Historic District Commission Staff Report - October 7th & 14th, 2015

October 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (7-15-15, 9-2-15)
- Administrative Approvals:
 - 1. 41 Pickering Street windows
 - 2. 333 Marcy Street windows
 - 3. 319 Vaughan Street transformer screen
 - 4. 456 Middle Street gutters & downspouts
 - 5. 72-74 Jefferson Street access ramp
 - 6. 46 Livermore Street condenser
 - 7. 275 Islington Street misc. changes
 - 8. 46 Market Street awning

OLD BUSINESS:

A. 36 Richards Ave. (Minor-Rear awning)

NEW BUSINESS / CONSENT AGENDA:

- 1. 60/62 Marcy Street (Minor Access ramp)
- 2. 687 Middle Street (Minor-Fencing)
- 3. 311 Marcy Street (Minor-Fencing)
- 4. 536 Marcy Street (Minor-Second story addition on rear)
- 5. 18 Manning Street (Minor Full-screens)
- 6. 195 State Street (Moderate Window replacement, HVAC..)
- 7. 121 Northwest Street (Minor Replace windows)

- 8. 16 Court Street (Minor Replace parking lot lighting)
- 10. 24 Market Street (Minor-Replace windows)
- 11. 40 Howard Street (Minor Foundation Modifications)

October 14th MEETING

DISCUSSION:

- Design Guidelines Presentation
 - Dominique Hawkins, PDP
- HDC Work Plan for 2016

WORK SESSIONS/ PUBLIC HEARINGS:

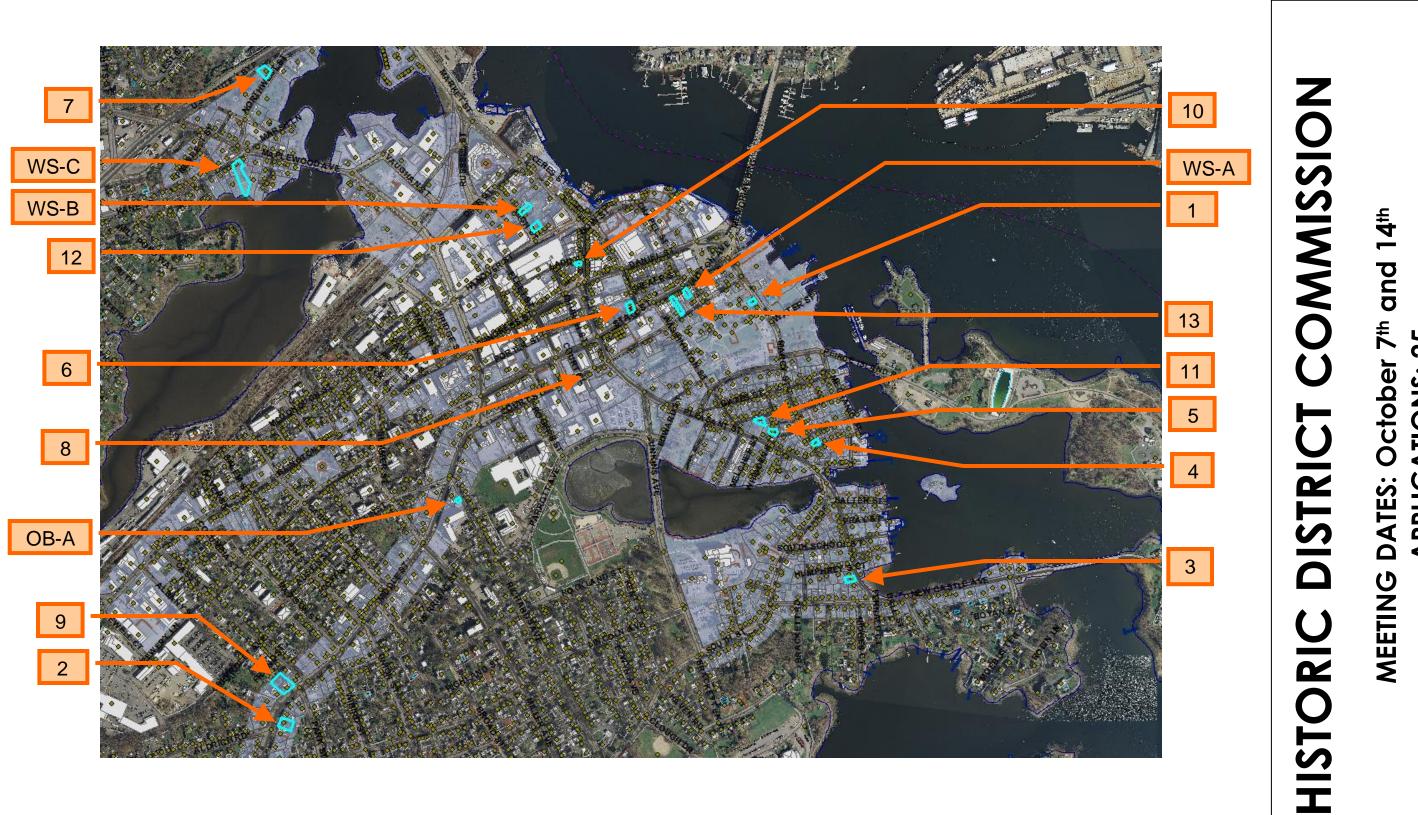
WORK SESSIONS:

- A. 102 State Street (Minor-Rear addition)

9. 640 Middle Street (Minor-Replace windows, garage doors..)

12. 103/5 High Street (Moderate-Add a storefront to facade) 13. 126 State Street (Minor-Changes to HVAC design)

B. 127/37 High Street (Moderate-New buildings in rear) C. 28 Dennett Street (Minor-replace roof, windows, doors...)



25 **APPLICATIONS:**

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

36 RICHARDS AVE. CERTIFICATE OF APPROVAL OLD BUSINESS/ PUBLIC HEARING #A

Existing Conditions:

- Zoning District: MRO
- Land Use: Single-Family
- Land Area: 1,225 SF +/-
- Estimated Age of Structure: c.1930

- Building Style: <u>Modern</u> Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>Limited View</u>
- Unique Features: Non-contributing modern house
- Neighborhood Association: Richards Ave.

B. Proposed Work: To construct awning over rear entryway.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

- D. Lot Location:
 - Terminal Vista

- Mid-Block
- Intersection / Corner Lot 🗌 Rear Lot

E. Existing Building to be Altered/Demolished:

\checkmark	Prin	cip	a

Demolition

F. Sensitivity of Context:

 \Box Highly Sensitive \Box Sensitive \Box Low Sensitivity $\mathbf{\Sigma}$ "Back-of-House"

Gateway

G. Design Approach (for Major Projects):

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

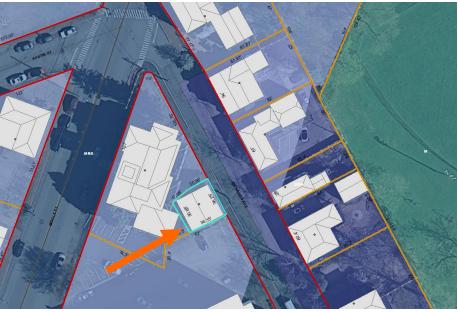
H. ProjectType:

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

- Neighborhood Context: Ι.
 - structures with shallow setbacks and small side or rear garden areas.
- Staff Comments and/ or Suggestions for Consideration: ٦. The Application is proposing to:
 - Add an awning/roof canopy (2.5 x 4 feet) to the rear entryway.

Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Richards Ave. It is surrounded with many wood 2.5-3 story historic

• As requested by the HDC at the 9-2-15 meeting, the Applicant has provided more detail regarding the dimensions and materials proposed for the rear door canopy.

Aerial and Street View Image

HISTORIC SURVEY RATING N-C

			36 RICHAR	DS AVE. – PUB	LIC HEARING #A	A (MINOR)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
		GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX MAPS & AS	SESSOR'S INFO)		
-	1	Gross Floor Area (SF)	x				~ ~ z (
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PRO		S N
	4	Building Height – Zoning (Feet)				JLCI	
	5	Building Height – Street Wall / Cornice (Feet)	- AD	D AWNING/ R	OOF CANOPY C	OVER REAR ENTRYWAY ONLY -	
_	6	Number of Stories Building Coverage (% Building on the Lot)					N FO
	/	PROJECT REVIEW ELEMENT	APPLICANT'S (COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS	O 0
	8	Scale (i.e. height, volume, coverage)					
ONTEXT	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	
IN IN	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	
ଧ∣	11	Architectural Style (i.e. traditional – modern)				Appropriate = Inappropriate	
\vdash	12	Roofs				Appropriate Inappropriate Appropriate Inappropriate	j
	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	
ATERIA	19	Siding/Material				🗆 Appropriate 🗆 Inappropriate	> ਦ ਹੋ
	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
&	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	
z–	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	<u>—</u> Ш ž
DESIG	23 24	Window Casing/Trim Window Shutters / Hardware				Appropriate Inappropriate	
	24	Awnings				Appropriate Inappropriate	
DING	26	Doors				Appropriate Inappropriate	
	27	Porches and Balconies				Appropriate Inappropriate	
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	
	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	
	30	Lighting (i.e. wall, post)				Appropriate Inappropriate	
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	
	33	Decks				🗆 Appropriate 🗆 Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	THE REAL PROPERTY AND A DESCRIPTION OF A
z	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	The second se
	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
S	39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate	
1 2	urpos . Pre 2. Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Con	•	Appropriate Inappropriate er of the District: he architectural and historic character: ure and welfare of the District to the city residents and	□ Y □ Y

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

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

60/62 MARCY STREET **CERTIFICATE OF APPROVAL** CONSENT AGENDA #1

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

- Zoning District: <u>MRO</u>
 Land Use: <u>Mixed-Use</u>
- Land Area: 2,196 SF +/-
- Estimated Age of Structure: c.1816
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: Focal Structure
- Public View of Proposed Work: Limited view from Marcy Street.
- Unique Features: Part of Strawbery Banke
- Neighborhood Association: South End

<u>B.</u> Proposed Work: To add a wheelchair ramp to the existing bathrooms at rear.

