COM	MAENITS	HDC SUCCESTIONS	2 ADDODDIATENESS	
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Architectural Style [i.e. traditional - modern	10						
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Appropriate Inappropriate		- ` ` '					
Appropriate Incaptropriate Incaptr							
Roof Maferials		,					
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Royal Downspouts Cappropriate Inappropriate Inappropri							
18 Walls							
Projections (i.e. bays, balconies) Appropriate Inappropriate Inapp							
Projections (i.e. bays, balconies) Appropriate Inappropriate Inappro							
Doors and windows Depropriate Inappropriate Inappropri	-						
Window Openings and Proportions							
Window Casing/Trim							
Window Shutters / Hardware Appropriate Inappropriate I							
Appropriate Inappropri							
Appropriate Inappropriate							
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28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 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. gradens, planters, street trees) 38 Diveways (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility) 4 Appropriate Inappropriate Inappropri							
29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) 50 Appropriate Inappropriate Inappro							
Appropriate Inappropriate							
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Garages (i.e. doors, placement) Appropriate Inappropri						☐ Appropriate ☐ Inappropriat	
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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, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) Purpose and Intent:						☐ Appropriate ☐ Inappropriat	
38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) Purpose and Intent:	35	, , , , ,				☐ Appropriate ☐ Inappropriat	
38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) Purpose and Intent:	36					☐ Appropriate ☐ Inappropriat	(A) =
39 Parking (i.e. location, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) Purpose and Intent:						☐ Appropriate ☐ Inappropriat	
40 Accessory Buildings (i.e. sheds, greenhouses) Purpose and Intent:	38					☐ Appropriate ☐ Inappropriat	<u>e</u>
Purpose and Intent:	39					☐ Appropriate ☐ Inappropriat	
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriat	e
 Preserve the integrity of the District: Assessment of the Historical Significance: Yes □ No Maintain the special character of the District: Complement and enhance the architectural and historic character: 	1. Pr	reserve the integrity of the District:	□ Yes □ No □ Yes □ No		•		
3. Conservation and enhancement of property values: □ Yes □ No 6. Promote the education, pleasure and welfare of the District to the city residents a							l visitors
3. Conservation and enhancement of property values. The last two streets of the district to the city residents a Review Criteria / Findings of Fact:			□ 1€3 □ 1NO	0, 110111	ore the education, pleasure and	a wondre of the district to the City residerts and	4 VISITOI

Project Address: 402 STATE STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #3

A. Property Information - General:		
Existing Conditions:Zoning District: CD4-L		
 Land Use: <u>Three Family</u> Land Area: <u>4800 SF +/-</u> 		
 Estimated Age of Structure: 1 	<u>850</u>	
 Building Style: <u>Italianate</u> Number of Stories: 2.5 		
 Historical Significance: Contri 	<u>buting</u>	
Public View of Proposed WorlUnique Features: NA	k: <u>View from State a</u>	nd Court Streets
 Neighborhood Association: <u>C</u> 	<u>)owntown</u>	
B. Proposed Work: Add HVAC equip	oment.	
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/ Dem	olished:	
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensi	tive 🗹 Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projec	<u>ts):</u>	
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\Box Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e	. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
✓ Consent Agenda (i.e. ver	y small alterations, ad	ditions or expansions)
\Box Minor Project (i.e. small alt	terations, additions or	expansions)
☐ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lar	ge alternations, addit	ions or expansions)

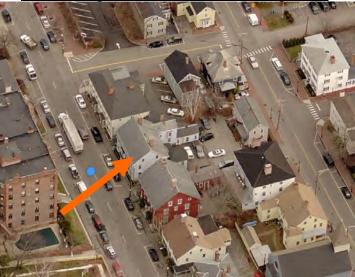
I. Neighborhood Context:

• This lot and structure is located along State Street and is surrounding by a variety of 2-3 story wood-sided structures as well as across from the former Rockingham Hotel structure. The neighborhood has predominantly small lots with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

• The applicant proposed to change the previously approved exterior elevations to allow for HVAC venting and condensers.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

			402 STATE STR	EET – PUBLIC HE	ARING #3 (CON	SENT AGENI	DA)	
		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	RM N 3-15 Denied
		GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & AS	SESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	•		•	<u> </u>		
≰	2	Floor Area Ratio (GFA/ Lot Area)						
S	3	1 1 5 15 7 1 1 1 1			MINOR PRO) IECT		
	4	Building Height – Zoning (Feet)				JILCI		MIS Date
	5	Building Height – Street Wall / Cornice (Feet)		- ADD	VENTS AND CEN	IDENICEDS O	NIV _	 ₹ ⊘ ∈
	6	Number of Stories		- ADD	VENTS AND CEN	ADLIASTICS O	INLI -	■ Z S L §
	7	Building Coverage (% Building on the Lot)						ONMIS COMMIS : 3 Date pulations
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS	— • • • • • • • • • • • • • • • • • • •
	8 9 10	could (not not give, release, correlagem)					□ Appropriate □ Inappropriate	
	빌 <mark>᠀</mark>	indexing (i.e. seriedens, angrirrerin)					□ Appropriate □ Inappropriate	
	<u> 10</u>						□ Appropriate □ Inappropriate	
	ပ ₁₁	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	LUA DISTRI Case
S	12						□ Appropriate □ Inappropriate	
MEMBERS	13	,					□ Appropriate □ Inappropriate	
9	14						□ Appropriate □ Inappropriate	
\mathbf{R}	15						□ Appropriate □ Inappropriate	VAI VORIC STREEI
록	16						□ Appropriate □ Inappropriate	→ 5 2 0
	<u> 17</u>	'					□ Appropriate □ Inappropriate	
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COMMISSION	18 19 19	5.ag ,a					□ Appropriate □ Inappropriate	ERTY 10007H H 402 STA Approved
<u>S</u>	<u> </u>						□ Appropriate □ Inappropriate	
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≥	Z 22						□ Appropriate □ Inappropriate	1
\circ	23 24						□ Appropriate □ Inappropriate	
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\Box	<u>25</u>						□ Appropriate □ Inappropriate	ORTSA ORTSA PERTY ion:
<u>~</u>	25 26 27 27						☐ Appropriate ☐ Inappropriate	
DISTRICT	<u> </u>						☐ Appropriate ☐ Inappropriate	
$\ddot{\Xi}$	28						☐ Appropriate ☐ Inappropriate	ା ପ ାଳ ଜୁ
	29						☐ Appropriate ☐ Inappropriate	_
\approx	30						☐ Appropriate ☐ Inappropriate	
ō	31	3 (1) 3 (1					□ Appropriate □ Inappropriate	
ST	33	,					☐ Appropriate ☐ Inappropriate	
HISTORIC	33						☐ Appropriate ☐ Inappropriate	
-	35						☐ Appropriate ☐ Inappropriate	
	Z 35 0 36	` ' '					☐ Appropriate ☐ Inappropriate	
	36 36 37						☐ Appropriate ☐ Inappropriate	
	37 38						☐ Appropriate ☐ Inappropriate	
	当 38 39	. ,					☐ Appropriate ☐ Inappropriate	
	40						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
L		ose and Intent:					□ Appropriate □ inappropriate	
<u></u>		Preserve the integrity of the District:	□ Yes □ N	10 1 1 1 1 1 1	ntain the special characte	ar of the District		□ Yes □ No
		Assessment of the Historical Significance:			nplement and enhance th		A historia character:	□ Yes □ No
		<u> </u>			•			
	J. (Conservation and enhancement of property values	ues: 🗆 Yes 🗆 N	6. Pron	note the education, pleas	ure and wellare of	the District to the city residents and visit	rors:
<u>l.</u>		ew Criteria / Findings of Fact:						
		Consistent with special and defining character o				_		
	2. C	Compatibility of design with surrounding propertie	÷S:	🗆 Yes 🗆 No 4. Compa	tibility of innovative techno	ologies with surroun	ding properties: 🗆 Yes 🗆 No	

Project Address: 67-77 STATE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

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

B. Proposed Work: To modify the wir	<u>ndow manufacturer</u>	≟
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/ Dem	olished:	
Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oxedsymbol{arDelta}$ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House'
G. Design Approach (for Major Project	rs):	
\Box Literal Replication (i.e. 6-16 (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)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
🗹 Consent Agenda (i.e. ver	y small alterations, ad	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)

O. Neighborhood Context:

• The building is located along State Street and the Wright Ave parking lot. It is surrounded with many brick and wood-sided 2.5 & 3.5 story mixed-use structures with no setbacks.

P. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Revise the previously approved plans to allow the first floor windows to be stained LePage "American Walnut" windows whish matches the previously approved Norwood "Antique" windows.

Q. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		6	6-67 STATE S	STREET - PUBLIC H	HEARING #4 (CO	NSENT AGE	NDA)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
	No.		Building	Building (+/-)	(Average)		(Average)	5
	140.	GENERAL BUILDING INFORMATION	/ESTIAA	LATED FROM THE TAX MAPS & A	SSESCULS INEQU			
	1	Gross Floor Area (SF)	(LSTIM)	AILD I ROM IIIL IAX MAI 3 & A	33L33OK 3 H41 O)			ا کے کے ب
	2	Floor Area Ratio (GFA/ Lot Area)						FOR MISSION Date: 6-3
	3	Building Height / Street-Width Ratio			AAINIOD DD) IECT		O S &
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		HSS ate
	5	Building Height – Street Wall / Cornice (Feet)			- WINDOW SUBST	ITLITE ONLY		∥ ≥ŏ
	6	Number of Stories		_	- MINDOM 20831	HOIE ONLY		ZŽ4
	7	Building Coverage (% Building on the Lot)						\dashv \bigcirc \circ $:$
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ ပ ုံ နွ
!	<u> 8</u>	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
!	8 9 10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT TRIC Case
	\	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
Ľ	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope			-		☐ Appropriate ☐ Inappropriate	AA ABIC STREI
!	14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropriate	⊢ A SIS
	15 16	Cornice Line					☐ Appropriate ☐ Inappropriate	3 ()
	17	Eaves, Gutters and Downspouts					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
1		Walls					□ Appropriate □ Inappropriate	╡ ╴ ╡
	18 19 20 21	Siding / Material					□ Appropriate □ Inappropriate	
	20	Projections (i.e. bays, balconies)	 				□ Appropriate □ Inappropriate	T
	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	ק א
	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	·
	23 24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	- - - - - - - - - -
		Awnings					□ Appropriate □ Inappropriate	\Box () \land \blacksquare
	25 26 27	Doors					□ Appropriate □ Inappropriate	
		Porches and Balconies					□ Appropriate □ Inappropriate	
? '	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ _ ~ ~
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	\dashv
<u>'</u>	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	_
	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	32	Decks			+		□ Appropriate □ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
-	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	36 37	Grading (i.e. ground floor height, street edge)	- <u> </u>				□ Appropriate □ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
	38						☐ Appropriate ☐ Inappropriate	
	38	, ,					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
	1. Pi 2. A 3. C	ese and Intent: Deserve the integrity of the District: Deserve the integrity of the District: Deservers on the Historical Significance: Deservation and enhancement of property values Output Criteria / Findings of Fact:		No 5. Co No 6. Pro	·	he architectural a sure and welfare (of the District to the city residents and visito	☐ Yes ☐ Yes Fors: ☐ Yes
<u>l.</u>	3. C Revie v	onservation and enhancement of property valu	ues:	□ No 6. Pro erties: □ Yes □ No 3. Rel	mote the education, pleas	sure and welfare of eactural value of eactural v	of the District to the city residents and visiton xisting structure:	

Project Address: 272 NEW CASTLE AVE. Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5 Existing Conditions:** • Zoning District: GRB Land Use: Two-Family Land Area: 6,764 SF +/-Estimated Age of Structure: c.1820 Building Style: Unknown Historical Significance: Contributing
Public View of Proposed Work: View from New Castle Ave. Unique Features: NA Neighborhood Association: Little Harbor Neighborhood B. Proposed Work: To install a 6' fence. C. Other Permits Required: ☐ City Council ☐ Planning Board ☐ Board of Adjustment D. Lot Location: Mid-Block ☐ Terminal Vista Gateway ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished: ✓ Accessory Principal Demolition F. Sensitivity of Context: \square Highly Sensitive \square Sensitive \square 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: Consent Agenda (i.e. very small alterations, additions or expansions) ☐ Minor Project (i.e. small alterations, additions or expansions)

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

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

J. <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.

Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

• Add a 6 foot cedar tongue and groove wooden fence with square lattice on the top section. The fence is intended to divide the two units.