C. Other Permits Required:

Board of Adjustment	Planning Board	City Council
<u>t Location:</u>		
Terminal Vista	Gateway	🗹 Mid-Block

D. Lot

- ☐ Terminal Vista
- □ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/Demolished:

\mathbf{N}	Prin	cind

- ipal

Demolition

F. Sensitivity of Context:

 \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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)

H. Neighborhood Context:

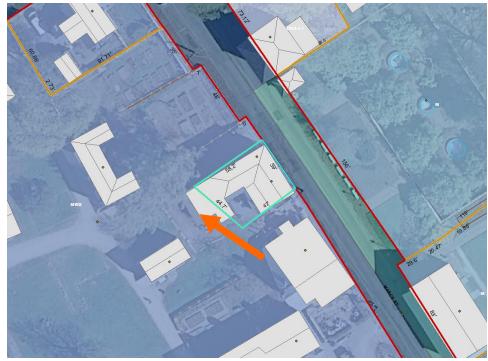
setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

- structure.
 - Visibility to Marcy Street will be limited due to the location of the ramp.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Daniel Street and is surrounded with many contributing structures. The neighborhood is predominantly multi-story, mixed-use brick structures with small lots and no

• The applicant proposed to install a wheelchair ramp to access the bathrooms at the rear of the

Aerial and Street View Image

HISTORIC SURVEY RATING

		INFO/ EVALUATION CRITERIA	SIIR	JECT PROPERTY			NEIGHBOR	
		Project Information	Existing	Propose		Abutting Structures		Surrounding
	No.		Building	Building		(Average)		(Avera
	110.	GENERAL BUILDING INFORMATION	(ESTIN	ATED FROM THE TAX /	MAPS & ASSES	SOR'S INFO)		
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≤	2	Floor Area Ratio (GFA/ Lot Area)						
S	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)				MINOR PRC	JECI	
	5	Building Height – Street Wall / Cornice (Feet)		INIC	TAII AN			
	6	Number of Stories		- 1113		I ACCESS RAM		K UNLI -
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HD	C COMMENTS		HDC SUGG	ESTIONS	
		Scale (i.e. height, volume, coverage)						
	9	Placement (i.e. setbacks, alignment)						
	NO 10	Massing (i.e. modules, banding, stepbacks)						
	11 ט	Architectural Style (i.e. traditional-modern)						
S	12	Roofs						
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B	14	Roof Projections (i.e. chimneys, vents, dormers)						
Σ	15	Roof Materials						
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S	19	Siding/Material						
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E.	<u>ს</u> 25	Awnings						
TRICT COMMISSION MEMBERS	25 26 27	Doors						
T R	27	Porches and Balconies						
DIS	<u> </u>	Projections (i.e. porch, portico, canopy)						
	29	Landings/Steps/Stoop/Railings						
\underline{O}	30	Lighting (i.e. wall, post)						
R	31	Signs (i.e. projecting, wall)						
2	32	Mechanicals (i.e. HVAC, generators)						
HISTORIC	33	Decks						
I	34	Garages/ Barns / Sheds (i.e. doors, placement)						
	35	Fence / Walls (i.e. materials, type)						
	<mark>Z</mark> ე 36	Grading (i.e. ground floor height, street edge)						
	37	Landscaping (i.e. gardens, planters, street trees)						
	ш 38	Driveways (i.e. location, material, screening)						
	39	Parking (i.e. location, access, visibility)						
	40	Screening/Enclosures (i.e. sheds, dumpsters)						
F	1. Pi 2. A	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance:	□ Yes □ Yes	🗆 No	5. Comple	in the special characte ement and enhance th	e architectural	and historic cha
		conservation and enhancement of property valu	les: 🗆 Yes	LI INO	6. Promot	e the education, pleas	ure and welfare	e of the District f
<u>l.</u>		<u>w Criteria / Findings of Fact:</u>						
		consistent with special and defining character of ompatibility of design with surrounding propertie				n to historic and archite atibility of innovative teo		-
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□ Yes □ No □ Yes □ No

🗆 Yes 🗆 No

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to the city residents and visitors:

re: □ Yes □ No operties: □ Yes □ No

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

687 MIDDLE STREET CERTIFICATE OF APPROVAL CONSENT AGENDA #2

Mid-Block

Significant Demolition

A. Property Information - General:

Existing Conditions:

- •
- Zoning District: <u>GRA</u> Land Use: <u>Single family Residential</u>
- Land Area: 8,080 SF +/-
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: <u>2</u>
- Historical Significance: <u>NA (Likely Contributing)</u> Public View of Proposed Work: <u>View from Middle Street</u>
- Unique Features: <u>NA</u>
- Neighborhood Association: Wibird
- **B.** Proposed Work: Install fencing in the rear of the property.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
- Gateway

Accessory

Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive □ Sensitive □ Low Sensitivity ☑ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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:

small side or rear yards and shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

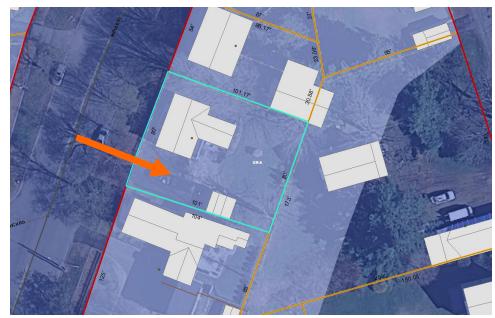
This applicant is proposing to:

- Install fencing behind and beside the existing principal structure.
- for a doa.

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

• 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

• The fence will have a double gate and connect to the garage to provide an enclosure

HISTORIC SURVEY RATING

	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY	NFIC	GHBORHOOD CONTEXT
	Project Information	Existing Building	Propose d Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		FROM THE TAX MAPS & ASS		
1	Gross Floor Area (SF)				
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio			MINOR PROJE	CT
4	Building Height – Zoning (Feet)				
5	Building Height – Street Wall / Cornice (Feet)		_	INSTALL FENCING O	
6	Number of Stories				
7	Building Coverage (% Building on the Lot)				
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION	
8 9 EXI	Scale (i.e. height, volume, coverage)				
	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)				
2010 011	Architectural Style (i.e. traditional – modern)				
• 11	Roofs				
12 13	Style and Slope				Appropriate Inappropriate
13	Roof Projections (i.e. chimneys, vents, dormers)				
14	Roof Materials				
15	Cornice Line				
17	Eaves, Gutters and Downspouts				Appropriate Inappropriate
SI 18	Walls				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
10 19	Siding / Material				
VIEKIA 19 20	Projections (i.e. bays, balconies)				Appropriate Inappropriate
¥ 21	Doors and Windows				
∞ 22	Window Openings and Proportions				
<u>マー</u> ひ 23	Window Casing/ Trim				
SH 24	Window Shutters / Hardware				
<u>ს</u> 25	Awnings				
NG 26	Doors				
11 27	Porches and Balconies				
	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
29	Landings/Steps/Stoop/Railings				□ Appropriate □ Inappropriate
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
33	Decks				□ Appropriate □ Inappropriate
34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
36 37 37	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
Sig 37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
<u>щ 38</u>	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>H. Purpose and Intent:</u>

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: \Box Yes \Box No

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

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:

2. Compatibility of design with surrounding properties:

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

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

Page 8 of 36

🗆 Yes 🗆 Nc

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

311 MARCY STREET CERTIFICATE OF APPROVAL CONSENT AGENDA #3

Mid-Block

Significant Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: Residential
- Land Area: 2,360 SF +/-
- Estimated Age of Structure: <u>c.1845</u> Building Style: <u>Gothic Revival</u> Historical Significance: <u>Contributing</u>

- Public View of Proposed Work: View from Marcy and Pickering Streets
- Unique Features: <u>Gothic</u> Neighborhood Association: <u>South End</u>
- **B.** Proposed Work: Add a small fence in the front yard.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Gateway

Accessory

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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)

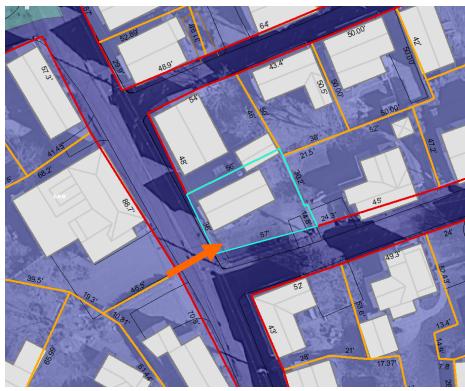
I. Neighborhood Context:

- narrow setbacks from the street.
- J. Staff Comments and Suggestions for Consideration:
 - Streets.
 - The proposed fence is a closed top baluster fence and will be 30 inches in height.

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

• This structure is located along Marcy Street and is surrounded with many contributing structures. The neighborhood is predominantly 2.5 story wooden residential structures with small lots and

• The applicant proposes add a small fence in the side and front yard along Marcy and Pickering



			3	11 MARCY	STREET – PUBLIC HEA	ARING #3 (CON	NSENT AGENDA)
			INFO/ EVALUATION CRITERIA	SUB	JECT PROPERTY		NEIGHBORHOOD CONTEXT
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Str. (Average)	Surrounding Structures (Average)
_	-	NO.	GENERAL BUILDING INFORMATION	(ESTIA	L AATED FROM THE TAX MAPS & ASSE	SSOR'S INFO)	Note – the data below may not fully represent revised buildi
		1	Gross Floor Area (SF)	(The the data below hay hor july represent revised ballar
		2	Floor Area Ratio (GFA/ Lot Area)				
5		3	Building Height / Street-Width Ratio				
		4	Building Height – Zoning (Feet)			MINOR PRC	JJECI
		5	Building Height – Street Wall / Cornice (Feet)			NICTALL A FENIC	
		6	Number of Stories		- 1	NSTALL A FENC	E ONLT –
		7	Building Coverage (% Building on the Lot)				
			PROJECT REVIEW ELEMENT	AP	PLICANT'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS
E		8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
LEX L	Ē	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
NC	Z O	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
10	5	11	Architectural Style (i.e. traditional-modern)				□ Appropriate □ Inappropriate
		12	Roofs				□ Appropriate □ Inappropriate
2		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
	K N	19	Number and Material				□ Appropriate □ Inappropriate
∆ TF		20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
×	Ś	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate
a Z	× Z	22	Window Openings and Proportions				□ Appropriate □ Inappropriate
נ	5	23	Window Casing/ Trim				□ Appropriate □ Inappropriate
L R	<u> </u>	24	WindowShutters/Hardware				□ Appropriate □ Inappropriate
U U	ט	25	Awnings				□ Appropriate □ Inappropriate
		26	Doors				□ Appropriate □ Inappropriate
		27	Porches and Balconies				□ Appropriate □ Inappropriate
BIII	2	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
		29	Landings/Steps/Stoop/Railings				□ Appropriate □ Inappropriate
		30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
		31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
		32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
		33	Decks				□ Appropriate □ Inappropriate
		34	Garages/ Barns/ Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate
		35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
Z	z	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
	20	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
		38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
L L		39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
0	~	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate

H. Purpose and Intent:

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

3. Conservation and enhancement of property values:

I. Review Criteria / Findinas of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

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

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

536 MARCY STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #4

A. Property Information - General:

- Zoning District: General Residence B (GRB)

- Land Use: <u>Single Family</u>
 Land Area: <u>3,228 +/- SF</u>
 Estimated Age of Structure: <u>c.1875</u>
- Building Style: <u>Greek revival</u>
 Number of Stories: <u>2.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>Limited view from Marcy Street</u>
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: Install a second story addition at rear of structure.

C. Other Permits Required:

Board of Adjustment □ Planning Board □ City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/Demolished:

- Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

Accessory

Gateway

G. Design Approach (for Major Projects):

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

H. ProjectType:

- Minor Project (i.e. small alterations, additions or expansions)
- Major Project (i.e. significant alternations, additions or expansions)
- Other (i.e. mechanical systems, lighting, signs...)

K. Neighborhood Context:

- the rooflines along Marcy Street.
- J. Staff Comments and/or Suggestions for Consideration:
 - - two shed dormers and the rear addition.

K. Aerial Image, Street view and Zoning Map:





Page 11 of 36

• The 2.5 story historic structure is located along Marcy Street is surrounded by a wide variety of contributing structures that are primarily small single family wood houses situated on small lots with shallow setbacks from the street edge. Many structures in the neighborhood are non-conforming to the dimensional regulations. Importantly, shed dormers (of any type) are not representative of

• The applicant proposes to install a rear second story addition on the rear of the house. • Note that the HDC denied an application on 10-2-15 where the applicant was proposing to add

Aerial and Street View Images

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBOR	HOOD CONTEXT					
Project Information	Existing Proposed	Abutting Structures	Surrounding Structures					
•	Building Building (+/-)	(Average)	(Average)	_ >				
GENERAL BUILDING INFORMATION	(ESTI	MATED FROM THE TAX MAPS & ASSESSOR'S INF	FO)					
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				0				
5 Building Height – Street Wall / Cornice (Feet)								
	HDC COMMENTS	HDC 30GGE3110N3						
				 				
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Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate					
			□ Appropriate □ Inappropriate					
Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate					
Accessory Buildings (i.e. sheds, greenhouses)			Appropriate Inappropriate	~				
	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Materials Cornice Line Teaves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Shutters / Hardware Awnings Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Mechanicals (i.e. HVAC, generators) Bocks Grading (i.e. ground floor height, street edge) Kendarials (i.e. ground floor height, street trees) Brive	GENERAL BUILDING INFORMATION Centering Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height - Zoning (Feet) Building Height - Zoning (Feet) Building Height - Street Walt / Comice (Feet) PROJECT REVIEW ELEMENT Number of Stories Building Coverage (% Building on the Lot) Building Coverage (% Building on the Lot) HDC COMMENTS Scale (i.e. height, volume, coverage) PROJECT REVIEW ELEMENT Horsing (i.e. astbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Syle (i.e. traditional - modern) Roof Style and Slope Style and Slope Style and Slope Style and Slope Broid Materials Cornice line Cornice Line Cornice Line Vindow Openings and Proportions Window Casing/ Itim Window Casing / Itim Window Shutters / Hardware Awrings Projections (i.e. porch, portico, canopy) Projections (i.e. porch, portico, canopy) Forekend Bullenies Projections (i.e. porch, portico, canopy) Forekend Bullenies Broid Material Signs (i.e. propice, Raings Building / Material	General Building Information (EstimateD PROM THE TAX MAPS & ASSESSOR'S INI Cross Floor Area (SF) File Area (SF) Floor Area (SF) MINOR PROJECT Building Height / Street Width Ratio Minor Street Width Ratio Building Height / Street Width Ratio Minor Street Width Ratio Building Height / Street Width Ratio Minor Street Width Ratio Building Height / Street Width Ratio Minor Street Width Ratio Building Height / Street Width Ratio Minor Street Width Ratio Building Height / Street Width Ratio Minor Street Width Ratio Building Height / Street Width Ratio Minor Street Width Ratio Building Height / Street Width Ratio Minor Street Width Ratio Boot Ratio (La. Fraditional - moderin) Ratio Ratio Ratio Ratio Roof Rejections (Lie. Introduction (Lie. Introduction) Minor Street Media Style and Stope Minor	General Luicing INFORMATION Control Con				

Project Evaluation Form: Permit Requested: Meeting Type:

18 MANNING STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>General Residence B (GRB)</u>
- Land Use: <u>Single Family</u> Land Area: <u>2,552 SF +/-</u>

- Estimated Age of Structure: <u>c.1890</u> Building Style: <u>Late 19th Century Vernacular</u> •
- Number of Stories: 2.5
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Manning Street</u>
- Unique Features: Representative infill house of the period •
- Neighborhood Association: South End
- B. Proposed Work: To use a half-screen window.

C. Other Permits Required:

Board of Adjustment	🗌 Planning Board	City Council
D. Lot Location:		
🗌 Terminal Vista	Gateway	Mid-Block
□ Intersection / Corner Lot	🗌 Rear Lot	
E. Existing Building to be Altered/Dem	olished:	
Principal		Demolition
F. Sensitivity of Context:		
🗌 Highly Sensitive 🗌 Sensiti	ive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>ts):</u>	
\Box Literal Replication (i.e. 6-16 G	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
🗌 Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	gress Street)
Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
<u>H. ProjectType:</u>		

- Minor Project (i.e. small alterations, additions or expansions)
- Major Project (i.e. significant alternations, additions or expansions)
- U Other (i.e. mechanical systems, lighting, signs...)

I. <u>Neighborhoo</u>d Context:

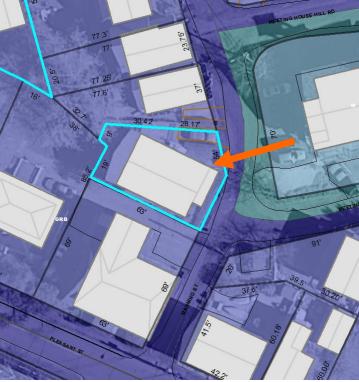
shallow to no setbacks from the sidewalk or street edge.

J. Staff Comments and/or Suggestions for Consideration:

- were installed to remain on the windows.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This contributing structure is located on Manning Street and is surrounded with many contributing structures. The neighborhood is predominantly 2.5 story wooden houses with small lots and

• The applicant is proposing to revise the prior approval from 10-2-13 to allow the full-screens that

• Note that along with a request to not install the brackets under the balcony as required under the original approval, this was requested under an administrative approval and denied by the HDC at the July Meeting. I assume the brackets have or will be installed as required.