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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	INFO/ EVALUATION CRITERIA	CLID I					
	INIO, EVALUATION CRITERIA	20R1	ECT PROPERTY		NEIGHBORHOO	DD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures	S	urrounding Structures	5
No.		Building	Building (+/-)	(Average)		(Average)	
110.	GENERAL BUILDING INFORMATION	(FSTIM.	L ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)			⊣ < ૄ
1		(2011141)	ALD INOM HE IAAMAIO & A	1001000 K 0 HH 0)	<u>. </u>		
2	Floor Area Ratio (GFA/ Lot Area)						FO AISSIO Date:
3	Building Height / Street-Width Ratio			MINIOD DDC) IECT		FO 11SSIC Date
4				MINOKIKO	JJLCI		□
			-	- INSTALL FENCE	ONLY -		∥ 🛖 🔰 छ।
<u> </u>				MOTALLIENCE	OITE!		
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		APPLICA	ANI 3 COMMENIS	HDC 30GG	ESTIONS	APPROPRIATENESS	
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16							→ ১ হ জ
17							EV HISTO CASTI
18	Walls						
19	Siding / Material						
20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	LEW NEW
21	Doors and Windows					□ Appropriate □ Inappropriate	
						□ Appropriate □ Inappropriate	
							OPE ORTSM RTY:27
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							POR PERTY
30	 						_
31							
32	Mechanicals (i.e. HVAC, generators)					 □ Appropriate □ Inappropriate 	
33	Decks					□ Appropriate □ Inappropriate	
34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	Bear !
35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	1
36							
prpos Pre Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □	No 5. Co	mplement and enhance th	ne architectural and h	nistoric character:	☐ Yes☐ Yes
	3 4 5 6 7 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 40 40 40 40 40 40 40 40 40 40 40 40	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Rotio (GFA/ Lot Area) 3 Building Height / Street-Width Rotio 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 / Raillings 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 trees) 37 Landscaping (i.e. location, material, screening) 40 Accessory Buildings (i.e. sheds, greenhouses) 40 Accessory Buildings (i.e. sheds, greenhouses)	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area (SF) 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 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 / Sloop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 33 Decks 44 Gradges/ 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. gradens, planters, street trees) 38 Driveways (i.e. location, material, street heege) 39 Parking (i.e. location, material, screenhouses) 40 Accessory Buildings (i.e. sheds, greenhouses) 40 Accessory Buildings (i.e. sheds, greenhouses) 41 Proser ve the integrity of the District: 42 Assessment of the Historical Significance: 43 Conservation and enhancement of property values:	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION Cross Floor Area (SF) Hoor Area Rollo (GFA/ Lot Area) Building Height - Zoning (Feet) Building Coverage (F. Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Scale (i.e. height, valume, coverage) Placement (i.e., estbacks, alignment) Mossing (i.e. modules) banding, stepbacks) Architectural Style (i.e. traditional – modern) Style and Slape Architectural Style (i.e. traditional – modern) Style and Slape Cornice Line Cornice Line Cornice Line Cornice Line Projections (i.e. boys, balconies) Projections (i.e. boys, balconies) Projections (i.e. boys, balconies) Projections (i.e. boys, balconies) Window Openings and Proportions Window Shutters (Hardware Mindow Shutters (Hardware) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. HVAC, generators) Prose and Intent; Preserve the integrity of the District: Preserve the integrity of the District	Building Building Building Building Caverage	Building Building Building (+/-) (Average)	SCHEAL BUIDING INFORMATION CENTRAL BUIDING INFORMATION CENTRAL FROM THE TAX MAPS & ASSESSOR'S INFO MINOR PROJECT - INSTALL FENCE ONLY - INSTALL FENCE

20 LADD STREET Project Address: Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #6 Meeting Type: Existing Conditions:** Zoning District: <u>Urban Center (CD5)</u> Land Use: Mixed-Use, 4 Story Building Land Area: 9,120 SF +/-Estimated Age of Structure: c. 1860
Building Style: Federal (modified)
Number of Stories: 4 Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>No public view</u> Unique Features: NA Neighborhood Association: Downtown **B.** Proposed Work: To add roof-top HVAC equipment. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: Terminal Vista ☐ Gateway ☐ Mid-Block ✓ Intersection / Corner Lot
□ Rear Lot E. Existing Building to be Altered/ Demolished: ✓ Principal □ Accessory ☐ Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: ☑ Consent Agenda (i.e. very small alterations, additions or expansions) ☐ Minor Project (i.e. small alterations, additions or expansions)

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

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

I. Neighborhood Context:

• This new structure is located along High and Congress Streets and is surrounded with many historically significant multi-story, mixed-use masonry buildings. With no front yard setback.

J. Staff Comments and Suggestions for Consideration:

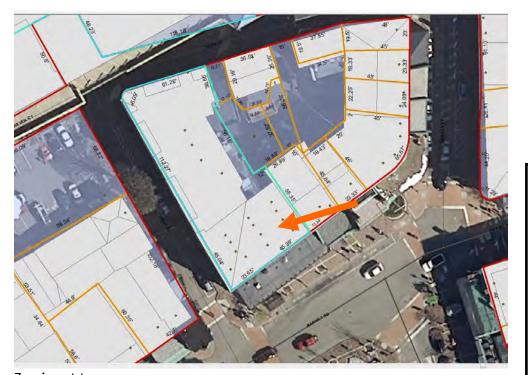
• The applicant proposes to add roof-mounted HVAC equipment.

R. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

			20 LADD STR	REET – PUBLIC HE	ARING #6 (CONS	SENT AGENDA	4)	
		INFO/ EVALUATION CRITERIA	SUBJF	CT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
		·	Building	Building (+/-)	(Average)		(Average)	
	No.			TED EDGA THE TAY MADE 6 A	CCECCORIC INIEC)			2 4
	1	GENERAL BUILDING INFORMATION Gross Floor Area (SF)	(ESIIMA	TED FROM THE TAX MAPS & A	SSESSOR S INFO)			2 > 5
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	·			AAINIOD DDC) IF CT		U
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		L S 6
	5			ATOIAL	LL 2 ROOFTOP H	VAC HAHITS O	NII V	∥ ₹
	6			- 11431A	LL 2 ROOFIOF H	VAC UNIIS O	INLT -	Z
	7	Building Coverage (% Building on the Lot)			Г		T	\blacksquare
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$\mathbf{O} \circ \mathbf{c}$
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ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	_
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Ž	21						□ Appropriate □ Inappropriate	
DESIGN & MATERIALS	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	□ ĕ ≽
DESIGN	23	O.					□ Appropriate □ Inappropriate	OPE DRTSM
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<u> </u>	40	, , ,					□ Appropriate □ Inappropriate	<u>L</u>
<u>H.</u>	1. P	ose and Intent: reserve the integrity of the District: assessment of the Historical Significance:	□ Yes □ □ Yes □		intain the special characte mplement and enhance th		historic character	□ Ye □ Ye
		Sonservation and enhancement of property value.			•		ne District to the city residents and visitor	
_		. ,	703. L 103 L	0, 110	more me education, pieds	SOIS UND WENGIS OF II	The District to the city restaeths and visitor	o. □ 1€
<u>l. </u>	1. 0	w Criteria / Findings of Fact: Consistent with special and defining character of ompatibility of design with surrounding properties			ation to historic and archite mpatibility of innovative te			

15 PORTWALK PLACE Project Address: Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #7 Meeting Type:**

- 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: No public view
 Unique Features: NA

 - Neighborhood Association: North End

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

C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
\Box Literal Replication (i.e. 6-16 (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. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
☑ Consent Agenda (i.e. ver	y small alterations, ac	lditions or expansions)
☐ Minor Project (i.e. small alt	erations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lar	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, mixed-use masonry buildings.

J. Staff Comments and Suggestions for Consideration:

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

S. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

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		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CO	ONTEXT
		Project Information	Existing	Proposed	Abutting Structures		ding Structures
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	1	Gross Floor Area (SF)	(ESIIMAI	ED FROM THE TAX MAPS & AS	SESSOR S INFO)		
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio				IFOT	
	4	Building Height – Zoning (Feet)			MINOR PRO	JECI	
	5	Building Height – Street Wall / Cornice (Feet)		13.107.4		/ A Q	
	6	Number of Stories		- INSIA	LL ROOFTOP 2 HV	AC UNIIS ONLY	_
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGE	STIONS	APPROPRIATENESS
_ \	8	Scale (i.e. height, volume, coverage)				[☐ Appropriate ☐ Inappropriate
Ē	9	Placement (i.e. setbacks, alignment)				[Appropriate □ Inappropriate
Ö	10	Massing (i.e. modules, banding, stepbacks)				[□ Appropriate □ Inappropriate
ပ —	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
3	18	Walls				[□ Appropriate □ Inappropriate
2	19	Siding / Material					Appropriate □ Inappropriate
₹	20	Projections (i.e. bays, balconies)					Appropriate □ Inappropriate
:	21	Doors and Windows]	☐ Appropriate ☐ Inappropriate
χ,	22	Window Openings and Proportions					Appropriate □ Inappropriate
<u>ร</u>	23	Window Casing/ Trim					Appropriate □ Inappropriate
DE	24	Window Shutters / Hardware]	☐ Appropriate ☐ Inappropriate
Š	25	Awnings					Appropriate □ Inappropriate
	26	Doors					Appropriate □ Inappropriate
⋚	27	Porches and Balconies]	☐ Appropriate ☐ Inappropriate
Ω	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
z	35	Fence / Walls (i.e. materials, type)					Appropriate 🗆 Inappropriate
SGN		Grading (i.e. ground floor height, street edge)					Appropriate 🗆 Inappropriate
DESI	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
STE	38	Driveways (i.e. location, material, screening)					Appropriate 🗆 Inappropriate
7		Parking (i.e. location, access, visibility)					Appropriate 🗆 Inappropriate
_	40	Accessory Buildings (i.e. sheds, greenhouses)]	□ Appropriate □ Inappropriate
<u>.</u>		<u>e and Intent:</u>					
		eserve the integrity of the District:			ntain the special character		
		essment of the Historical Significance:	☐ Yes ☐ 1		nplement and enhance the		
	3. Co	nservation and enhancement of property value	es: 🗆 Yes 🗆 1	No 6. Pron	note the education, pleasu	ure and welfare of the Distr	ict to the city residents and vis
	eview	Criteria / Findings of Fact:					
_ }	CVICV						
		nsistent with special and defining character of s	surroundina properti	ies: 🗆 Yes 🗆 No 🛮 3. Rela	tion to historic and archite	ctural value of existina stru	cture: 🗆 Yes 🗆 No

Project Address: 10 STATE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #8

A. Property Information - General: Existing Conditions:		
 Zoning District: <u>CD4</u> Land Use: <u>Multi-Family Resid</u> Land Area: <u>10,827 SF +/-</u> Estimated Age of Structure: <u>2</u> Building Style: <u>NA</u> Number of Stories: 3.0 Historical Significance: <u>NA</u> Public View of Proposed Word Unique Features: <u>NA</u> Neighborhood Association: <u>I</u> 	2014 rk: <u>View from State a</u>	ınd Marcy Streets
B. Proposed Work: Revisions to the	previous design (HVA	AC and lighting).
C. Other Permits Required:		
☐ Board of Adjustment	□ Planning Board	☐ City Council
D. Lot Location:✓ Terminal Vista	Gateway	☐ Mid-Block
☐ Intersection / Corner Lot	,	_ ma brook
E. Existing Building to be Altered/ Den	nolished:	
✓ Principal		☐ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sens	itive 🗹 Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	cts):	
\Box Literal Replication (i.e. 6-16	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. P	ortwalk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e	e. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
✓ Consent Agenda (i.e. ve	ery small alterations, ad	ditions or expansions)
☐ Minor Project (i.e. small al	Iterations, additions or	expansions)
☐ Moderate Project (i.e. sig	gnificant additions, alte	erations or expansions)
☐ Major Project (i.e. very la	urge alternations, addit	ions or expansions)

I. Neighborhood Context:

• This lot and structure is located along State Street and is surrounded variety of 3-4 story structures. The neighborhood is predominantly 3-4 story brick structures no setbacks from the street edge.