Aerial and Street View Image



INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPE Existing Pro			GHBORHOOD CONTEXT				
).	Building Build	oposed ding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE	TAX MAPS & ASSE	SSOR'S INFO)					
Gross Floor Area (SF)	¥		2					
Floor Area Ratio (GFA/ Lot Area)								
Building Height / Street-Width Ratio								
Building Height – Zoning (Feet)								
	- ALLON		REEINS IO REMAIN	ON WINDOWS ONLY -				
			-	1				
	HDC COMMENTS		HDC SUGGESTION	NS APPROPRIATENESS				
				🗆 Appropriate 🗆 Inappropriate				
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Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate				
				🗆 Appropriate 🗆 Inappropriate				
Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate				
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Doors				🗆 Appropriate 🗆 Inappropriate				
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Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate				
				🗆 Appropriate 🗆 Inappropriate				
Decks				🗆 Appropriate 🗆 Inappropriate				
				🗆 Appropriate 🗆 Inappropriate				
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				🗆 Appropriate 🗆 Inappropriate				
Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate				
1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 7 8 9 0 1 2 3 4 5 6 7 7 8 9 0 1 2 3 4 5 7 7 8 9 0 1 2 3 4 5 7 7 8 9 0 1 2 3 4 5 7 7 8 9 0 1 2 3 4 5 7 7 8 9 0 1 2 3 4 5 7 7 8 9 0 1 2 3 4 5 7 7 8 9 0 1 2 3 7 7 8 9 0 1 2 3 7 7 8 9 0 1 2 3 7 7 8 9 0 1 2 3 7 7 8 9 0 1 2 3 7 7 8 9 0 1 2 3 7 7 8 9 9 0 1 2 3 7 7 8 9 9 0 1 2 3 7 9 1 2 3 7 9 1 2 3 7 9 1 2 3 3 4 1 2 3 3 4 2 3 7 7 7 8 9 1 2 3 3 4 7 7 7 8 9 1 2 3 7 7 7 8 9 1 7 7 8 9 1 2 3 7 7 7 8 9 7 7 7 9 0 1 1 2 3 3 4 7 7 7 7 8 9 9 0 1 1 2 3 3 4 7 7 7 7 7 8 9 9 0 1 1 2 3 3 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	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) 0 Massing (i.e. modules, banding, stepbacks) 1 Architectural Style (i.e. traditional – modern) 7 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Cornice Line 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 0 Projections (i.e. bays, balconies) 11 Doors and Windows 2 Window Openings and Proportions 3 Window Shutters / Hardware 5 Awnings 6 Doors 7 Porches and Balconies 8 Projections (i.e. porch, portico, canopy) 9 Landings/ Steps / Stoop / Railings <td>4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) 9 PROJECT REVIEW ELEMENT 9 Placement (i.e. setbacks, alignment) 9 Placement (i.e. setbacks, alignment) 1 Architectural Style (i.e. traditional – modern) 2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Cornice Line 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 0 Projections (i.e. bays, balconies) 11 Doors and Windows 2 Window Openings and Proportions 3 Window Casing/ Trim 4 Window Sutters / Hardware 5 Awnings 6 Doors 7 Porches and Balconies 8 Projections (i.e. porch, portico, canopy) 9 Liandings / Stop / Railings <t< td=""><td>4 Building Height - 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Zoning (Feet) 5 Building Height - Street Wall / Conice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT HDC COMMENTS 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 0 Massing (i.e. modules, banding, stepbacks) 1 Architectural Style (i.e. traditional - modern) 2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Cornice line 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 0 Projections (i.e. bays, balconies) 11 Doors and Windows 2 Window Casing/ Tim 4 Window Casing/ Tim 4 Window Casing/ Tim 4 Window Casing/ Tim 5 Awnings 6 Doors 7 Porchesand Balconies 8</td><td>Idealing Height - Street Wall / Cornice (Feet) ////////////////////////////////////</td></t<>	4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Conice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT HDC COMMENTS 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 0 Massing (i.e. modules, banding, stepbacks) 1 Architectural Style (i.e. traditional - modern) 2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Cornice line 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 0 Projections (i.e. bays, balconies) 11 Doors and Windows 2 Window Casing/ Tim 4 Window Casing/ Tim 4 Window Casing/ Tim 4 Window Casing/ Tim 5 Awnings 6 Doors 7 Porchesand Balconies 8	Idealing Height - Street Wall / Cornice (Feet) ////////////////////////////////////				

<u>Review Criteria / Findings of Fact:</u>
 Consistent with special and defining character of surrounding properties:
Yes
No

 No
 Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

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

195 STATE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #6

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: <u>3,790 SF +/-</u> Estimated Age of Structure: <u>c.1813-20</u>
- Building Style: <u>Federal</u> Number of Stories:<u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Penhallow Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To replace windows, add new window and misc items.

C. Other Permits Required:

Board of Adjustment

□ Planning Board □ City Council

Mid-Block

D. Lot Location:

- Gateway Terminal Vista
- Intersection / Corner Lot RearLot

E. Existing Building to be Altered/Demolished:

- Principal

Demolition

- F. Sensitivity of Context:
 - \blacksquare 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. ProjectType:

- 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)

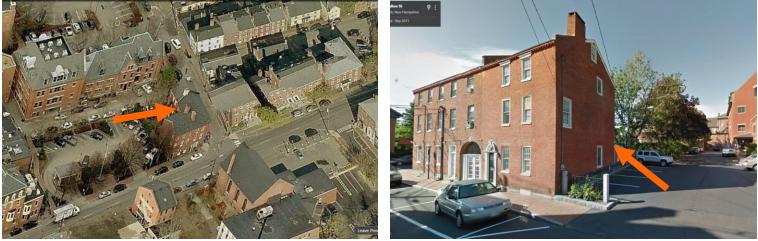
I. Neighborhood Context:

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

The applicant is proposing to:

- Add a metal flue to the chimney and north wall for the fireplaces.
- Re-shingle the roof using asphalt shingles (replacement in-kind).
- Replace 10 windows with LePage, double hung wood windows.
- Add a new window on the north elevation.
- Restore the door assembly. ٠

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along State Street. It is surrounded by a parking lot and many brick 2-3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					B
	3	Building Height / Street-Width Ratio			MINOR PROJEC	`T	
	4	Building Height – Zoning (Feet)				• I	
	5	Building Height – Street Wall / Cornice (Feet)	– RFPI A	CE WINDOWS E	ACADE IMPROVEMEN	NTS & MECHANICALS ONLY –	Z
	6	Number of Stories Building Coverage (% Building on the Lot)					Ζ
_	/						
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS		U
хт	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
ONTEX	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
<u>ז</u> ר	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	
5	11	Architectural Style (i.e. traditional-modern)				🗆 Appropriate 🗆 Inappropriate	
	12	Roofs				🗆 Appropriate 🗆 Inappropriate	<u> </u>
	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	Δ
OMMISSION MEMBERS SIGN & MATERIALS	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
	18	Walls				🗆 Appropriate 🗆 Inappropriate	
FERIA	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	\succ
MA	20	Projections (i.e. bays, balconies) Doors and Windows				Appropriate Inappropriate	Í-
Š. J	21 22	Window Openings and Proportions				Appropriate Inappropriate	
SN	22	Window Openings and Proportions				Appropriate Inappropriate	Ш
DESIGN	23	Window Casing/ Initia Window Shutters / Hardware					
, D	24	Awnings				Appropriate Inappropriate	Δ_
ING	26	Doors					
UILDIN	20	Porches and Balconies				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
BU	28	Projections (i.e. porch, portico, canopy)					2
	29	Landings/Steps/Stoop/Railings				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	Δ
	30	Lighting (i.e. wall, post)				Appropriate Inappropriate	
	31	Signs (i.e. projecting, wall)				Appropriate Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					
	33	Decks					Ante P
	34	Garages/ Barns / Sheds (i.e. doors, placement)					
_	35	Fence / Walls (i.e. materials, type)					. 1
S S	36	Grading (i.e. ground floor height, street edge)					THEF
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					
ш	38	Driveways (i.e. location, material, screening)					
SIT	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	14
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
		se and Intent:					

3. Conservation and enhancement of property values: I. Review Criteria / Findinas of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

 \Box Yes \Box No

2. Compatibility of design with surrounding properties:

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

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

 \Box Yes \Box No

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

121 NORTHWEST STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #7

Existing Conditions:

- Zoning District: GRA
- Land Use: <u>Single-Family</u>
- Land Area: 5,774 SF +/-
- Estimated Age of Structure: c.1855

- Building Style: <u>Vernacular</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Northwest Street</u>
- Unique Features: Abuts Rt. 1 Bypass
- Neighborhood Association: Christian Shore

B. Proposed Work: To replace existing replacement windows.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Demolition

- D. Lot Location:
 - Terminal Vista
- Mid-Block Gateway
- □ Intersection / Corner Lot 🗌 Rear Lot

E. Existing Building to be Altered/Demolished:

F	Sensitivity of Context:
	Principal

Accessory

 \Box Highly Sensitive \Box Sensitive \blacksquare Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

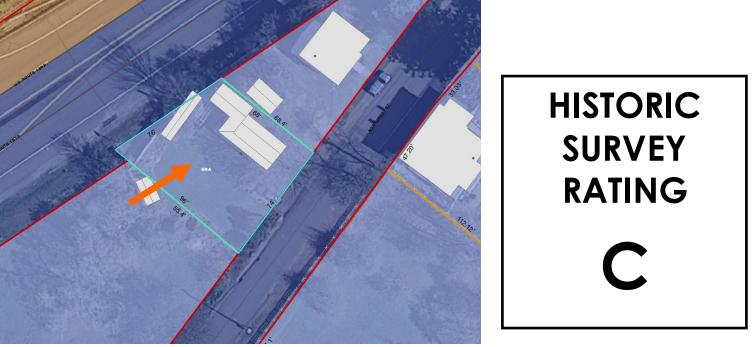
H. ProjectType:

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

- Neighborhood Context: L.
- Staff Comments and/ or Suggestions for Consideration: Μ. The Application is proposing to:
 - Anderson 400 Series windows.
 - the windows in the structure and the proposed changes.

Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Vaughan Street. It is surrounded with many 1-2 story brick and masonry structures with shallow setbacks and small side or rear garden areas.

• The applicant proposes to replace all the replacement windows on the structure with

Note that the applicant has provided a good information sheet outlining the historic of

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SURIE	CT PROPERTY		NFIGHRORHO	OOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
			Building	Building (+/-)	(Average)		(Average)	
	No.		-					Z
_		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	ASSESSOR'S INFO)			Z Z
_	1	Gross Floor Area (SF)						
_	2	Floor Area Ratio (GFA/ Lot Area)						O sso
_	3 4	Building Height / Street-Width Ratio Building Height – Zoning (Feet)			MINOR PR	OJECT		
-	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories		-	INSTALL NEW WI	NDOWS ON	LY –	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS	HDC SUG	GESTIONS	APPROPRIATENESS	ŬŬ
н	8	Scale (i.e. height, volume, coverage)					Appropriate 🗆 Inappropriate	
Ξ	9	Placement (i.e. setbacks, alignment)					Appropriate	
ONTEX	10	Massing (i.e. modules, banding, stepbacks)					Appropriate	A
Ű	11	Architectural Style (i.e. traditional-modern)					Appropriate Inappropriate	S I
T	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	
<u>ہ</u>	17	Eaves, Gutters and Downspouts						ШS
ERIALS	18	Walls					🗆 Appropriate 🗆 Inappropriate	L I
LER -	19	Siding / Material					Appropriate 🗆 Inappropriate	– E
A I	20 21	Projections (i.e. bays, balconies) Doors and Windows						F 5
8	21	Window Openings and Proportions						N O
N N	22	Window Casing/ Trim			-		Appropriate Inappropriate	ШXX
ESIC	24	Window Shutters / Hardware						L L L L L
	25	Awnings						
IDING	26	Doors					Appropriate Inappropriate	O Q
		Porches and Balconies					Appropriate Inappropriate	Ř °
	28	Projections (i.e. porch, portico, canopy)					Appropriate Inappropriate	Δ
	29	Landings/Steps/Stoop/Railings					Appropriate Inappropriate	
	30	Lighting (i.e. wall, post)					Appropriate Inappropriate	A R
	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	Section 2
z	35	Fence / Walls (i.e. materials, type)					🗆 Appropriate 🗆 Inappropriate	
SIGN	36	Grading (i.e. ground floor height, street edge)					🗆 Appropriate 🗆 Inappropriate	
DESI	37	Landscaping (i.e. gardens, planters, street trees)						
SITE	38 39	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)						and the second second
-	39 40	Accessory Buildings (i.e. sheds, greenhouses)						1
 P		e and Intent:					🗆 Appropriate 🗆 Inappropriate	I
1. 1 1		eserve the integrity of the District:	🗆 Yes 🗆 N		aintain the special charac	ter of the District		
ć		sessment of the Historical Significance:			mplement and enhance		nd historic character:	
		nservation and enhancement of property valu			•		of the District to the city residents and visitc	
		,		10 0. HC	nore me caocanon, piec			/J.
<u> </u>	eview	<u> Criteria / Findings of Fact:</u>		ies: 🗆 Yes 🗆 No 🛛 3. Rel				

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

16 COURT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #8

A. Property Information - General:

Existing Conditions

- Zoning District: <u>CD4-L-1</u>
- Land Use: Religious
- Land Area: <u>45,543</u> SF

- Estimated Age of Structure: <u>c.1955 & c.1800</u> Building Style: <u>Colonial Revival and Federal</u> Historical Significance: <u>Non-Contributing and Focal</u> Public View of Proposed Work: <u>Partial view from Court Street</u>
- Unique Features: NA
- Neighborhood Association: NA
- **B.** Proposed Work: To replace the parking lot lights.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

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

E. Existing Building to be Altered/Demolished:

- F. Sensitivity of Context:
 - Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Gateway

Accessory

G. Design Approach (for Major Projects):

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

H. ProjectType:

- Consent Agenda (i.e. v ery 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)

L. Neighborhood Context:

- focal and contributing wood-sided 2.5 & 3 story structures.

M. Staff Comments and/or Suggestions for Consideration:

The Applicant is proposing to:

• Replace the parking lot lights (3) with LED fixtures.

N. Aerial Image, Street View and Zoning Map:





Zonina Map

• The parking lot is located along Haymarket Square at Court Street and is surrounded with many

Aerial and Street View Image

HISTORIC SURVEY RATING NA

			16 COU	JRT STREET – PUB	LIC HEARING #8 (MIN	NOR)					
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	GHBORHOOD CONTEXT					
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	-15				
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<u> </u>								
Ľ	2	Floor Area Ratio (GFA/ Lot Area)					O S e				
っ	3	Building Height / Street-Width Ratio			MINOR PROJEC	СТ (
	4	Building Height – Zoning (Feet)									
	5	Building Height – Street Wall / Cornice (Feet)		_ ΙΝSTΔΙΙ	LED LIGHTS IN PARKI	NGIOTONIY -					
	6 7	Number of Stories Building Coverage (% Building on the Lot)									
	/	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS	O C •				
-	8	Scale (i.e. height, volume, coverage)	/			Appropriate Inappropriate					
<u>ا</u>	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate					
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	א א צ א ש				
Ŭ	11	Architectural Style (i.e. traditional - modern)				Appropriate Inappropriate	a S. 🗖 🗌				
	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	VAI VAI FORIC				
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate					
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate					
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate					
SIGN & MATERIALS	19	Siding/Material				Appropriate Inappropriate	- 				
ΔA	20 21	Projections (i.e. bays, balconies) Doors and Windows				Appropriate Inappropriate					
8	21	Window Openings and Proportions					_ ₽ ŏ ≤				
S S S	23	Window Openings and Properties				Appropriate Inappropriate	PE RTSM				
DESIG	24	Window Casing, Imm Window Shutters / Hardware				Appropriate Inappropriate	- C % f				
	25	Awnings				Appropriate Inappropriate	→ Z X X				
DIN	26	Doors				Appropriate Inappropriate					
BUILD		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					
z	35	Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate					
DESIGN	36 37	Landscaping (i.e. gardens, planters, street trees)									
	37	Driveways (i.e. location, material, screening)									
SITE	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate					
اا	1. Pre 2. As 3. Co Review 1. Co	Accessory Buildings (i.e. sheds, greenhouses) se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value v Criteria / Findings of Fact: onsistent with special and defining character of some ompatibility of design with surrounding properties	urrounding propert	No 5. Con No 6. Pro ries: □ Yes □ No 3. Rela		Appropriate Inappropriate District: itectural and historic character: d welfare of the District to the city residents and vis value of existing structure: Yes No	□ Ye □ Ye isitors: □ Ye				

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

640 MIDDLE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #9

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Sinale-Family
- Land Area: 15,068 SF +/-
- Estimated Age of Structure: <u>NA</u> Building Style: <u>Colonial Revival</u>
- Number of Stories: 2.5
- Historical Significance: <u>Contributing (likely)</u> Public View of Proposed Work: <u>View from Middle Street</u>
- Unique Features: Former parsonage for Middle Street Baptist Church
- Neighborhood Association: Cass
- **<u>B.</u>** Proposed Work: To replace windows and doors and make misc. alterations.

C. Other Permits Required:

Board of Adjustment

□ Planning Board □ City Council

D. Lot Location:

- Terminal Vista

- Mid-Block
- Rear Lot Intersection / Corner Lot

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

Principal

Demolition

F. Sensitivity of Context:

 \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

Gateway

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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:

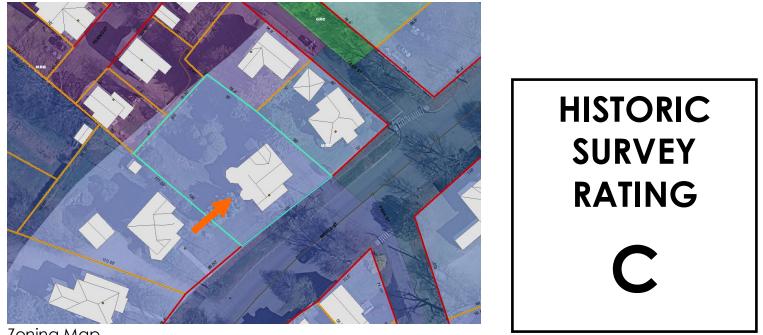
and brick-sided structures on lots with significant setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

- Other changes include chimney rebuilding and removal, removal of the rear mud room and railing replacement.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Middle Street. It is surrounded with many contributing structures ranging from 2.5 to 3 stories in height. The neighborhood is predominantly made up of a wide range of 2.5 - 5 story wood-

• The applicant is proposing to use Marvin SDL Windows to match the size and pattern of the existing windows.

Aerial and Street View Image

			640 MIDDLE STREET – PUBLIC	HEARING #9 (MINOR	R PROJECT)
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEI	GHBORHOOD CONTEXT
	No	Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & A	SSESSOR'S INFO)	
	1	Gross Floor Area (SF)		· · · · ·	
A I C	2	Floor Area Ratio (GFA/ Lot Area)			· CT
)	3	Building Height / Street-Width (ROW) Ratio		MINOR PROJE	
	4	Building Height – Zoning (Feet)			
	5	Building Height – Street Wall / Cornice (Feet)	- REPLACE WINDOWS, KAILIN	IG, GARAGE DOOR,	CHIMNEY, & ADD DOORS ONLY -
	6	Number of Stories	_		
	7	Building Coverage (% Building on the Lot)			
	-	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	
X		Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate
	9	Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropriate
Ő	10				🗆 Appropriate 🗆 Inappropriate
0	1 1	Architectural Style (i.e. traditional – modern)			🗆 Appropriate 🗆 Inappropriate
	12				🗆 Appropriate 🗆 Inappropriate
	13	- /			🗆 Appropriate 🗆 Inappropriate
	14				🗆 Appropriate 🗆 Inappropriate
	15				🗆 Appropriate 🗆 Inappropriate
	16				🗆 Appropriate 🗆 Inappropriate
	17	Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate
ALS	18				🗆 Appropriate 🗆 Inappropriate
ERL	19				🗆 Appropriate 🗆 Inappropriate
GN & MATERIALS	20				🗆 Appropriate 🗆 Inappropriate
2	21				🗆 Appropriate 🗆 Inappropriate
Z	22				🗆 Appropriate 🗆 Inappropriate
D D	23				🗆 Appropriate 🗆 Inappropriate
DĔ	24				🗆 Appropriate 🗆 Inappropriate
<u>U</u>	25				🗆 Appropriate 🗆 Inappropriate
	26				🗆 Appropriate 🗆 Inappropriate
	27	Porches and Balconies			🗆 Appropriate 🗆 Inappropriate
	28				🗆 Appropriate 🗆 Inappropriate
	29				🗆 Appropriate 🗆 Inappropriate
	30				🗆 Appropriate 🗆 Inappropriate
	31				🗆 Appropriate 🗆 Inappropriate
	32				🗆 Appropriate 🗆 Inappropriate
	33				🗆 Appropriate 🗆 Inappropriate
	34	Garages / Barns / Sheds (i.e. doors, placement)			🗆 Appropriate 🗆 Inappropriate
	35				🗆 Appropriate 🗆 Inappropriate
Z	36				🗆 Appropriate 🗆 Inappropriate
	37	Landscaping (i.e. gardens, planters, street trees)			🗆 Appropriate 🗆 Inappropriate
DE	38				🗆 Appropriate 🗆 Inappropriate
SITE	39				🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)			🗆 Appropriate 🗆 Inappropriate

H. Purpose and Intent:1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findinas of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

- - 🗆 Yes 🗆 No

🗆 Yes 🗆 No

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

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

24 MARKET STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #10

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- 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: Located along Service Alley
- Neighborhood Association: Downtown
- **B.** Proposed Work: To construct a rear addition in the service driveway off Ladd St.

C. Other Permits Required:

	Board of Adjustment	🗌 Planning Board	🗹 City Council
<u>D.</u>	Lot Location:		
	Terminal Vista	Gateway	Mid-Block

- - Intersection / Corner Lot 🗌 Rear Lot

E. Existing Building to be Altered/Demolished:

- 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)

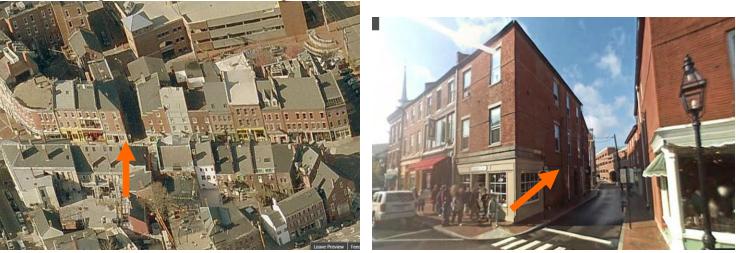
H. ProjectType:

- 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)

O. Neighborhood Context:

- with no setbacks from the sidewalk.
- P. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:

Q. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Market Street. It is surrounded with many brick 3-4 story structures

• Modify The windows on the ground-floor by replacing them and removing the mullions.

Aerial and Street View Image

		24	4 MARKET STRE	ET – PUBLIC H	EARING #10 (MINC	OR PROJECT)		
		INFO/ EVALUATION CRITERIA	SUBJECT F	PROPERTY	N	EIGHBORHOOD	CONTEXT	
	N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		unding Structures (Average)	<
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FR	OM THE TAX MAPS & AS	SESSOR'S INFO)			⊣ઽ
	1	Gross Floor Area (SF)	(
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio				ECT		
	4	Building Height – Zoning (Feet)			MINOR PROJ			
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories		- KEPLACE	E WINDOWS ON FI	K21 FLOOK OF		
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S C	COMMENTS	HDC SUGGESTI	IONS	APPROPRIATENESS	
_۲	8	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropriate	
ONTEX	9	Placement (i.e. setbacks, alignment)					🗆 Appropriate 🗆 Inappropriate	
<u>ģ</u>	10	Massing (i.e. modules, banding, stepbacks)					🗆 Appropriate 🗆 Inappropriate	
0	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	
ERIA	19	Siding/Material					🗆 Appropriate 🗆 Inappropriate	
AT	20	Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate	
<u>ک</u>	21	Doors and Windows					🗆 Appropriate 🗆 Inappropriate	
~	22	Window Openings and Proportions					🗆 Appropriate 🗆 Inappropriate	
2	23	Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate	- 2
	24	Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropriate	
2	25	Awnings					🗆 Appropriate 🗆 Inappropriate	
	26	Doors					🗆 Appropriate 🗆 Inappropriate	
	27	Porches and Balconies					🗆 Appropriate 🗆 Inappropriate	
╝∟	28	Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropriate	_ 0
	29	Landings/Steps/Stoop/Railings					🗆 Appropriate 🗆 Inappropriate	
	30	Lighting (i.e. wall, post)					🗆 Appropriate 🗆 Inappropriate	
L	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	X
ESIGN	36	Grading (i.e. ground floor height, street edge)					🗆 Appropriate 🗆 Inappropriate	Aut
DES DES	37	Landscaping (i.e. gardens, planters, street trees)					🗆 Appropriate 🗆 Inappropriate	F
SITE	38	Driveways (i.e. location, material, screening)					🗆 Appropriate 🗆 Inappropriate	a
S	39	Parking (i.e. location, access, visibility)					🗆 Appropriate 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					🗆 Appropriate 🗆 Inappropriate	
1 2 3 . Re 1	. Pre 2. Ass 5. Co eview	eserve the integrity of the District: eserve the integrity of the District: essment of the Historical Significance: enservation and enhancement of property value of <u>Criteria / Findings of Fact:</u> ensistent with special and defining character of s enpatibility of design with surrounding properties:	urrounding properties:	5. Com 6. Pron		architectural and histo and welfare of the Di	strict to the city residents and vis	itors:

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

40 HOWARD STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #11

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>General Residence B (GRB)</u>
 Land Use: <u>Single Family</u>
- Land Area: 3,162 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: View from Howard Street
- Unique Features: Abuts a large open yard area along Pleasant Street
- Neighborhood Association: South End
- **B.** Proposed Work: To revise a previously approved plan (add roof deck and window).

Gateway

C. Other Permits Required:

Board of Adjustment	🗌 Planning Board	🗌 City Council
Location:		

D. Lot

- Terminal Vista
- Intersection / Corner Lot RearLot

E. Existing Building to be Altered/Demolished:

🗹 Principa	lc
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- 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. ProjectType:

- 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:

- yards.
- J. Staff Comments and/ or Suggestions for Consideration:

 - context.