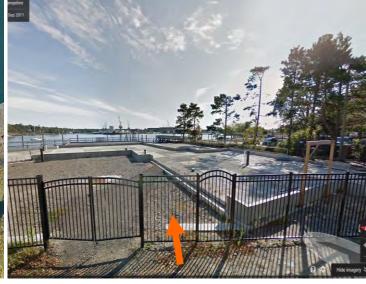
J. Staff Comments and Suggestions for Consideration:

The applicant proposes the following design changes:

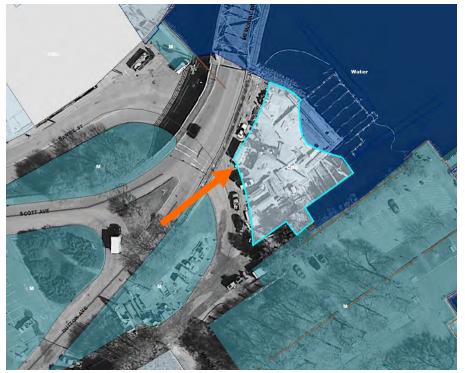
- Add wall vents above and centered on the windows as shown.
- Relocate a vent on the penthouse and add a new door to match the existing door.

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





Aerial and Street View Image



Zoning Map

		10 STATE STREET -	PUBLIC HEA	ARING #8 (CONSENT AG	ENDA)	
	INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY	NEIGHBO	ORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S 49
	GENERAL BUILDING INFORMATION		THE TAX MAPS & AS		,,	
1	Gross Floor Area (SF)	-		-		OR SION :: 6-3-
2	Floor Area Ratio (GFA/ Lot Area)					O S :
3	Building Height / Street-Width Ratio			MINOR PROJECT		
4	Building Height – Zoning (Feet)			MINORTROJECT		NAMIS Date:
5	Building Height – Street Wall / Cornice (Feet)	- MODIFY	DESIGN FO	R HVAC VENTS, LIGHTIN	G AND DOOR ONLY -	≥ ¤
6	Number of Stories	WODIII		K IIVAC VEINIS, EIGIIIII	O AND DOOK ONE!	ZŽ
/	Building Coverage (% Building on the Lot)	A DRIVE A METIC (2014445150		A DDD ODDI A TENIEGO	
	PROJECT REVIEW ELEMENT	APPLICANT'S C	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
9 9 10	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	
	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	
\tilde{A}	. 0. 1				□ Appropriate □ Inappropriate	
· 11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate	UA DISTRI Case
12					□ Appropriate □ Inappropriate	
13	- /				□ Appropriate □ Inappropriate	
14					□ Appropriate □ Inappropriate	
15	Roof Materials Cornice Line				☐ Appropriate ☐ Inappropriate	
16					☐ Appropriate ☐ Inappropriate	
y 17	Eaves, Gutters and Downspouts Walls				□ Appropriate □ Inappropriate	
ATERIALS 19 20 18					☐ Appropriate ☐ Inappropriate	ATE
19	3.5				☐ Appropriate ☐ Inappropriate	→ - ≤
¥ 20 21	Projections (i.e. bays, balconies) Doors and Windows				□ Appropriate □ Inappropriate	
∞ 22					□ Appropriate □ Inappropriate	RT OUT 10 S
23 24	Window Openings and Proponions Window Casing/ Trim				□ Appropriate □ Inappropriate	☐ ॼ ॲॗॗॗॗ
24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inappropriate	୷ୖ ୷ ୪ୂଞ୍ଜ
Δ 24 0 25					□ Appropriate □ Inappropriate	RTS,
26	Ĭ				 □ Appropriate □ Inappropriate □ Inappropriate 	
26 27	Porches and Balconies				□ Appropriate □ Inappropriate	
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	─
30					□ Appropriate □ Inappropriate	_
31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate	
32					□ Appropriate □ Inappropriate	
33					☐ Appropriate ☐ Inappropriate	
34	Garages/ Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate	Section 2
35					□ Appropriate □ Inappropriate	
<u>Z</u>					☐ Appropriate ☐ Inappropriate	**
36 37 29 38 39	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate	
Д 38					☐ Appropriate ☐ Inappropriate	
₩ 39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	
40	· , ,				□ Appropriate □ Inappropriate	The second of th
I. Purpo	ose and Intent:		1			·
	reserve the integrity of the District:	□ Yes □ No	4. Mair	ntain the special character of the Distri	ct:	
	ssessment of the Historical Significance:	□ Yes □ No		pplement and enhance the architectu		
	Conservation and enhancement of property value			•	are of the District to the city residents and visit	
		2.002.00	3	The state of the s		
	w Criteria / Findings of Fact:	formation and in a series and a series and the seri		to historia and level lite at male wall of	ovietio e etra etarea.	
	Consistent with special and defining character of	<u> </u>			<u> </u>	
2. Co	ompatibility of design with surrounding propertie	;s: □ Yes	s 🗆 No. 4. Compa	tibility of innovative technologies with s	surrounding properties: 🗆 Yes 🗆 No	

Project Evaluation Form: 233 VAUGHAN STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #9

A. Property Information - General:

Existing Conditions:

- Zoning District: Central Business District A (CBA)
- Land Use: Vacant
- Land Area: 20,100 SF +/-
- Estimated Age of Structure: Vacant
- Building Style: Modern
- Number of Stories: 4
- Historical Significance: <u>Non-Contributing</u>
 Public View of Proposed Work: <u>View from Vaughan and Green Streets</u>
- Unique Features: NA
- Neighborhood Association: North End Residents

<u>B.</u>	Proposed Work:	To modify	<u>rthe balcon</u>	<u>y windows,</u>	<u>doors,</u>	<u>gas mete</u>	<u>ers and li</u>	<u>ght fixtures</u>

B. Troposed Work. To modify the balcony windows, to	addis, gas meters and ligi
C. Other Permits Required:	
\square Board of Adjustment \square Planning Boa	rd 🗌 City Council
D. Lot Location:	
$lackimis$ Terminal Vista \Box Gateway	☐ Mid-Block
$lacktriangle$ Intersection / Corner Lot $\ \square$ Rear Lot	
E. Existing Building to be Altered/ Demolished:	
✓ Principal □ Accessory	Demolition
F. Sensitivity of Context:	
\square Highly Sensitive \square Sensitive $oxedsymbol{arDelta}$ Low Sensit	rivity \square "Back-of-House"
G. Design Approach (for Major Projects):	
Literal Replication (i.e. 6-16 Congress, Jardinière Bu	uilding, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townho	ouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55	Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citi	izen's Bank, Coldwell Banker)
H. Project Type:	
Consent Agenda (i.e. very small alterations,	additions or expansions)
\square Minor Project (i.e. small alterations, additions	or expansions)

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

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

I. Neighborhood Context:

- The lot is located in the heart of the Northern-Tier and is surrounded by a wide variety of vacant lots and non-contributing structures.
- The project was previously approved by the HDC as well as the Planning Board under Site Plan

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant recently obtained an approval for a one-year extension and received an approval for an amendment to adjust the egress stair to meet the state building code requirement.
- The current application is seeking approvals for items identified in a site inspection from the Land Use Compliance Officer.

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

			2	233 VAUGHA	N STREET – PUBLI	C HEARING #9 (<i>I</i>	MINOR PROJ	ECT)	
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT	75
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	3-1-5
•			GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		1	Gross Floor Area (SF)	,		-			FOR MISSION Date: 6
•		2	Floor Area Ratio (GFA/ Lot Area)						O SS of other
		3	Building Height / Street-Width Ratio			MINOR PRO) IFCT		
		4	Building Height – Zoning (Feet)						ାଳ ≅ୁ ଘ
	-	5	Building Height – Street Wall / Cornice (Feet)	- REVISE	MINDOWS AND	DOORS ADD HO	SHTING & RE	LOCATE METERS ONLY -	≥ ~
	-	<u>6</u>	Number of Stories	KLVISL	WINDOWS AND	DOOKS, ADD LIK		LOCAIL MEILKS ONLI	
$\overline{}$	_		Building Coverage (% Building on the Lot)					1	$\dashv \frown \circ$
\vdash			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	୍ର ଠ ୪ ୪
	ONTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	⊣ == : •
	Ë -	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
	[]	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	ା ଏ ଅଧି ଧ
-	_	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
		12	Roofs					☐ Appropriate ☐ Inappropriate	
		13	Style and Slope Reaf Projections (i.e. chimpeus yents darmers.)					☐ Appropriate ☐ Inappropriate	
	-	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
		15 16	Roof Materials Cornice Line					□ Appropriate □ Inappropriate	
		16	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	> 2 ≥
	∽⊢	18	Walls					□ Appropriate □ Inappropriate	HIS H
	ERIALS —	18	Siding / Material					□ Appropriate □ Inappropriate	⊢」 エボ
	Ľ	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	┤≻ ⋤⋽
	≨⊢	21	Doors and Windows					□ Appropriate □ Inappropriate	
	∞	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	⊣ 🗠 ቫ >
	<u>ჳ</u> _	23	Window Openings and Proportions Window Casing/ Trim					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	⊣ ╦ ⋞ ო
	ESIG	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate	
	△ ∟	25	Awnings					□ Appropriate □ Inappropriate	
	BUILDING	26	Doors					□ Appropriate □ Inappropriate	
	≒ ⊢	27	Porches and Balconies					□ Appropriate □ Inappropriate	_ ^ _
	ฮ⊢	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	⊣ _ _ o
		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 	The same of the sa
		34	Garages/Barns / Sheds (i.e. doors, placement)					 □ Appropriate □ Inappropriate 	T
		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	111
	<u>ซ</u> ์	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	Marking and a second
	SITE DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
] [38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	2	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	*
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	F
<u>H</u>	. Pi	urpos	se and Intent:						
	1.	. Pre	eserve the integrity of the District:		No 4. Mai	intain the special characte	er of the District:		□Ye
	2.		sessment of the Historical Significance:		No 5. Cor	mplement and enhance th	ne architectural and	historic character:	□Ye
	3.		enservation and enhancement of property val	ues: 🗆 Yes 🗆	No 6. Proi	mote the education, pleas	sure and welfare of t	he District to the city residents and visite	rors: \square Ye
			,			·		,	
<u>I.</u>			Criteria / Findings of Fact: onsistent with special and defining character o	f surrounding proper	ties: TYes TNO 3 Pol	ation to historic and archite	actural value of ovict	ing structure: □ Yes □ No	
			•	<u> </u>				_	
	2.	. Co	mpatibility of desian with surroundina properti	⇒ 5.	u resu no 4. Con	mpatibility of innovative te	chrologies with surro	oundina properties: 🗆 Yes 🗆 No	

Project Address: 99 BOW STREET

Permit Requested: CERTIFCATE OF APPROVAL

Meeting Type: PUBLIC HEARING #10

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: <u>Commercial</u>
- Land Area: 10,454 SF +/-
- Estimated Age of Structure: 2010
- Building Style: <u>Federal</u>
- Number of Stories: 4.5
- Historical Significance: NA
- Public View of Proposed Work: <u>View from River AND Public Walkway</u>
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown

B. Proposed Work: To expand the existing fixed-pier dock
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		- 5				
C. Other Permits Require	<u>d:</u>	-				
☐ Board of Adj	ustment	☐ Planning Board	☐ City Council			
D. Lot Location:						
☐ Terminal Vis	ta	☐ Gateway	☐ Mid-Block			
☐ Intersection	/ Corner Lot	☑ RearLot				
E. Existing Building to be Altered/ Demolished / Constructed:						
☐ Principal		✓ Accessory	Demolition			

F. :	Sensil	ivity	of (Cont	lext:

Highly Sensitive	Sensitive	$\mathbf{\Lambda}$	Low Sensitivity		"Back-of-House"
	Highly Sensitive	Highly Sensitive Sensitive	Highly Sensitive \square Sensitive \square	Highly Sensitive ☐ Sensitive ☐ Low Sensitivity	Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐

G. Design Approach (for Major Projects):

(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)

K. Neighborhood Context:

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

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

The Applicant is proposing to:

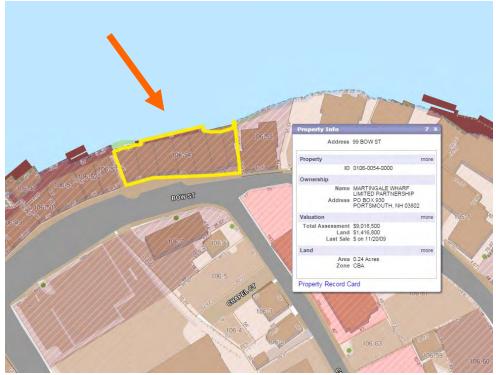
- Expand the existing fixed wharf for the existing restaurant use and expand the public access deck.
- The project is also subject to a state wetland permit that will address the public trust-related issues associated with the size and configuration of the proposed fixed-pier within the waterfront.

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

□ Yes □ No

99 BOW STREET - PUBLIC HEARING #10 (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) 10 **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 ٔ چُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate Porches and Balconies 27 □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact:

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

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:

102 STATE STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #11

A. Property Information - General:

Existing Conditions:

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

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

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

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

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

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

T. Neighborhood Context:

• The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

U. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

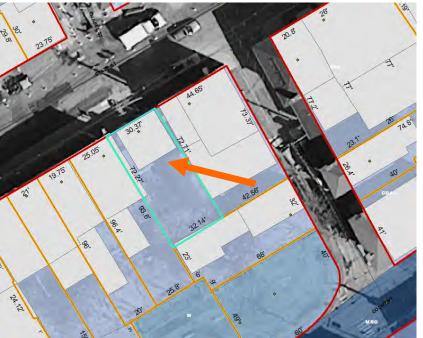
- Add a thin-brick chimney to the structure,
- Modify the alleyway in order to comply with the Building Code requirmeents for egress to the new residential dwelling unit.
- Add a doorway within the alleyway; and
- Reinstall the attic window on the eastern elevation.

V. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

102 STATE STREET - WORK SESSION / PUBLIC HEARING #11 (MINOR) **SUBJECT PROPERTY** INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT Project Information Existing Abutting Structures Surrounding Structures Proposed** (Average) (Average) Building Building (+/-) No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF **DISTRICT COMMISSION** Gross Floor Area (SF) • Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MINOR PROJECT Withdrawn Building Height – Zoning (Feet) Approved with Stipulations Building Height - Street Wall / Cornice (Feet) ADD A CHIMNEY, MODIFY ALLEWAY AND ADD WINDOW ONLY -Number of Stories No.:11 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate 9 Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate ase 4 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** ☐ Appropriate ☐ Inappropriate ш Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION Continued 18 Walls □ Appropriate □ Inappropriate **ERTY** 19 Siding / Material **PORTSMOUTH** ST □ Appropriate □ Inappropriate Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate PROPERTY: 102 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/Trim □ Appropriate □ Inappropriate **_** Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate 28 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 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses... □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Address: 65 BOW STREET Permit Requested: CERTIFCATE OF APPROVAL PUBLIC HEARING #12 Meeting Type:

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: Contributing
 Public View of Proposed Work: View from River
- Unique Features: Historic warehouse pulley wheel
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	<u>To install a rear d</u>	oor and window.	
<u>C.</u>	Other Permits Rec	<u>quired:</u>		
	\square Board c	f Adjustment	\square Planning Board	☐ City Council
<u>D.</u>	Lot Location:			
	☐ Termin	al Vista	☐ Gateway	☐ Mid-Block
	☐ Interse	ction / Corner Lot	☑ Rear Lot	
<u>E.</u>	Existing Building t	o be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Princip	pal	Accessory	Demolition
<u>F.</u>	Sensitivity of Cont	ext:		
	Highly	Sensitive \square Sensiti	ve 🗹 Low Sensitivity	/ 🗌 "Back-of-House"

<u>G.</u>	Design Approach (fo	r Majo	or Pro	<u>iects):</u>	
	Literal Replic	cation	۔ ۲ (i.e. 6	-16 Con	aress

- ngress, 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:

oxdot Consent Agenda (i.e. very small alterations, additions or ex	xpansions)
--	------------

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

N. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to retroactively:

- Replace a deficient vinyl window and broken exterior door on the riverside level of the building.
- According to the applicant, the window was replaced with a vinyl product and the door aluminum. Apparently, these were chosen to match the neighboring windows and doors.

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

65 BOW STREET - PUBLIC HEARING #12 (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building Proposed Building (+/-	Abutting Structures	Surrounding Structures (Average)	
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS &	ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)	(ESTIMATES TROM THE TAX MAI S &	A32230 K 3 HH 0 J		
	2	Floor Area Ratio (GFA/ Lot Area)			NIF CT	
	3	Building Height / Street-Width (ROW) Ratio		MAJOR PRO) JEC I	
	4	Building Height – Zoning (Feet)	DETRO A CTIVI	TIV DEDI A OF WIND	NOW AND DOOD ONLY	E S T
	5	Building Height – Street Wall / Cornice (Feet)	- KEIKOACIIVI	ELT REPLACE WIND	OOW AND DOOR ONLY -	MIS ate
	6	Number of Stories				Z MMI
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGES	TIONS APPROPRIATENESS	O 2 2 3
K	8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate	_ <u> </u>
Ĺ	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	 1. ()
5		Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate	UAT DISTRIC
ر	11 כ	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	STR
	12	Roofs			□ Appropriate □ Inappropriate	U/ U/ST
	13	Style and Slope			□ Appropriate □ Inappropriate	_ _ _ O Ö
	14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate	_ 🔁 ບ 🖺
	15	Roof Materials			□ Appropriate □ Inappropriate	
	16	Cornice Line			□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate	EVA HISTORIC W STREET
1	<u> </u>	Walls			□ Appropriate □ Inappropriate	
2	19	Number and Material			□ Appropriate □ Inappropriate	T X
\ \	20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate	□ ⊁ ₽ Ø
2	≥ 21	Doors and windows			□ Appropriate □ Inappropriate	
Z	22	Window Openings and Proportions			□ Appropriate □ Inappropriate	~ 6 8 ~ 7 8 ~ 7 8 ~ 8 ~ 7 8 ~ 8 °
<u>ה</u>	23	Window Casing/ Trim			□ Appropriate □ Inappropriate	
F F	24	Window Shutters / Hardware			□ Appropriate □ Inappropriate	
G	25	Storm Windows / Screens			□ Appropriate □ Inappropriate	P (RTS)
	26	Doors			□ Appropriate □ Inappropriate	
		Porches and Balconies			□ Appropriate □ Inappropriate	
~	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate	•
	31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate	
	33	Decks			□ Appropriate □ Inappropriate	
	34	Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	
	35	Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate	
Z	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate	
FA I	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate	
_	38 ב	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate	
ATI-	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate	
Η.	Purpo	se and Intent:	ı	1	l	1
		eserve the integrity of the District:	□ Yes □ No 4. M	aintain the special character	r of the District:	
		ssessment of the Historical Significance:		•	e architectural and historic character:	
		onservation and enhancement of property val		•	ure and welfare of the District to the city residents and visit	
		v Criteria / Findings of Fact:	2.0020			
<u>I.</u>		onsistent with special and defining character c	of surrounding properties. Ves No. 3 Pe	elation to historic and archite	ctural value of existing structure:	
		onsisterit with special and defining character c ompatibility of design with surrounding properti	<u> </u>		chnologies with surrounding properties: Yes No	

Project Address: 17 GARDNER STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #13**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Single Family
- Land Area: 2,495 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Gardner Street
- Unique Features: NA
- Neighborhood Association: South End

B. P	roposed Work	: To insta	all a cond	ensing un	its with s	lim duct	system

<u>D.</u>	s. Proposed work. 10 install a condensing units with silth duct system.						
<u>C.</u>	Other Permits Required:						
	\square Board of Adjustment	☐ Planning Board	☐ City Council				
<u>D.</u>	Lot Location:						
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demolished:							
	✓ Principal	Accessory	Demolition				

<u>F.</u>	Ser	<u> 1sitiv</u>	/ity	<u>ot</u>	\mathbf{C}	oni	ex'	t:

$ \sqrt{} $	Highly Sensitive	☐ Sensitive ☐	Low Sensitivity	☐ "Back-of-House"
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G. Design Approach (for Major Projects):

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

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

H. Project Type:

☐ Consent A	genda (i.e. ve	ry small alte	erations, ac	dditions or (expansions
Minor Proj	ect (i.e. small	alterations,	additions c	or expansic	ns)

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

W. Neighborhood Context:

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

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

• This application proposes to add a condensing unit to the side of the structure (toward the rear) and use a slim-duct to penetrate the house on the upper floor. The slim-duct will be painted to match the trim of the house.

Y. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJECT I	PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
	NI a		Building	Building (+/-)	(Average)		(Average)	
-	No.	CENTERAL RUIL DING INTORAATION	/FCTIAA ATED FI	O AA TUE TAY AAADC O AG	CCCCCORIC INICO)			-
<u> </u>	1	GENERAL BUILDING INFORMATION	(ESTIMATED FI	ROM THE TAX MAPS & AS	22E22OK.2 INLO)			⊢ ∞ ≥
: H	<u> </u>	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						
-	3	Building Height / Street-Width Ratio				LEOT		0 5
<u> </u>	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		—
-	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories	- INS	TALL A COND	ENSING UNIT AN	ND SLIM-DUC	T SYSTEM ONLY –	
-	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	\neg O \circ
Þ	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	╛╸
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	_] '⋝ ⊱
O	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
Ū	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	ַ ש צַ
ALS	18	Walls					□ Appropriate □ Inappropriate	_ , I
. <u>2</u>	19	Siding / Material					□ Appropriate □ Inappropriate	_ > _ ;
3 4	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	_
. ≥	21	Doors and Windows					□ Appropriate □ Inappropriate	□ ~ ∂
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
SIGN & MATERIALS	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	୷୕ୣୣୄ୕
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
: 일	25	Awnings					□ Appropriate □ Inappropriate	$_{-}$ $oldsymbol{\cap}$ δ
UILDING	26	Doors					□ Appropriate □ Inappropriate	
: 5	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>	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	
2	33	Decks					□ Appropriate □ Inappropriate	
•	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	* 1 + O
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
NO NO	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
빝	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
IS	39	, ,					☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pre 2. Ass 3. Co	te and Intent: eserve the integrity of the District: esessment of the Historical Significance: enservation and enhancement of property value Criteria / Findings of Fact:	□ Yes □ No □ Yes □ No □ Yes □ No	5. Cor	ntain the special characte nplement and enhance th note the education, pleas	he architectural and	historic character: he District to the city residents and visi	tors:

Project Address: 80 HANOVER STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #14 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 redivies. NA Neighborhood Association: D 	<u>owntown</u>	
B. Proposed Work: To modify the fac	<u>çade of the storefro</u>	<u>nt and add fencing.</u>
C. Other Permits Required:		
☐ 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/ Dem	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	itive \square Low Sensitivity	√ 🗆 "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions 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 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 fencina:

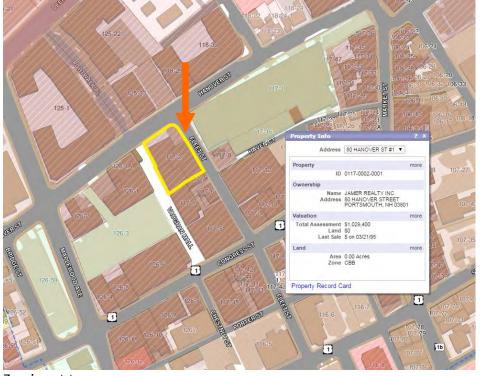
• To replace the exterior with a cladding system, new aluminum storefront, new fencing, Nano windows. Doors and a new metal entry canopy.

O. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			80 HANO	VER STREET - PUB	LIC HEARING #1	4 (MINOR)				
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT									
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures		IOI		
		·	Building	Building (+/-)	(Average)	(Average)		· ~		
	No		(6-3-15		
!!-		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		<u> </u>	z 5		
STAFF	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						0 ;		
ST	3	Building Height / Street-Width Ratio			AAINIOD DDO	A I F C T		SSIC ate		
	4	Building Height – Zoning (Feet)			MINOR PRO	JECI	Ľ	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
	5	Building Height – Street Wall / Cornice (Feet)		INICTALL EACAD	E AND STOREED	ONIT DENICY/ATIONS ONLY				
	6	Number of Stories	•	- INSTALL FAÇAD	E AND STOKERK	ONT RENOVATIONS ONLY -	Z	OMMISSION .:14 Date: 6		
	7	Building Coverage (% Building on the Lot)					$\overline{}$			
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGE	STIONS APPROPRIAT	TENESS	r COMMI No.:14 D		
!	<u> 8</u>	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ In				
	<u> </u>	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ In		RIC:		
	5 10					☐ Appropriate ☐ In	appropriate	ST CO		
<u> </u>	11	Architectural Style (i.e. traditional – modern)						DISTRICI		
RS	12					□ Appropriate □ In	appropriate			
MEMBERS	13	, ,				☐ Appropriate ☐ In☐ Appropriate ☐ In☐				
X	15	·				□ Appropriate □ In	арргорнато	HISTORIC VER STRI		
Θ	16					□ Appropriate □ In		STC ER		
	17					☐ Appropriate ☐ In		ISI E		
\mathbf{Z}	18	·				☐ Appropriate ☐ In				
$\frac{9}{2}$	19	Siding / Material				□ Appropriate □ In		ANOV		
SS	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ In		5 6		
OMMISSION	≥ 21	Doors and Windows				☐ Appropriate ☐ In	appropriate	ORTSMOUTH HIERTY:80 HANOVED		
\leq	22	1 0 1				☐ Appropriate ☐ In		ŠO		
0	23	Ü				☐ Appropriate ☐ In	appropriate	SW = 80		
Ü	24					☐ Appropriate ☐ In	appropriate	י בל על י		
5	25					☐ Appropriate ☐ In				
DISTRICT	26					□ Appropriate □ In		PORT ROPERTY Decision:		
ST	$\frac{27}{28}$					☐ Appropriate ☐ In☐ Appropriate ☐ In☐		RO Pe		
	29					□ Appropriate □ In		- R C		
	30					□ Appropriate □ In				
2	31					☐ Appropriate ☐ In				
인	32					☐ Appropriate ☐ In				
HISTORIC	33					☐ Appropriate ☐ In		1		
エ	34					☐ Appropriate ☐ In				
:	z 35					☐ Appropriate ☐ In				
	36	3 (☐ Appropriate ☐ In				
	37	5 (111 gr 17 gr					Total Control of the			
	38	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)				□ Appropriate □ In				
'		Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ In☐ Appropriate ☐ In☐				
Н		ose and Intent:		I			парргорнате ј			
<u>111</u>		Preserve the integrity of the District:	□ Yes □	No 4 Mair	tain the special character	of the District:		□ Yes □ No		
		Assessment of the Historical Significance:				e architectural and historic character:				
		Conservation and enhancement of property valu			•	or and welfare of the District to the city res	idents and visitors:	□ Yes □ No		
		. ,		0. 11011	1110 00000011011, p10000	aa aa.a aa b.a.mar ra mia any ras				
<u>I.</u>		ew Criteria / Findings of Fact: Consistent with special and defining character of	f surrounding propert	ies. Dyes DNO 3 Rela	tion to historic and archited	atural value of existing structure:	Yes □ No			
		Compatibility of design with surrounding propertie					Yes No			
	۷. ۷	one and my or acting the following properties	···	- 100 - TO			. 55 🗆 . 175			

34 HANOVER STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #15

Existing Conditions:

- Zoning District: <u>Municipal</u>Land Use: <u>Public Parking Structure</u>
- Land Area: 80,800 SF +/-

- Estimated Age of Structure: <u>c.1985-99</u>
 Building Style: <u>Parking Garage</u>
 Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>View from Hanover and Ladd Streets</u>
 Unique Features: <u>900 Space Parking Garage</u>
- Neighborhood Association: Downtown

B. Proposed Work: To bury the overh	nead utility lines on H	<u>ligh St. and the Alleyway.</u>
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/ Dem	olished:	
Principal	✓ Accessory	Demolition
Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	itive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projec	<u>ts):</u>	
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u> I. Project 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. sig	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lar	ge alternations, addit	ions or expansions)

P. Neighborhood Context:

• The site is located along Hanover and Ladd Streets. It is surrounded with many brick multi-story structures with no setbacks.

Q. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Bury the overhead power lines from High Street and the intersection of Hanover Street to Ladd
- The applicant also proposes to relocate the two transformers from inside the parking garage in order to support a future conversion of this space for commercial use. This conversion would dramatically improve pedestrian circulation and interest on Ladd Street.

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





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA Project Information	20R1F(I PRUPPRIT						
Project Information		SUBJECT PROPERTY		NEIGHBORE	IOOD CONTEXT			
	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)			
	bollding	boliding (1/1)	(Avelage)		(Avelage)			
GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & AS	SSESSOR'S INFO)	<u> </u>				
Gross Floor Area (SF)								
floor Area Ratio (GFA/ Lot Area)								
Building Height / Street-Width Ratio		MINOR PROJECT						
Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)								
Number of Stories		– BU	IRY OVERHEAD L	JTILITIES ON	ILY –			
Building Coverage (% Building on the Lot)								
PROJECT REVIEW ELEMENT	APPLICAN'	I'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS			
icale (i.e. height, volume, coverage)								
Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
Aassing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate			
Architectural Style (i.e. traditional – modern)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
Roofs					☐ Appropriate ☐ Inappropriate			
tyle and Slope					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
Roof Materials					□ Appropriate □ Inappropriate			
Cornice Line					☐ Appropriate ☐ Inappropriate			
caves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
Valls					□ Appropriate □ Inappropriate			
iding / Material					☐ Appropriate ☐ Inappropriate			
Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
Doors and Windows					□ Appropriate □ Inappropriate			
Vindow Openings and Proportions					☐ Appropriate ☐ Inappropriate			
Vindow Casing/ Trim								
Vindow Casing/ IIIII Vindow Shutters / Hardware					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate			
					□ Appropriate □ Inappropriate			
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					☐ Appropriate ☐ Inappropriate			
					I Appropriate I mappropriate			
erve the integrity of the District:			•					
_			•					
servation and ennancement of property value	es: U Yes 🗆 N	10 6. Proi	more rne eaucation, plea	sure and weltare	or the District to the city residents and v			
riteria / Findings of Fact:								
	isment of the Historical Significance: ervation and enhancement of property value riteria / Findings of Fact:	orches and Balconies rojections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Railings ighting (i.e. wall, post) igns (i.e. projecting, wall) Achanicals (i.e. HVAC, generators) eccks Grages/ Barns / Sheds (i.e. doors, placement) ence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) andscaping (i.e. gardens, planters, street trees) wriveways (i.e. location, material, screening) arking (i.e. location, access, visibility) accessory Buildings (i.e. sheds, greenhouses) and Intent: erve the integrity of the District: sment of the Historical Significance: ervation and enhancement of property values: riteria / Findings of Fact: istent with special and defining character of surrounding propertic	corches and Balconies rojections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Railings ghting (i.e. wall, post) gns (i.e. projecting, wall) techanicals (i.e. HVAC, generators) tecks tec	corches and Balconies rojections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Railings ighting (i.e. wall, post) igns (i.e. projecting, wall) Acchanicals (i.e. HVAC, generators) eacks Garages/ Barns / Sheds (i.e. doors, placement) ence / Walls (i.e. materials, type) crading (i.e. ground floor height, street edge) andscaping (i.e. gardens, planters, street trees) riveways (i.e. location, material, screening) arking (i.e. location, access, visibility) accessory Buildings (i.e. sheds, greenhouses) and Intent: arve the integrity of the District: arrow the integrity of the District: are the integrity of the District are the education, pleant are the integrity of the District are the education, pleant are the education and are the education and architection and architection and architection are the education and architection are the education and architection are the education and architection architection are the education and architection architection architection architection arc	corces and Balconies rojections (i.e. porch, portico, canopy) condings (Steps / Stoop / Railings ghting (i.e. wall. post) lgns (i.e. projecting, wall) lechanicals (i.e. HVAC, generators) lecks larages/ Barns / Sheds (i.e. doors, placement) lecks larages/ Barns / Sheds (i.e. doors, placement) lecks larages/ Barns / Sheds (i.e. doors, placement) larages/ Barns / Sheds (i.e. projecting wall) larages/ Barns / Sheds (i.e. projecting wall			

Project Address:	5 PORIWALK PLACE					
Permit Requested:	CERTIFICATE OF APPROVAL					
Meeting Type:	PUBLIC HEARING #16					
Existing Conditions: • Zoning District: <u>Urban Center (</u> • Land Use: <u>Mixed-Use, 5 Story (</u> • Land Area: <u>83,360 SF +/-</u> • Estimated Age of Structure: <u>c.</u> • Building Style: <u>Modern</u> • Number of Stories: <u>5</u> • Historical Significance: <u>NA</u> • Public View of Proposed Work • Unique Features: <u>NA</u> • Neighborhood Association: <u>No</u> B. Proposed Work: To modify the ap	Building 2014 :: View from Deer Street and Portwalk Place orth End					
	·					
C. Other Permits Required: Board of Adjustment	☐ Planning Board ☐ City Council					
D. Lot Location:						
☐ Terminal Vista	☐ Gateway					
☐ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished:					
✓ Principal	☐ Accessory ☐ Demolition					
F. Sensitivity of Context:	_					
☐ Highly Sensitive ☐ Sensiti	ive 🗹 Low Sensitivity 🗌 "Back-of-House"					
G. Design Approach (for Major Project	<u>s):</u>					
Literal Replication (i.e. 6-16 C	Congress, Jardinière Building, 10 Pleasant Street)					
\square Invention within a Style (i.e	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
Abstract Reference (i.e. Poi	rtwalk, 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 alt	terations, additions or expansions)					
\square Moderate Project (i.e. sign	nificant additions, alterations or expansions)					

☐ Major Project (i.e. very large alternations, additions 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:

• Modify the mullion pattern on the transom windows due to building code requirements and fabrication limitations due to the structural alterations needed for the lower windows.

Z. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			5 PORTWA	ALK PLACE – PUB	SLIC HEARING #1	16 (MINOR)		
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing	Proposed	Abutting Structures		ourrounding Structures	
	No.		Building	Building (+/-)	(Average)		(Average)	
	NO.	GENERAL BUILDING INFORMATION	(FSTIMATE	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			_ <
	1	Gross Floor Area (SF)	(ESTIMATE	DIROW HIL TAX MAIS & AS	5135 K 3 H41 C)			╡
[2	Floor Area Ratio (GFA/ Lot Area)						
5	3	Building Height / Street-Width Ratio			MINOR PRO) IECT		P
	4	Building Height – Zoning (Feet)			MINOKPKC	JJECI		 L
	5	Building Height – Street Wall / Cornice (Feet)		- MOI	DIFY WINDOW M	IIIONS ONI	Y _	≥ 5
	6	Number of Stories		MOI		OLLIOI43 OI41	• •	N FOR
	/	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	A DDLLC A NI	I'S COMMENTS	LIDC SUCC	ECTIONIC	A DDD ODDI A TENECC	
			APPLICAN	I'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ ပ ပုံ <u>မှ</u>
	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	- ->
\vdash	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	UAT.
2	12	Roofs Style and Slope					□ Appropriate □ Inappropriate	
i	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	16	Cornice Line					□ Appropriate □ Inappropriate	EV HISTO
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	⊣ ш छ :
COMMISSION PERIOR	18	Walls					□ Appropriate □ Inappropriate	⊣
2 ≦	19	Siding / Material					□ Appropriate □ Inappropriate	
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
	21	Doors and Windows					□ Appropriate □ Inappropriate	RT)
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	OPE PORTSM
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
) U	25	Awnings					□ Appropriate □ Inappropriate	ାଠ ଚୁଞ୍ଚ
	26	Doors Paral Palacrica					☐ Appropriate ☐ Inappropriate	
		Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	(
	28	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<u> </u>
	30	Lighting (i.e. wall, post)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	_
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
)	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
5	33	Decks					☐ Appropriate ☐ Inappropriate	No. of Contract of
•	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
7	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DES		Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
S							☐ Appropriate ☐ Inappropriate	WildColor
	40 Purpos	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H.</u>	-	se and Intent:	□ Yes □ N	10 4 440:	stain the special character	or of the District:		□Y€
		eserve the integrity of the District:			ntain the special characte oplement and enhance th		pistorio charactor:	□ Y€
		sessment of the Historical Significance: onservation and enhancement of property valu			•		nistoric character: ne District to the city residents and visi	
		, ,	⊂ა. ⊔ 1 €3 ∐ 1`	0, [10]	iore irre education, pieds		ie pisinci to the city residents and visi	iiOis. 🗆 I t
<u>l.</u>		Criteria / Findings of Fact:						
		onsistent with special and defining character of						
		impatibility of design with surrounding properties			npatibility of innovative tec	_ _	unding properties: □ Yes □ No	

Neighborhood Association: <u>Downtown</u>

Project Address: 7 ISLINGTON STREET (40 BRIDGE ST.)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #17

leeting Type:	PUBLIC HEARING #17	
A. Property Information -	- General:	
Existing Conditions:		
	Jrban General (CD4)	
 Land Use: Vac 		
 Land Area: 7,46 	50 S F +/-	
 Estimated Age of 		
	<u>Greek Revival/ Modern</u>	
	cance: <u>Contributing</u>	
	Proposed Work: <u>View from Bridge Street</u>	
 Unique Features 	s: <u>NA</u>	

B. Proposed Work: Remove and Rep	olace building with a	a 3.5 story mixed-use building.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished/ Constructed:	<u>[</u>
Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arnothing}$ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
\square Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	agress 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 alto	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lar	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

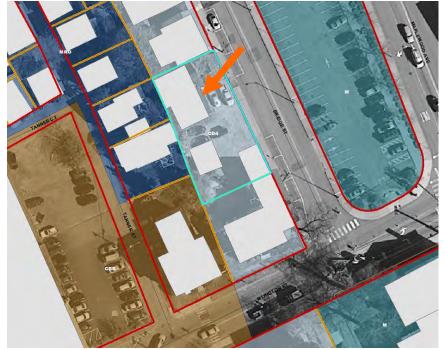
- The building is located in the edge of the downtown business district on Bridge Street and is surrounded by a wide variety of focal and contributing structures with no front yard setbacks.
- J. <u>Staff Comments and/ or Suggestions for Consideration:</u>
- PENDING RECEIPT OF THE REVISED PLANS AND/OR 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

HISTORIC SURVEY RATING

C

7 ISLINGTON STREET – PUBLIC HEARING #17 (MAJOR PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** 3-15 **Project Information Existing Proposed Abutting Structures Surrounding Structures** Building Building (+/-) (Average) (Average) **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 **MAJOR PROJECT** Withdrawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - NEW 3 STORY INFILL BUILDING ONLY -No.:17 Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Approved with 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 **MEMBERS** □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** Appropriate | Inappropriate SLINGTON 17 Eaves, Gutters and Downspouts COMMISSION □ Appropriate □ Inappropriate ш 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) Appropriate □ Inappropriate **Doors and windows** 21 Appropriate 🗆 Inappropriate 2 Window Openings and Proportions Appropriate Inappropriate Ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate ROPERTY:7 **△** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT Decision: Storm Windows / Screens / Awnings Q 25 ☐ Appropriate ☐ Inappropriate Doors 26 □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 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 32 Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate 34 Garages/Barns/Sheds (i.e. doors, placement... Appropriate | Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) ☐ Appropriate ☐ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate 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: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No I. Review Criteria / Findinas of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address: DEER STREET / HARBORCORP **Permit Requested: CERTIFCATE OF APPROVAL / CUP Meeting Type:** PUBLIC HEARING #1 (OLD BUSINESS)

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. Proposed Work:	To allow a building up to 60 feet in height where only 45 is permitted.

C. Other Permits Required:						
\square Board of Adjustment	✓ Planning Board ☐ City Council					
D. Lot Location:						
☐ Terminal Vista	☑ Gateway ☐ Mid-Block					
✓ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished / Constructed:					
✓ Principal	☐ Accessory ☐ Demolition					
F. Sensitivity of Context:						
\square Highly Sensitive $oldsymbol{arOmega}$ Sensit	ive \square Low Sensitivity \square "Back-of-House					
G. Design Approach (for Major Projects):						
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
\square Invention within a Style (i.e.	, Porter Street Townhouses, 100 Market Street)					
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Congress Street)					

H. Project Type:

	Consent Agen	da (i.e. ver	y small alte	erations, add	ditions or exp	pansions
--	--------------	--------------	--------------	---------------	----------------	----------

☐ 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)

O. 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.

P. 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 UPDATES AS WELL AS SUGGESTIONS FOR CONSIDERATION.

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

DEER STREET – PUBLIC HEARING #1 (MAJOR PROJECT)

INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY	NEIGHBOR	HOOD CONTEXT	
	Project Information	Existing Building Proposed Building (+/-) Abutting Structures	Surrounding Structures (Average)	
	No. GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS &	ASSESSOR'S INFO)		\
	1 Gross Floor Area (SF)	(20111111111111111111111111111111111111			5 5 5
	2 Floor Area Ratio (GFA/ Lot Area)		MAJOR PROJECT		
	3 Building Height / Street-Width (ROW) Ratio		MAJOR PROJECT		
	4 Building Height – Zoning (Feet)	NEW 2 5 STORY IN	FILL BUILDINGS WITH PARKI	NC CAPACE ONLY	T S 3
	5 Building Height – Street Wall / Cornice (Feet)	- INLW 3-3 310K1 IIN	IILL BUILDINGS WIIII I AKKII	NG GARAGE ONLI -	∑ ₩
	6 Number of Stories				OMM!
	7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	8 Scale (i.e. height, volume, coverage)	AFFLICANT 3 COMMENTS	HDC 30GGESHONS	□ Appropriate □ Inappropriate	O Š ::
<u> </u>	9 Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	
	10 Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriate	No No
	11 Architectural Style (i.e., traditional – modern)			☐ Appropriate ☐ Inappropriate	
	12 Roofs			☐ Appropriate ☐ Inappropriate	DIST ase
	13 Style and Slope			□ Appropriate □ Inappropriate	Dis ase
	14 Roof Projections (i.e. chimneys, vents, dormers)			☐ Appropriate ☐ Inappropriate	\exists \bigcup \bigcup
	15 Roof Materials			☐ Appropriate ☐ Inappropriate	
	16 Cornice Line			□ Appropriate □ Inappropriate	
	17 Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate	EVA ISTORIA STREET
ERIALS	18 Walls			□ Appropriate □ Inappropriate	S S I
温_	19 Number and Material			□ Appropriate □ Inappropriate	_ _ _ _ ~
፟፟፟፟፟፟፟፟	20 Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriate	ַ בּ ≝ :
~× ──	21 Doors and windows			□ Appropriate □ Inappropriate	ZTX
<u>-</u>	22 Window Openings and Proportions			☐ Appropriate ☐ Inappropriate	
<i>∽</i> –	23 Window Casing/ Trim			□ Appropriate □ Inappropriate	OPEF PORTSMC PROPERTY
△	24 Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate	⊢ୁ ଅନ୍ୟାଳ
<u>გ</u>	25 Storm Windows / Screens			☐ Appropriate ☐ Inappropriate	7 F8 G
	26 Doors 27 Porches and Balconies			□ Appropriate □ Inappropriate	. ⊈و ∪
	27 Porches and Balconies28 Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate	
	29 Landings/ Steps / Stoop / Railings			 □ Appropriate □ Inappropriate □ 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	
<u> </u>	33 Decks			☐ Appropriate ☐ Inappropriate	
	34 Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	
_	35 Fence / Walls / Screenwalls (i.e. materials, type)			☐ Appropriate ☐ Inappropriate	
Z.	36 Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate	
ESIGN —	37 Landscaping (i.e. gardens, planters, street trees)			☐ Appropriate ☐ Inappropriate	
	38 Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate	
<i>∽</i>	39 Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate	
1. 2. 3.	urpose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property values.	□ Yes □ No 5. Co	aintain the special character of the District: omplement and enhance the architectural omote the education, pleasure and welfare		☐ Yes ☐ ☐ Yes ☐ ors: ☐ Yes ☐
1.	 Eview Criteria / Findings of Fact: Consistent with special and defining character of Compatibility of design with surrounding propertie 		elation to historic and architectural value of compatibility of innovative technologies with	=	

Project Address: Permit Requested: Meeting Type: Existing Conditions:	127 NEW CASTLE AVE. CERTIFICATE OF APPROVAL WORK SESSION #WS-A						
 Zoning District: GRB Land Use: Single Family Land Area: 4,583 SF +/- Estimated Age of Structure: c.1850 Building Style: Greek Revival Historical Significance: Contributing Public View of Proposed Work: View from New Castle Ave. Unique Features: NA Neighborhood Association: South End 							
B. Proposed Work: To construct two	shed dormers and rear addition.						
C. Other Permits Required:							
☐ Board of Adjustment	☐ Planning Board ☐ City Council						
D. Lot Location:							
☐ Terminal Vista	☐ Gateway						
✓ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Dem	<u>olished:</u>						
☐ Principal	☐ Accessory ☐ Demolition						
F. Sensitivity of Context: ☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity \square "Back-of-House"						
G. Design Approach (for Major Project	<u>'s):</u>						
\Box Literal Replication (i.e. 6-160	Congress, Jardinière Building, 10 Pleasant Street)						
\square Invention within a Style (i.e	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Po	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
\Box Intentional Opposition (i.e.	McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:							
<u> </u>	erations, additions or expansions) gnificant additions, alterations or expansions)						
	ge alternations, additions or expansions)						

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S. <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.

T. <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.

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





Aerial and Street View Image



Zoning Map

			127 NEW	/ CASTLE AVE. –	WORK SESSION #	A (MINOR)		
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	^
	No.		Building	Building (+/-)	(Average)		(Average)	 <
	140.	GENERAL BUILDING INFORMATION	(FSTIMA)	ATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)			− 🗲 ကု
	1	Gross Floor Area (SF)	(LOTHWA	TIETROM TIL TAX MAIS & 7	1332330 K 3 H41 O)			
	2	Floor Area Ratio (GFA/ Lot Area)						FOR ISSION Date: 6
	3	Building Height / Street-Width Ratio			MINOR PRO) IECT		FO IISSIC
	4	Building Height – Zoning (Feet)			MINORPRO	JJECI		™ ≥ 9
	5	Building Height – Street Wall / Cornice (Feet)		_SHED_D	ORMERS AND REA	A A D D ITIO	N ONLY -	
	6	Number of Stories		SILD	OKMENS AND KEA		II OILI	
	/	Building Coverage (% Building on the Lot)	4 DD110 4	NITIO O O AAAA ENITO	110001100	FOTIONIC	ADDDODDIATENTOS	
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	E211ON2	APPROPRIATENESS	
Ż	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
		Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	⊢ DIS
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					☐ Appropriate ☐ Inappropriate	୷ ୷ ୁ ଏ
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	VA VORIC STLE A
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	EV HISTO
	16	Cornice Line					☐ Appropriate ☐ Inappropriate	∃ St T S
,	17 18	Eaves, Gutters and Downspouts Walls					☐ Appropriate ☐ Inappropriate	⊣ 🗕 🛱 ଧା
4	19	Siding / Material					☐ Appropriate ☐ Inappropriate	
Ī	20	Projections (i.e. bays, balconies)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
MATERIALS	21	Doors and Windows					□ Appropriate □ Inappropriate	RTY OUTH NEW
~	20	Window Openings and Proportions					□ Appropriate □ Inappropriate	¬
S S		Window Casing/ Trim					□ Appropriate □ Inappropriate	OPE ORTSMC
DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	⊣ ત્ર દેં
		Awnings					☐ Appropriate ☐ Inappropriate	POR PERTY
DING III	26	Doors					☐ Appropriate ☐ Inappropriate	
Ē	27	Porches and Balconies					 □ Appropriate □ Inappropriate 	
8	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	BEAT !
Z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	*
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
Ę	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
YIE	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	
<u>п. </u>	1. Pr 2. As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: onservation and enhancement of property valu	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Co	aintain the special characte emplement and enhance the emote the education, pleas	ne architectural a	nd historic character: of the District to the city residents and visite	☐ Yes☐ YesFors:☐ Yes
l	1. C	v Criteria / Findings of Fact: onsistent with special and defining character of ompatibility of design with surrounding properties			lation to historic and archite empatibility of innovative te		=	

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

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

1 Holginbollioda / 1350cialioni: 11	OTITI ETIG	
B. Proposed Work: To alter the roof	ine (add a story) ar	nd front facade.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
Principal	Accessory	Demolition
F. Sensitivity of Context:		
$lacktriangle$ 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 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)
$\ \square$ Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	twalk, 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 e	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very larg	ge alternations, additi	ions or expansions)

Q. 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.

R. 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.

O. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

101-105 HIGH STREET - WORK SESSION #B (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 2 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) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS** HDC SUGGESTIONS **APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Approved with Case 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 Ĭ Approved 19 Number and Material Appropriate | Inappropriate **ERTY PORTSMOUTH** -105 Projections (i.e. bays, balconies...) Appropriate 🗆 Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions Appropriate | Inappropriate 23 Window Casing/ Trim PROPERTY: 101 □ Appropriate □ Inappropriate 24 Window Shutters / Hardware Appropriate □ Inappropriate **_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

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

A. Property Information - General:

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: View from Ladd Street

	 Unique Features: <u>Located alor</u> Neighborhood Association: <u>Do</u> 		
<u>B.</u>	s. Proposed Work: To construct a rea	r addition in the se	rvice driveway off Ladd St.
<u>C.</u>	C. Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☑ City Council
<u>D.</u>	D. Lot Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/Demol	lished:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensitiv	ve \square Low Sensitivity	"Back-of-House"
_		•	

G. Design Approach (for Major Projects):

Literal Replication	(i.e. 6-16	Congress,	Jardinière Building	g, 10 Pleasant Stre	et
_					

- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

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

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

Neighborhood Context:

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

BB. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

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

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 not 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.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT
Project Information Esting Building Proposed Mouting Structures (Average)
General Bulloting Information (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)
GENERAL BUILDING INFORMATION 1. Cross Fook Area SST 2. Prox Area Rate (DFA Les Augus) 3. Building Height - Scring [Res] 4. Building Height - Scring [Res] 5. Building Height - Scring [Res] 6. Building Height - Scring [Res] 7. Building Courseys St Building on the Lth) 1. Building Height - Scring [Res] 7. Building Courseys St Building on the Lth) 1. Building Height - Scring [Res] 8. Scoil (a. Height Notine) 8. Scoil (a. Height Notine) 1. Appropriate Indept Control 9. Processor (a. Height Notine) 9. Hocemen (a. Height Notine) 10. Mosting (b. mediules benefits) 11. Achievoral Style (a. Notiford) - modern 12. Room (a. Height Notine) 13. Sook (a. Height Notine) 14. Scoil (a. Height Notine) 15. Sook (a. Height Notine) 16. Comice line 17. Corres (Culture and Deverspoul) 18. Sook (a. Height Notine) 19. Sook (a. Height Notine) 19. Sook (a. Height Notine) 10. Sook (a. Height Notine) 11. Appropriate Indept Populate
1 Cross Floor Area (ST) 2 Floor Area (ST) 3 Building Height 7 Service Relate (GFA Los Areas) 3 Building Height 7 Service Relate (GFA Los Areas) 4 Building Height 7 Service Relate (GFA Los Areas) 5 Building Height 7 Service Relate (GFA Los Areas) 6 Building Height 7 Service Relate (GFA Los Areas) 6 Building Height 7 Service Relate (GFA Los Areas) 7 Building Coverage 85 Building on the Los) 7 Building Coverage 85 Building on the Los) 8 Scale (e. height, volume, coverage,) 9 Floorement is extended sulprimed) 10 Messing (e. modeles, bording, septended) 11 Appropriate Incoppropriate Incoppropria
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Subding Leight - Steet Wol. / Conice (Feet) A Number of Stories A Number of Storie
Subding Leight - Steet Wol. / Conice (Feet) A Number of Stories A Number of Storie
S. Building Hoght - Street Wall / Contree Feet) Norther of Streets PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS B. Scale (s.c. height, volume, coverage) Processed (s.c. height, volume, coverage) Appropriate Inappropriate In
Rolicing Coverage (\$\begin{align*}{ccc} \text{PROJECT REVIEW ELBERT} \\ Scale (a.e. height, volume, coverage)
PROJECT REVIEW ELEMENT 8 Scale [i.e. height, volume, coverage] 9 Placement [i.e. setbacks, logiment] 10 Massing [i.e. motokies, banding, sterbacks) 11 Architectural Style [i.e. stratucks, logiment] 12 Roofs 13 Style and Stope 14 Roof Projections [i.e. stratucks] 15 Roof Malarial 16 Roof Projections [i.e. stratucks] 17 Appropriate Inappropriate Roofs Ro
8 Scale (ii.e. helight, volume, coverage
Placement (i.e., setbocks, alignment) Appropriate Inappropriate National Nat
3 Style and Slope
14 Roof Projections (i.e. chimneys, vents, dormers)
Roof Materials Depropriate Inappropriate
Cornice Une
Siding / Material Appropriate Inappropriate Projections (i.e. bays, balconies) Appropriate Inappropriate Inap
Siding / Material Appropriate Inappropriate Projections (i.e. bays, balconies) Appropriate Inappropriate Inap
Siding / Material Appropriate Inappropriate Projections (i.e. bays, balconies) Appropriate Inappropriate Inap
Projections (i.e. bays, balconies) Appropriate Inappropriate
Doors and Window Openings and Proportions
Appropriate Inappropriate
Mindow Casing/Trim
Appropriate Inappropriate
Appropriate Inappropriate
Appropriate Inappropriate
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)
Landings / Steps / Stoop / Railings Depropriate Inappropriate Inapprop
Lighting (i.e. wall, post) Appropriate Inappropriate Signs (i.e. projecting, wall) Appropriate Inappropriate Appropriate Inappropriate Inappropriate Appropriate Inappropriate Inappropriate Inappropriate Inappropriate Inappropriate Inappropriate Inappropriate Inappropria
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)
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
Appropriate Inappropriate
34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge)
35 Fence / Walls (i.e. materials, type) Appropriate Inappropriate 36 Grading (i.e. ground floor height, street edge) Appropriate Inappropriate
36 Grading (i.e. ground floor height, street edge)
Appropriate inappropriate
38 Driveways (i.e. location, material, screening)
39 Parking (i.e. location, access, visibility)
40 Accessory Buildings (i.e. sheds, greenhouses)
Purpose and Intent:
1. Preserve the integrity of the District: □ Yes □ No 4. Maintain the special character of the District: □ The District □ T
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values: \Box Yes \Box No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: \Box
eview Criteria / Findings of Fact:
eview Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No - 3. Relation to historic and architectural value of existing structure:
2. Compatibility of design with surrounding properties:

Project Address: 500 MARKET STREET CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #WS-D

Existing Conditions:

Zoning District: <u>Central Business District A (CBA)</u>
Land Use: <u>Office</u>
Land Area: <u>102,680 SF +/-</u>
Estimated Age of Structure: <u>c.1985</u>

Building Style: Modern
Historical Significance: NA
Public View of Proposed Work: View from Market Street
Unique Features: NA
Neighborhood Association: Nobles Island

B. Proposed Work: To install solar pai	<u>nels.</u>	
C. Other Permits Required:		
☐ Board of Adjustment	☐ 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	Demolition
F. Sensitivity of Context:		
\Box Highly Sensitive $oxedsymbol{oxtime}$ Sensit	tive \square Low Sensitivity	y \square "Back-of-House
G. 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 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)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions
☐ Major Project (i.e. very large	ge alternations, addit	ions or expansions)

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.

EE. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

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

FF. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



		INF()/FVAIIIAII()N(RIIFRIA	SIIR IF	CT PROPERTY		NEIGHBORHOOD CONTEXT
		INFO/ EVALUATION CRITERIA Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures
		rrojeci illoritalion	Building	Building (+/-)	(Average)	(Average)
	No.		. .		, , ,	
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
	1_	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				_
)	3	Building Height / Street-Width Ratio			MINOR PRO	IFCT
	4	Building Height – Zoning (Feet)			MIIIOK I KO	
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories		– INS	STALL 168 SOLAR P	ANELS ONLY –
	7	Building Coverage (% Building on the Lot)				7
	,	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGES	TIONS APPROPRIATENESS
<u> </u>	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
N O	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
ŭ	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
ALS	18	Walls				□ Appropriate □ Inappropriate
TERIALS	19	Siding / Material				□ Appropriate □ Inappropriate
Ę	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
≶	21	Doors and Windows				☐ Appropriate ☐ Inappropriate
∞ Z	22	Window Openings and Proportions				□ Appropriate □ Inappropriate
ESIG	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate
ن د	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate
2	25	Awnings				☐ Appropriate ☐ Inappropriate
		Doors				☐ Appropriate ☐ Inappropriate
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate
4	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) Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
Z	35	Grading (i.e. materials, type) Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
DESIGN	36	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
		Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
SITE	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
٠,	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
_		se and Intent:				⊥ ⊔ Appropriate ⊔ inappropriate
	1. Pr 2. As	eserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ s: □ Yes □	No 5. Cor	·	of the District: architectural and historic character: e and welfare of the District to the city residents and

Project Address: 404 MIDDLE STREET

Permit Requested: **CERTIFICATE OF APPROVAL**

Meeting Type: WORK SESSION #E

A. Property Information - General:

Existing Conditions:

Zoning District: Mixed Residential Office (MRO)

Land Use: Single family Residential Land Area: 10,783 SF +/-

Estimated Age of Structure: NA

Building Style: <u>NA</u> Number of Stories: <u>NA</u>

Historical Significance: NA (Likely Contributing)

Public View of Proposed Work: View from Middle Street

 Unique Features: Abuts Rindlet May Neighborhood Association: Goodw 	<u>/ House</u> <u>rin Park</u>	
B. Proposed Work: Make modification to k	oarn conversio	n project <u>.</u>
C. Other Permits Required:		
$lacktriangledown$ Board of Adjustment $\ \square$ PI	anning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista \square G	Gateway	☐ Mid-Block
$lacktriangle$ Intersection / Corner Lot $\ \square$ Re	ear Lot	
E. Existing Building to be Altered/ Demolished	<u>l:</u>	
\square Principal \blacksquare A	Accessory	☐ Significant Demolition
F. Sensitivity of Context:		
\Box Highly Sensitive $oldsymbol{arDelta}$ Sensitive \Box	Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Projects):		
\Box Literal Replication (i.e. 6-16 Congres	s, Jardinière Buildinç	g, 10 Pleasant Street)
\Box Invention within a Style (i.e., Porter	Street Townhouses,	100 Market Street)
Abstract Reference (i.e. Portwalk, 5	31 Islington, 55 Conç	gress Street)
☐ Intentional Opposition (i.e. McIntyr	e Building, Citizen's	Bank, Coldwell Banker)
H. Project Type:		
\Box Consent Agenda (i.e. very small	alterations, addi	itions or expansions)
\square Minor Project (i.e. small alteration	ns, additions or e	expansions)
✓ Moderate Project (i.e. significar)	nt additions, alte	rations or expansions)
\square Major Project (i.e. very large alte	ernations, additic	ons or expansions)

I. Neighborhood Context:

• This lot and structure is located along Middle Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wooden structures with small side or rear yards and shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

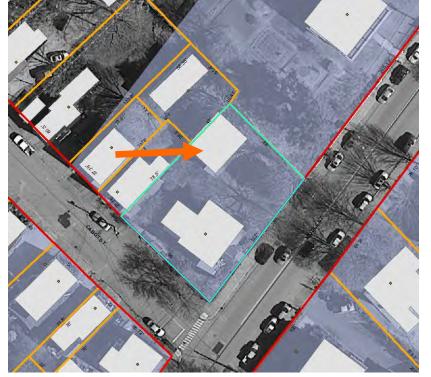
PENDING RECEIPT OF THE PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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				404 MIDDLE STREET – WC		~! = /	
			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHB	ORHOOD CONTEXT	
			Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S
			GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		– 5 – 7
		1	Gross Floor Area (SF)	-	-		~ ~ ~ `
		2	Floor Area Ratio (GFA/ Lot Area)				
)		3	Building Height / Street-Width Ratio		MINOR PROJECT	•	O SS .
		4	Building Height – Zoning (Feet)		MINOKIKOJECI		U L S .
		5	Building Height – Street Wall / Cornice (Feet)	- Increase the heig	ht of the barn and conv	ert to residential use -	
	_	6	Number of Stories	- increase me neig	in of the ball and conv	en lo residential use -	 Z ≷ ₁
		7	Building Coverage (% Building on the Lot)				- - - - - - - -
			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	\perp $oldsymbol{O}$ $oldsymbol{\circ}$
	×-	8	Scale (i.e. height, volume, coverage)			☐ Appropriate ☐ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	
	ဂ် ပ	10	Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriate	⊣ ଏ ହୁ :
	<u>ر</u>	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	VIORIO
		16	Cornice Line			□ Appropriate □ Inappropriate	_ > 0 '
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate	— <u>іш і</u> ў :
5	AF.	18	Walls			□ Appropriate □ Inappropriate	H SH
	ATERIALS	19	Siding / Material			□ Appropriate □ Inappropriate	_ > = 4
	Ĭ₽	20	Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriate	
	≥	21	Doors and Windows			☐ Appropriate ☐ Inappropriate	□ ≂ ≥ :
	ž	22	Window Openings and Proportions			□ Appropriate □ Inappropriate	<u> </u>
	SI	23	Window Casing/ Trim			□ Appropriate □ Inappropriate	□ Ⅲ ≷ 9
)	ᆲ	24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate	_ • • • • • •
:	일	25	Awnings			□ Appropriate □ Inappropriate	_ ^ ~ ;
<u> </u>	ᇍ	26	Doors			□ Appropriate □ Inappropriate	
:	BUILDING	27	Porches and Balconies			□ Appropriate □ Inappropriate	– č ~ 8
	"	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate	\neg \overline{c}
•		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate	
<u>'</u>		30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate	
$\{ \mid$		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	1
	z۲	35	Fence / Walls (i.e. materials, type)			□ Appropriate □ Inappropriate	
	ଅଧ	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate	建 田
	SITE DESIGN	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate	
	ᄩ	38	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate	
	S	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate	A STATE OF THE STA
	<u>_</u>	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate	一 (集)
<u>H</u>	<u>ı. P</u>		se and Intent:	_ v			
	1		eserve the integrity of the District:		aintain the special character of the Dist		□ Y ₀
			sessment of the Historical Significance:		emplement and enhance the architect		□ Y
	3	3. Co	enservation and enhancement of property value	es:	omote the education, pleasure and we	Ifare of the District to the city residents and visi	itors:
ı	R	eview	Criteria / Findings of Fact:				
1.			onsistent with special and defining character of	surrounding properties: Yes No. 3 Relativ	on to historic and architectural value of	existing structure:	

284 NEW CASTLE AVE. Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #WS-F Existing Conditions: • Zoning District: GRB Land Use: Single Family Land Area: 9,230 SF +/-Estimated Age of Structure: c.1850 Building Style: <u>Greek Revival</u>
Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from New Castle Ave.</u> Unique Features: NA Neighborhood Association: Little Harbor Neighborhood B. Proposed Work: To construct a 2 story addition and side porch and bay. C. Other Permits Required: ☐ City Council ☐ Board of Adjustment ☐ Planning Board D. Lot Location: Mid-Block ☐ Terminal Vista Gateway ✓ Intersection / Corner Lot ☐ Rear Lot E. Existing Building to be Altered/ Demolished: Principal Accessory Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: 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)

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V. <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.

W. <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.

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

	INFO/ EVALUATION CRITERIA	284 NEW CASTLE AVE. – SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT
	Project Information	Existing Proposed	Abutting Structures (Average)	Surrounding Structures (Average)
No	GENERAL BUILDING INFORMATION			<u> </u>
1		(2000)	,	
2	Floor Area Ratio (GFA/ Lot Area)			
3	Building Height / Street-Width Ratio		MINIOD DDO	IFCT
4	Building Height – Zoning (Feet)			
5		_SHED DO	DRMERS AND REAR	ADDITION ONLY -
6		-SIILD DO	JAMENS AND REAL	ADDITION ONLI
7	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGEST	TIONS APPROPRIATENESS
8				□ Appropriate □ Inappropriate
9				□ Appropriate □ Inappropriate
10				□ 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	, , , , ,			☐ Appropriate ☐ Inappropriate
21				☐ Appropriate ☐ Inappropriate
				☐ Appropriate ☐ Inappropriate
				☐ Appropriate ☐ Inappropriate
				□ Appropriate □ Inappropriate
				☐ Appropriate ☐ Inappropriate
	7.7.7			☐ Appropriate ☐ Inappropriate
				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
	·			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
35				□ Appropriate □ Inappropriate
36				□ Appropriate □ Inappropriate
37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate
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
	3 4 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 32 33 34 35 36 37 38	Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF) Ploor 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 A Roof Projections (i.e. chimneys, vents, dormers) Roof Material Cornice Line Teaves, Gutters and Downspouts Walls Projections (i.e. bays, balconies) Dors and Windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Jighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. doors, placement) Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gordens, planters, street frees) Briveways (i.e. location, material, screening)	Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area [SF] 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height / Street-Width Ratio 6 Number of Stories 7 Building Height / Street Wall / Comice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 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 Corrice Line 17 Eaves, Gutters and Downspouts 18 Walls Walls Walls Walls Walls Walls Walls Walls Window Openings and Proportions Window Openings and Proportions Window Openings (i.e. porch, portice, canopy) 27 Porches and Balconies 28 Projections (i.e. porch, portice, canopy) 29 Landings/ Steps / Stoop / Ratings 13 Signs (i.e. projecting, wall) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages Barns / Sheds (i.e. doors, placement) 35 Face / Walls (i.e. materials, type) 36 Grading (i.e. gordens, planterial, street I trees) 37 Landscaping (i.e. gordens, planterial, street I trees) 38 Driveways (ii.e. location, material, street I trees) 39 Lindways (ii.e. location, material, street I trees)	Project Information Existing Building Proposed Abutting Structures (Average)