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





Zoning Map

• The building is located along Howard Street. It is surrounded with much wood 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side and rear

• The Application is proposing to reface the brick foundation wall with granite field stones. Note that this change to a character-defining aspect of the structure needs careful attention as the details, such as proportions, profile and finish, will have a significant impact on the historic character of the building and its location within the Howard Street

Aerial and Street View Image

		40 110 117		LIC HEARING #11 (I		•
_	INFO/ EVALUATION CRITERIA		T PROPERTY		IGHBORHOOD CONTEXT	
No.	Project Information	Existing Building	Propose d Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & AS	SESSOR'S INFO)		
1	Gross Floor Area (SF)					– 2
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MINOR PROJE	ICT I	
4	Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet) Number of Stories		– MODIFIC	ATIONS TO THE FOU	INDATION ONLY -	
0 7	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	APPLICANT	S COMMENTS	HDC SUGGESTIO	ONS APPROPRIATENESS	- C
- 8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate	
<u>8</u> 9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	
10	Massing (i.e. modules, banding, stepbacks)					─
<u>کر</u>	Architectural Style (i.e. traditional – modern)					
12	Roofs					
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	
	Walls				🗆 Appropriate 🗆 Inappropriate	⊾
19	Siding/Material				🗆 Appropriate 🗆 Inappropriate	
	Projections (i.e. bays, balconies)				Appropriate Inappropriate	
₹ <u>21</u>	Doors and Windows				Appropriate Inappropriate	Q
22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
2 23	Window Casing/ Trim				Appropriate Inappropriate	<u> </u>
24	Window Shutters / Hardware					
25 26	Awnings					— C
	Doors Porches and Balconies				Appropriate Inappropriate	
27 28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	
20	Landings/Steps/Stoop/Railings				Appropriate Inappropriate	0
30	Lighting (i.e. wall, post)				Appropriate Inappropriate	
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate 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	and the second
36	Grading (i.e. ground floor height, street edge)					and the second sec
37	Landscaping (i.e. gardens, planters, street trees)					用的是
38	Driveways (i.e. location, material, screening)					147
5 39	Parking (i.e. location, access, visibility)					
40	Accessory Buildings (i.e. sheds, greenhouses)					
1. P 2. A 3. C Revie	Dise and Intent: reserve the integrity of the District: issessment of the Historical Significance: Conservation and enhancement of property value w Criteria / Findings of Fact:		5. Com 5 6. Pron		he District: chitectural and historic character: ind welfare of the District to the city residents and v	visitors:

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

101-105 HIGH STREET **CERTIFICATE OF APPROVAL** WORK SESSION/PH #12

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Two-Family
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: <u>1835</u> Building Style: <u>Federal Greek Revival</u>
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from High Street</u>
- Unique Features: Highest Point in Downtown Portsmouth
- Neighborhood Association: North End
- **B.** Proposed Work: To modify the front façade to add a commercial storefront.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block
- Rear Lot Intersection / Corner Lot

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

Principal

Accessory Demolition

F. Sensitivity of Context:

 \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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)

K. Neighborhood Context:

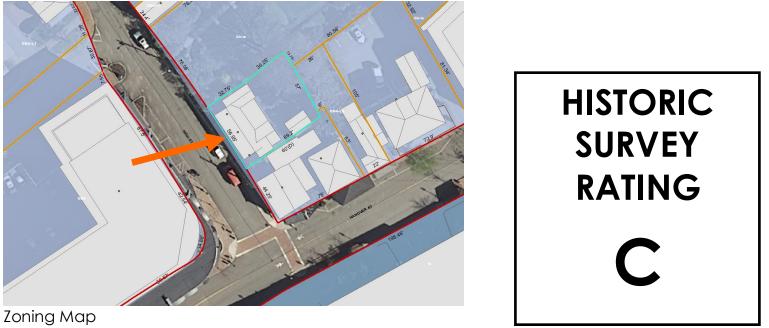
- The new building is located along High Street. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of a wide range of 2.5 -5 story wood- and brick-sided structures on lots with little to no setback from the sidewalk.
- Note that this property recently record to CD4-L2 which would allow for retail and restaurant uses on the ground floor.

L. Staff Comments and/ or Suggestions for Consideration:

set of access stairs and a landing.

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





 After several work sessions the Applicant has opted to remove the third floor proposal and limit the proposed alterations to the front ground-floor facade. A store front has been added with a

Aerial and Street View Image

		103-105 H	IIGH STREET -	WORK SESSION/ F	UBLIC HEARING #	#12 (MINOR PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJ	CT PROPERTY	NE	EIGHBORHOOD CONTEXT	15
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
.	NO.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSE	SSOR'S INFO)		
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I ∧	2	Floor Area Ratio (GFA/ Lot Area)					
N	3	Building Height / Street-Width (ROW) Ratio	-		ODERATE PRO	JJECI	
	4	Building Height – Zoning (Feet)	_ ^			-FLOOR FACADE ONLY -	
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories					
	0	Building Coverage (% Building on the Lot)	-				
	/						TOMMIS COMMIS No.:12 Da Stipulations
	8	PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	APPLICA	NT'S COMMENTS	HDC SUGGESTION		− O ŭ º ≞ ≤
FXT		Placement (i.e. setbacks, alignment)					
	10	Massing (i.e. modules, banding, stepbacks)					
		Architectural Style (i.e. traditional – modern)				Appropriate	
	12	Roofs				Appropriate Inappropriate	
S	13	Style and Slope				Appropriate Inappropriate	
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate	ALL RIC DI RICEI Approv Postpo
AB	15	Roof Materials				Appropriate Inappropriate	
2	16	Cornice Line				Appropriate Inappropriate	
Z	17	Eaves, Gutters and Downspouts				Appropriate Inappropriate	
	18	Walls				□ Appropriate □ Inappropriate	– Ш ≥ Ū –
O N	19	Number and Material				□ Appropriate □ Inappropriate	
SI	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
NIS N	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	⊢_5ö]ā‡
MMISSION GN & MATERIALS	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	RTY IOUTH H Approved Continued
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
C C C	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	→ PE ×101 × 101
- (1	25	Storm Windows/Screens				🗆 Appropriate 🗆 Inappropriate	
Ŭ E	26	Doors				🗆 Appropriate 🗆 Inappropriate	
STRICT	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	
ISI .	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	
	29	Landings/Steps/Stoop/Railings				Appropriate Inappropriate	
U	30	Lighting (i.e. wall, post)				Appropriate Inappropriate	
R I	31	Signs (i.e. projecting, wall)				Appropriate Inappropriate	
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IS	33	Garages / Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate	
エ	34 35	Fence / Walls / Screenwalls (i.e. materials, type)					
	36	Grading (i.e. ground floor height, street edge)					
	30	Landscaping (i.e. gardens, planters, street trees)					A A IAI IA THE NEW
DESI		Driveways (i.e. location, material, screening)					
	39	Parking (i.e. location, access, visibility)					
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
	-10						

H. Purpose and Intent: 1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findinas of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

🗆 Yes 🗆 No

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

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

126 STATE STREET CERTIFICATE OF APPROVAL WORK SESSION/ PH #13

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Commercial
- Land Area: 2,235 SF +/-
- Estimated Age of Structure: <u>NA</u> Building Style: <u>NA</u> Number of Stories: <u>3.5</u>

- Historical Significance: Contributing (front portion)
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To add conduit to the exterior wall along Court Street.

C. Other Permits Required:

□ Planning Board □ City Council Board of Adjustment

D. Lot Location:

- Gateway Terminal Vista
- Intersection / Corner Lot RearLot

E. Existing Building to be Altered/Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive □ Sensitive ☑ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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)

L. Neighborhood Context:

- M. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

located on the exterior of the structure.

N. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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.

• Add modify a previous approval to allow the conduit for the approved HVAC unit to be

Aerial and Street View Image

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of the Historical Significance:
n and anhang amount of property values:

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

102 STATE STREET CERTIFICATE OF APPROVAL WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Commercial

- Land Area: <u>2,235 SF +/-</u> Estimated Age of Structure: <u>c.1815</u> Building Style: <u>Federal Cape</u> Number of Stories: <u>1.5</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from State Street</u> Unique Features: <u>Wood-frame structure</u>
- Neighborhood Association: Downtown
- **B.** Proposed Work: To add a rear addition for a residential use.

C. Other Permits Required:

Board of Adjustment □ Planning Board □ City Council

Mid-Block

Demolition

D. Lot Location:

- Gateway Terminal Vista
- Intersection / Corner Lot RearLot

E. Existing Building to be Altered/Demolished:

- Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \Box Sensitive \blacksquare Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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)

O. Neighborhood Context:

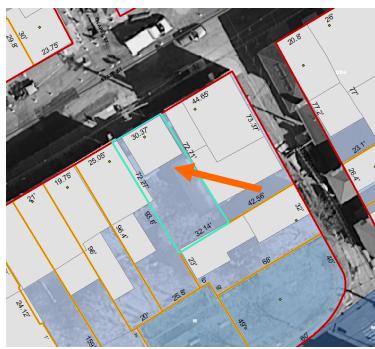
- P. Staff Comments and/or Suggestions for Consideration:

The applicant is proposing to:

• Add a rear addition to the historic structure for a residential use.

Q. Aerial Image, Street View and Zoning Map:

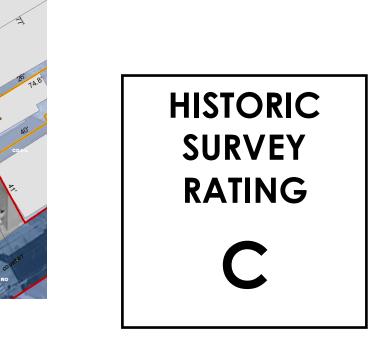




Zoning Map

• 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.

Aerial and Street View Image



INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION I Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern)	SUBJECT PROPERTY Existing Proposed Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & // — ADD REA APPLICANT'S COMMENTS	Abutting Structures (Average)		RM N -7-15
Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 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)	Existing Proposed Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & A - ADD REA	Abutting Structures (Average) ASSESSOR'S INFO) MINOR PROJECT R ADDITION AND SHED DO	Surrounding Structures (Average)	2 z Ņ
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			🗆 Appropriate 🗆 Inappropriate	
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			🗆 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	> 25
17 Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate	
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3. Conservation and enhancement of property values:

I. Review Criteria / Findinas of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

 \Box Yes \Box No

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

127-137 HIGH STREET **CERTIFICATE OF APPROVAL** WORK SESSION #B

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- Land Use: Multifamily
- Land Area: <u>3,920 SF +/-</u> Estimated Age of Structure: <u>c.1820 & c.1860</u>
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from High Street</u>
- Unique Features: Abuts The Hill
- Neighborhood Association: Downtown
- **<u>B.</u>** Proposed Work: To add buildings on the rear and make misc. renovations.

C. Other Permits Required:

Board of Adjustment □ Planning Board □ City Council

D. Lot Location:

- Gateway Terminal Vista
- Intersection / Corner Lot RearLot

E. Existing Building to be Altered/Demolished:

- Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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)

R. Neighborhood Context:

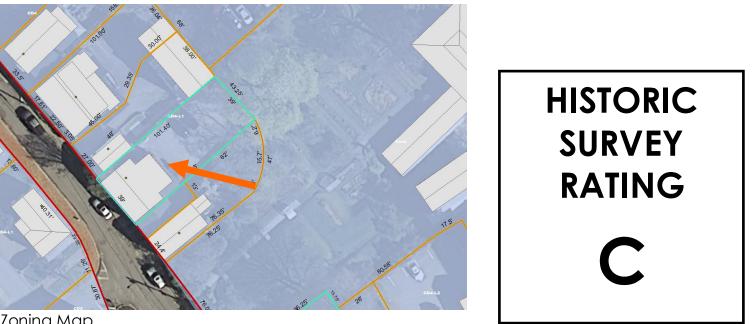
- S. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

- Add two new structures to the rear of the existing structures.
- Renovate the two existing historic structures.
- Resurface the gravel driveway as brick. ٠
- Provide 1.5 parking spaces per unit.

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





Zoning Map

• 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.

Aerial and Street View Image

			127-137 H	IGH STREET – W	ORK SESSION	I #B (MODER	RATE)		
	INFO/ E	VALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBO	ORHOOD C	ONTEXT	
		Project Information	Existing Building	Propose d Building (+/-)	Abutting Strue (Average	ctures	Surroui	nding Structures Average)	
	GENER	AL BUILDING INFORMATION		ED FROM THE TAX MAPS &			•	~ ~ /	<
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	2 Floor Area Ratio								
		Street-Width Ratio			MODERA1		∼т		
	4 Building Height -				MODERAI				
	, , , , , , , , , , , , , , , , , , ,	- Street Wall / Cornice (Feet)		TWO NEW STRU	ICTURES AND	RESTORE EXI	STINC STR	RUCTURES ONLY -	
	6 Number of Storie						SING SI		
	-	ge (% Building on the Lot)							
		DJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC	C SUGGESTIONS		APPROPRIATENESS	
ъL		t, volume, coverage)						🗆 Appropriate 🗆 Inappropriate	
	-	setbacks, alignment)						🗆 Appropriate 🗆 Inappropriate	
	• •	odules, banding, stepbacks)						🗆 Appropriate 🗆 Inappropriate	_ <
U	-	le (i.e. traditional – modern)						🗆 Appropriate 🗆 Inappropriate	
	12 Roofs							🗆 Appropriate 🗆 Inappropriate	
	13 Style and Slope							🗆 Appropriate 🗆 Inappropriate	
		s (i.e. chimneys, vents, dormers)						🗆 Appropriate 🗆 Inappropriate	_ <
	15 Roof Materials							🗆 Appropriate 🗆 Inappropriate	
	16 Cornice Line							🗆 Appropriate 🗆 Inappropriate	
	17 Eaves, Gutters a	and Downspouts						🗆 Appropriate 🗆 Inappropriate	_ ĺ
ALS	18 Walls							🗆 Appropriate 🗆 Inappropriate	
	19 Siding/Material							🗆 Appropriate 🗆 Inappropriate	
		bays, balconies)						🗆 Appropriate 🗆 Inappropriate	_ [
- *	21 Doors and Winde							🗆 Appropriate 🗆 Inappropriate	- 2
		ngs and Proportions						🗆 Appropriate 🗆 Inappropriate	
10	23 Window Casing,							🗆 Appropriate 🗆 Inappropriate	
	24 WindowShutter	rs / Hardware						🗆 Appropriate 🗆 Inappropriate	_ C
	25 Awnings							🗆 Appropriate 🗆 Inappropriate	
	26 Doors							🗆 Appropriate 🗆 Inappropriate	_ \
	27 Porches and Bal							🗆 Appropriate 🗆 Inappropriate	_ C
		porch, portico, canopy)						🗆 Appropriate 🗆 Inappropriate	
		/ Stoop / Railings						🗆 Appropriate 🗆 Inappropriate	
	30 Lighting (i.e. wal							🗆 Appropriate 🗆 Inappropriate	
	31 Signs (i.e. project							🗆 Appropriate 🗆 Inappropriate	
		e.HVAC, generators)						Appropriate Inappropriate	
	33 Decks							Appropriate Inappropriate	
	-	/ Sheds (i.e. doors, placement)						Appropriate Inappropriate	1
z –		e.materials, type)						Appropriate Inappropriate	1
<u>ଅ</u> ଳ									
									6
		ings (i.e.sneus, greennouses)						🗆 Appropriate 🗆 Inappropriate	<u> </u>
		arity of the District			A aintain the area aird -	haraptar of the Dist.	riati		
	36Grading (i.e. gro37Landscaping (i.e.38Driveways (i.e. lo39Parking (i.e. loc40Accessory Buildirpose and Intent:Preserve the integr	bund floor height, street edge) e. gardens, planters, street trees) bocation, material, screening) ation, access, visibility) ings (i.e. sheds, greenhouses)			A aintain the special c Complement and enh	ance the architect	rict:	Appropriate Inappropriat Appropriate Inappropriat Appropriate Inappropriat Appropriate Inappropriat Appropriate Inappropriat	e e e

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

28 DENNETT STREET CERTIFICATE OF APPROVAL WORK SESSION #C

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Residential
- Land Area: 14,810 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing Public View of Proposed Work: View from Dennett Street
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To raise the roof and make misc. exterior renovations.

C. Other Permits Required:

□ Planning Board □ City Council Board of Adjustment

D. Lot Location:

- Gateway Terminal Vista
- Intersection / Corner Lot RearLot

E. Existing Building to be Altered/Demolished:

- Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

H. ProjectType:

- 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)

U. Neighborhood Context:

V. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

W. Aerial Image, Street View and Zoning Map:





• The building is located along Dennett Street. It is surrounded with many wood-sided 2.5 story historic structures with little to no front yard setbacks with gardens and lawns within the rear yards.

Aerial and Street View Image

		28 DEN	INETT STREET – W	ORK SESSION #C (MI	NOR)
	INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY	NEIC	GHBORHOOD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		TED FROM THE TAX MAPS & A		
1	Gross Floor Area (SF)	•			
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio				СТ
4	Building Height – Zoning (Feet)			MINOR PROJE	
5	Building Height – Street Wall / Cornice (Feet)	_ ٨٨.			RIOR RENOVATIONS ONLY -
6	Number of Stories				RIOR RENOVATIONS ONLT -
7	Building Coverage (% Building on the Lot)				
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION	NS APPROPRIATENESS
3	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
1	Architectural Style (i.e. traditional-modern)				🗆 Appropriate 🗆 Inappropriate
	Roofs				🗆 Appropriate 🗆 Inappropriate
_	Style and Slope				🗆 Appropriate 🗆 Inappropriate
	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
	Roof Materials				🗆 Appropriate 🗆 Inappropriate
	Cornice Line				🗆 Appropriate 🗆 Inappropriate
	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
	Walls				🗆 Appropriate 🗆 Inappropriate
	Siding/Material				🗆 Appropriate 🗆 Inappropriate
	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
	Doors and Windows				🗆 Appropriate 🗆 Inappropriate
	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
1	WindowShutters/Hardware				🗆 Appropriate 🗆 Inappropriate
	Awnings				🗆 Appropriate 🗆 Inappropriate
	Doors				🗆 Appropriate 🗆 Inappropriate
	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
	Landings/Steps/Stoop/Railings				🗆 Appropriate 🗆 Inappropriate
	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
	Decks				🗆 Appropriate 🗆 Inappropriate
	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
9 D	Parking (i.e. location, access, visibility)				Appropriate Inappropriate
					🗆 Appropriate 🗆 Inappropriate
Ac se ai eserv	cessory Buildings (i.e. sheds, greenhouses) nd Intent: /e the integrity of the District: ment of the Historical Significance:	□ Yes □ □ Yes □		ntain the special character of th	🗆 Appropriate 🗆 Inappropriate

3. Conservation and enhancement of property values:

I. Review Criteria / Findinas of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

 \Box Yes \Box No

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors: