# Historic District Commission Staff Report – December 2<sup>nd</sup>, 2015

December 2nd MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Approval of Minutes (10-7-15, 10-14-15)
- Administrative Approvals:
  - 1. 275 Islington Street Misc. changes
  - 2. 15 Congress Street Windows
  - 3. 138 Maplewood Ave. Windows
  - 4. 30 Maplewood Ave. Deck Railing
  - 5. 1B Jackson Hill Street Windows
  - 6. 687 Middle Street Windows and Siding
  - 7. 65 Washington Street Porta-Potties

# **OLD BUSINESS:**

A. 103/5 High Street (Minor - Front Elevation Changes)

# **NEW BUSINESS / PUBLIC HEARINGS:**

- 1. 100 Market Street. (Minor-ATM)
- 2. 112 State Street (Minor Siding, windows and HVAC)
- 3. 28 Dennett Street (Minor Roof, windows and siding)
- 4. 591 Middle Street (Minor Steps and windows)

# **WORK SESSIONS:**

- A. O Marcy Street (Moderate Stage modifications)
- B. 127-137 High Street (Moderate New buildings in rear)

# **DISCUSSION:**

- Design Guidelines Comments
- HDC Work Plan for 2016



# HISTORIC DISTRICT COMMISSION

MEETING DATES: December 2nd APPLICATIONS: 14

**101-105 HIGH STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: <u>CD4-L2</u>
- Land Use: Two-Family
- Land Area: 3,920 SF +/-

- Estimated Age of Structure: 1835
  Building Style: Federal Greek Revival
  Number of Stories: 2.5
  Historical Significance: Contributing
  Public View of Proposed Work: View from High Street
  Unique Features: Highest Point in Downtown Portsmouth
- Neighborhood Association: North End

D	Dramand Warls To modify the fre	ant facado to add a	a commercial storafront
	Proposed Work: To modify the fro	oni raçade lo dad c	a commercial storellorii
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council
<u>D.</u>	<u>Lot Location:</u>		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Dem	olished / Constructed	<u>1:</u>
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensi	itive $\square$ Low Sensitivit	y 🗌 "Back-of-House"
<u>G</u> .	. Design Approach (for Major Projec	<u>ts):</u>	
	$\Box$ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	. McIntyre Building, Citizen	's Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small al	terations, additions or	expansions)
	☐ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)
	☐ Major Project (i.e. very lar	ge alternations, addit	tions or expansions)

### I. 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 rezoned to CD4-L2 which would allow for retail and restaurant uses on the around floor.

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

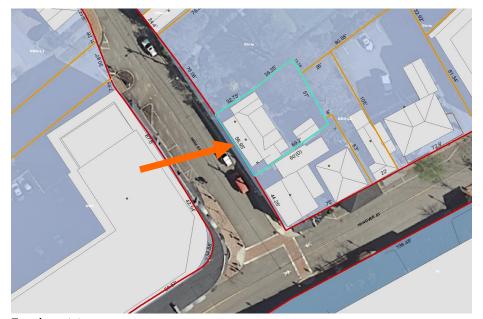
• At the October 14th work Session the HDC continued the public hearing to November 4th in order to receive additional details on the door surround and windows. Otherwise, the project was generally supported as presented.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# **HISTORIC SURVEY RATING**

### 103-105 HIGH STREET -PUBLIC HEARING #A (MINOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 5 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn -ADD A COMMERCIAL STOREFRONT TO THE GROUND-FLOOR FACADE ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) No.:A Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш G 18 Walls COMMISSION □ Appropriate □ Inappropriate Approved 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate -10 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim ROPERTY: 101 □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address:	100 MARKET STREET
Permit Requested:	<b>CERTIFICATE OF APPROVAL</b>
Meeting Type:	PUBLIC HEARING #1
Existing Conditions:	

### Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 13,571 SF +/-

- Estimated Age of Structure: c.2000
  Building Style: Modern Commercial
  Historical Significance: NA
  Public View of Proposed Work: View from Market and Hanover Streets
  Unique Features: 1st major large infill building with no setbacks
- Neighborhood Association: <u>Downtown</u>

<u>B.</u>	Proposed Work:	To add an	AIM to	the Hai	nover St	reet ent	rance.

er Permits Required:		
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
<u>Location:</u>		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
ting Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
sitivity of Context:		
$\square$ Highly Sensitive $\square$ Sensiti	ve 🗹 Low Sensitivity	y 🗌 "Back-of-House'
sign Approach (for Major Project	<u>s):</u>	
$\square$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e.	., Porter Street Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	ngress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
ect Type:		
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small alt	erations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	Location:  ☐ Terminal Vista ☐ Intersection / Corner Lot  ting Building to be Altered/ Demo ☐ Principal  sitivity of Context: ☐ Highly Sensitive ☐ Sensiti  sign Approach (for Major Project) ☐ Literal Replication (i.e. 6-16 C) ☐ Invention within a Style (i.e. ☐ Abstract Reference (i.e. Por ☐ Intentional Opposition (i.e.  ect Type: ☐ Consent Agenda (i.e. very ☐ Minor Project (i.e. small alt	Board of Adjustment ☐ Planning Board  Location: ☐ Terminal Vista ☐ Gateway ☑ Intersection / Corner Lot ☐ Rear Lot  ting Building to be Altered/ Demolished: ☑ Principal ☐ Accessory  sitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity  sign Approach (for Major Projects): ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Buildir ☐ Invention within a Style (i.e., Porter Street Townhouse) ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Corn ☐ Intentional Opposition (i.e. McIntyre Building, Citizen)

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

### **Neighborhood Context:**

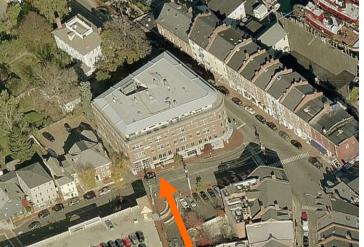
• The building is located along Hanover and Market Streets. It is surrounded with many brick 3-4 story historic structures with no setbacks and small rear garden areas.

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

The Application is proposing to:

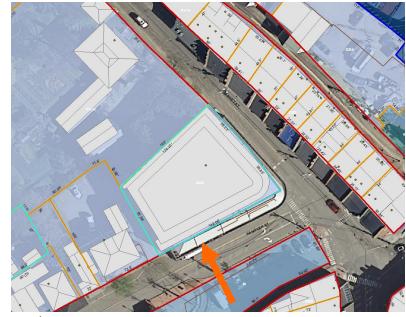
- Obtain approval for replacing a window with a walk-up ATM machine to support a first-floor retail
- The ATM sill be placed into the existing entryway storefront framing in such a manner so the ATM could be accessed by the customer at the exterior of the building.
- The ATM will sit primarily inside the building.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# **HISTORIC SURVEY RATING** NA

			100 MARKEI	SIREEL - PUBLIC	HEARING #1 (MI	NOR PROJECT)		
		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY		NEIGHBORHOOD CONT	EXT	
		Project Information	Existing	Proposed	Abutting Structures	Surrounding S		1
	١.	·	Building	Building (+/-)	(Average)	(Averag		
	N	0.	(5071)4	TED EDOM THE TAY MADE A				<b>X</b> 2
		GENERAL BUILDING INFORMATION	(ESIIMA	ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
		1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area)						FOR AISSION
		3 Building Height / Street-Width Ratio			AAINIOD DDC	LICT		
		4 Building Height – Zoning (Feet)			MINOR PRO	JECI		T SSIN
		5 Building Height – Street Wall / Cornice (Feet)	ı	NICTALL AND ATAM	INICIDE ENITOVIALA	Y ON HANOVER STR	EET ONLY	∥ ≥ ≥
		6 Number of Stories	<b>–</b> I	N3IALL AN AIM	INSIDE EINIKI WA	I ON HANOVER SIKI	EEI ONLI -	<b>                                  </b>
		Building Coverage (% Building on the Lot)			T			
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
5	₹ <u> </u>	Scale (i.e. height, volume, coverage)					ropriate 🗆 Inappropriate	
ONITEXT	┋	9 Placement (i.e. setbacks, alignment)					ropriate 🗆 Inappropriate	
<b>ה</b>	•	Massing (i.e. modules, banding, stepbacks)					ropriate 🗆 Inappropriate	
$\vdash$		1 Architectural Style (i.e. traditional – modern)				1	ropriate   Inappropriate	
		2 Roofs 3 Style and Slope					ropriate   Inappropriate	
	-	<ul><li>Style and Slope</li><li>Roof Projections (i.e. chimneys, vents, dormers)</li></ul>					ropriate □ Inappropriate ropriate □ Inappropriate	<b>A</b>
		5 Roof Materials					ropriate   Inappropriate	
		6 Cornice Line					ropriate   Inappropriate	
		7 Eaves, Gutters and Downspouts					ropriate   Inappropriate	HIST
2		8 Walls					ropriate  Inappropriate	<u> </u>
	2	9 Siding / Material					ropriate  Inappropriate	
SIVIGET WWW.	7	Projections (i.e. bays, balconies)					ropriate 🗆 Inappropriate	] <b>—</b> 5 \$
1	<u> </u>	21 Doors and Windows				□ Арр	ropriate 🗆 Inappropriate	
2		Window Openings and Proportions					ropriate 🗆 Inappropriate	SMO SMO
		Window Casing/ Trim					ropriate 🗆 Inappropriate	<b>PE</b>
	<u> </u>	Window Shutters / Hardware					ropriate 🗆 Inappropriate	- <b>                                    </b>
	2 -	25 Awnings 26 Doors					ropriate   Inappropriate	
=		27 Porches and Balconies					ropriate   Inappropriate ropriate	۾ ۾ آھ
=		28 Projections (i.e. porch, portico, canopy)				•	ropriate   Inappropriate	<b>_</b>
۵	-	29 Landings/ Steps / Stoop / Railings					ropriate   Inappropriate	<u>- ا</u>
		30 Lighting (i.e. wall, post)					ropriate  Inappropriate	1
	-	Signs (i.e. projecting, wall)					ropriate  Inappropriate	1
		Mechanicals (i.e. HVAC, generators)					ropriate 🗆 Inappropriate	May -
		Decks					ropriate 🗆 Inappropriate	FEE
		Garages/ Barns / Sheds (i.e. doors, placement)					ropriate 🗆 Inappropriate	
2	<u>.</u>	Fence / Walls (i.e. materials, type)					ropriate 🗆 Inappropriate	
NO SECTION	2 - 3	Grading (i.e. ground floor height, street edge)				•	ropriate   Inappropriate	
2	ĭ⊢;	Landscaping (i.e. gardens, planters, street trees)  Driveways (i.e. location, material, screening)					ropriate   Inappropriate	Mary 191
	<u> </u>	Parking (i.e. location, access, visibility)					ropriate □ Inappropriate ropriate □ Inappropriate	
		10 Accessory Buildings (i.e. sheds, greenhouses)					ropriate   Inappropriate	(All)
Н.	1. 2.	pose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance:	□ Yes □ □ Yes □	No 5. Co	•	er of the District: ne architectural and historic char	racter:	□ Ye
<u>l.</u>	<b>Rev</b> i	Conservation and enhancement of property value <b>ew Criteria / Findings of Fact:</b> Consistent with special and defining character of Compatibility of design with surrounding propertie	surrounding prope	rties: □ Yes □ No 3. Rel	ation to historic and archite	sure and welfare of the District to ectural value of existing structure chnologies with surrounding prop	; □ Yes □ No	ors: □ Y∈

Project Address:

riojeci Addiess.	IIZ SIAIL S	<u>IKELI</u>
Permit Requested:	<b>CERTIFICATI</b>	E OF APPROVAL
Meeting Type:	<b>PUBLIC HEA</b>	RING #2
A. Property Information - General:		
Existing Conditions:  • Zoning District: CD4  • Land Use: Mixed-Use  • Land Area: 3,790 SF +/-  • Estimated Age of Structure: Contrest of Stories: And Stories: And Area: Contrest of Public View of Proposed Wore Unique Features: NA	<u>ibuting</u> k: <u>View from Cour</u>	<u>t Street</u>
B. Proposed Work: To replace siding	g and add an HVA	<u>C unit.</u>
C. Other Permits Required:		
$\square$ Board of Adjustment	☐ Planning Board	d City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/Den	nolished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sens	itive 🗹 Low Sensitiv	vity $\square$ "Back-of-House"
G. Design Approach (for Major Projec	<u>:ts):</u>	
$\Box$ Literal Replication (i.e. 6-16	Congress, Jardinière Build	ding, 10 Pleasant Street)
$\square$ Invention within a Style (i.	e., Porter Street Townhous	ses, 100 Market Street)
☐ Abstract Reference (i.e. P	ortwalk, 51 Islington, 55 C	ongress Street)
$\Box$ Intentional Opposition (i.e	e. McIntyre Building, Citize	en's Bank, Coldwell Banker)
H. Project Type:		

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

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

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

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

112 CTATE CTDEET

### I. Neighborhood Context:

• The building is located along Court Street. It is surrounded by a public park (with a privacy fence) and many wood and brick 2-3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

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

The applicant is proposing to:

- Replace the vinyl siding on the second floor with hardi-plank or cedar siding;
- To install a new window on the top floor of the rear addition; and
- Add a wall-mounted HVAC unit to the rear of the building.

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

			112 51	ATE STREET – PUBLI	C HEARING #2	(MINOK)				
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT										
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S	urrounding Structures (Average)	<b>S</b> 115		
Ì		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
ľ	1	Gross Floor Area (SF)	•		•					
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio	MINOR PROJECT							
	4	Building Height – Zoning (Feet)			MIIIAOKIKC	JJLCI		FOR MISSION ate: 12-2		
	5	Building Height – Street Wall / Cornice (Feet)	_ INIST	ALL SIDING & TRIA	A ON SECOND	STORY ADDITI	ON & HVAC ONLY –	\ \ \ _		
-	<u> 6</u>	Number of Stories	1113	ALL SIDING & IKIN	NON SECOND	SIOKI ADDIII	ON & HVAC ONLI	ZŽŠ		
		Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	FSTIONS	APPROPRIATENESS	$\dashv$ $\frown$ $\land$		
	0	Scale (i.e. height, volume, coverage)	AITECA	IN 3 COMMENTS	1100 3000	LSHONS		_ <b>O</b> & %		
	•	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
Ž	10	Massing (i.e. modules, banding, stepbacks)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>			
S	11	Architectural Style (i.e. traditional – modern)		+			<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>			
	12	Roofs					☐ Appropriate ☐ Inappropriate			
ŀ	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	<b>EVAI</b> HISTORIC ATE STREET		
-	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
LS.	18	Walls					□ Appropriate □ Inappropriate	HIS;		
\ \\	19	Siding / Material					□ Appropriate □ Inappropriate	<b>∃</b>		
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	□ 돈 ISI		
×	21	Doors and Windows					□ Appropriate □ Inappropriate			
≪ 7	22	Window Openings and Proportions					□ Appropriate □ Inappropriate			
5	23	Window Casing/ Trim					□ Appropriate □ Inappropriate			
DES	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	□		
5	25	Awnings					□ Appropriate □ Inappropriate			
	26	Doors					□ Appropriate □ Inappropriate	PROPERTY		
III	27	Porches and Balconies					□ Appropriate □ Inappropriate			
B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b>─                                    </b>		
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
	33	Decks					□ Appropriate □ Inappropriate	***		
	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	TILL		
ESIG	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	THE F		
DE	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate			
SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
S	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
ш .	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
п.	_	se and Intent:	□ V □	NIO 4 A 4t 1	ain the ane actal at array - t	or of the District		□ V		
		eserve the integrity of the District:	□ Yes □		ain the special characte		istorio oborgata:	□ Yes		
		sessment of the Historical Significance:	☐ Yes ☐		olement and enhance th			☐ Yes		
	s. Cc	onservation and enhancement of property value	es: $\square$ Yes $\square$	NO 6. Promo	ote the education, pleas	sure ana weltare of th	e District to the city residents and visi	tors: \( \subseteq \text{Yes}		
	1. Cc	<u>Criteria / Findings of Fact:</u> onsistent with special and defining character of second in the special and defining character of second in the special and defining properties.			on to historic and archite patibility of innovative te		<del>-</del>			

**Project Address: 28 DENNETT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3** 

A.	Pro	perty	Info	orm	atio	n -	Ge	neral:
----	-----	-------	------	-----	------	-----	----	--------

### **Existing Conditions:**

- Zoning District: GRA
- 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:						
☐ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
$\square$ Terminal Vista	☐ Gateway	☑ Mid-Block				
☐ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished:					
✓ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
$\square$ Highly Sensitive $oxedsymbol{oxed}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House						
G. Design Approach (for Major Projects):						
$\Box$ Literal Replication (i.e. 6-16 G	Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
☐ Invention within a Style (i.e., Porter Street Townhouses, 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)				
H. Project Type:						
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				

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

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

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

### I. Neighborhood Context:

• 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.

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

The applicant is proposing to:

- Made adjustments to the rear roof line; and
- Add windows to the rear of the structure.

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





Aerial and Street View Image



Zoning Map

# **HISTORIC SURVEY RCTING**

CONTEXT	1 2 3 4 5 6 7	INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)	SUBJECT PROPERTY  Existing Proposed Building Building (+/-)  (ESTIMATED FROM THE TAX MAPS &  - MODIFY ROOF HE  APPLICANT'S COMMENTS	Abutting Structures (Average)	
CONTEXT	3 4 5 6 7 8 9 10	Project Information  GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)	Building   Building (+/-)  (ESTIMATED FROM THE TAX MAPS &  - MODIFY ROOF HE	ASSESSOR'S INFO)  MINOR PROJECT IGHT AND MAKE EXTERIOR	RENOVATIONS ONLY -
CONTEXT	3 4 5 6 7 8 9 10	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)	– MODIFY ROOF HE	MINOR PROJECT IGHT AND MAKE EXTERIOR	
CONTEXT	3 4 5 6 7 8 9 10	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)		IGHT AND MAKE EXTERIOR	
CONTEXT	3 4 5 6 7 8 9 10	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)		IGHT AND MAKE EXTERIOR	
CONTEXT	4 5 6 7 8 9 10	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)		IGHT AND MAKE EXTERIOR	
ŏ	11	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)		IGHT AND MAKE EXTERIOR	
ŏ	11	Number of Stories  Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)			
ŭ	11	Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)			
ŭ	11	PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)	APPLICANT'S COMMENTS	HDC SUGGESTIONS	ADDDODDIATENECC
ŭ	11	Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)	APPLICANT 3 COMMENTS	LDC 20GGE311CN2	
ŏ	11	Placement (i.e. setbacks, alignment)			APPROPRIATENESS
ŭ	11				☐ Appropriate ☐ Inappropriate
ŏ	11	T AA *		_	☐ Appropriate ☐ Inappropriate
		Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriate
S	10	Architectural Style (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
$\sim$	12	Roofs   Appropriate Inappropria			
	13	Style and Slope			☐ Appropriate ☐ Inappropriate
AB	14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate
111	15	Roof Materials			□ Appropriate □ Inappropriate
<b>\ \</b>	16	Cornice Line			☐ Appropriate ☐ Inappropriate
	17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
<u></u>	18	Walls Siding (Alexania)			□ Appropriate □ Inappropriate
<b>≥</b>   ∄ -	19	Siding / Material  Projections (i.e. bayes balganies )			□ Appropriate □ Inappropriate
NA W	20	Projections (i.e. bays, balconies)  Doors and Windows			□ Appropriate □ Inappropriate
<b>≪</b>   ~×	21				□ Appropriate □ Inappropriate
≥   Z	22	Window Openings and Proportions Window Casing/ Trim			□ Appropriate □ Inappropriate
	23	Window Casing/ Irim Window Shutters / Hardware		+	□ Appropriate □ Inappropriate
	24 25			+	□ Appropriate □ Inappropriate
	26	Awnings  Doors		+	□ Appropriate □ Inappropriate
<b>~</b> □	27	Porches and Balconies		+	<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>
	28				
ם ⊢	28	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
$\overline{\mathbf{o}}$	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate
<b>₹</b>   ⊢	31	Signs (i.e. projecting, wall)			<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>
ōl	32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
ST	33	Decks		+	□ Appropriate □ Inappropriate
	34	Garages/ Barns / Sheds (i.e. doors, placement)		+	□ Appropriate □ Inappropriate
	35	Fence / Walls (i.e. materials, type)			□ Appropriate □ Inappropriate
Z	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate
∴ :=	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate
□ □ □	38	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate
<del>_</del> _	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate
		Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate
1. 2. 3.	. Pre . Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value Criteria / Findings of Fact:	☐ Yes ☐ No 5. C	aintain the special character of the Distric omplement and enhance the architecture omote the education, pleasure and welfa	†:

**Project Address: 591 MIDDLE STREET Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:** 

- Existing Conditions:Zoning District: GRA
- Land Use: <u>Single-Family</u>
- Land Area: 7,406 SF +/-

- Estimated Age of Structure: NA
  Building Style: Colonial Revival
  Number of Stories: 2.5
  Historical Significance: Contributing
  Public View of Proposed Work: View from Middle Street
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work: To replace step	s, windows on rear	addition and rear porch
C. Other Permits Required:		
☐ Board of Adjustment	$\square$ Planning Board	d 🗌 City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Den	nolished / Constructe	ed:
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sens	itive 🗹 Low Sensitiv	rity 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>:ts):</u>	
$\Box$ Literal Replication (i.e. 6-16	Congress, Jardinière Buil	ding, 10 Pleasant Street)
$\square$ Invention within a Style (i.	e., Porter Street Townhou	ses, 100 Market Street)
Abstract Reference (i.e. P	ortwalk, 51 Islington, 55 C	ongress Street)
☐ Intentional Opposition (i.e	e. McIntyre Building, Citize	en's Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. ver	y small alterations, a	dditions or expansions)
☑ Minor Project (i.e. small c	alterations, additions	or expansions)
☐ Moderate Project (i.e. sig	gnificant additions, a	Iterations or expansions)
☐ Major Project (i.e. very la	irge alternations, add	ditions or expansions)

### K. Neighborhood Context:

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

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

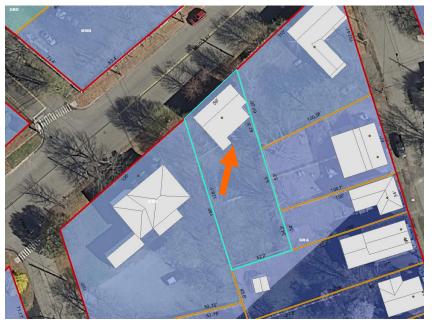
- The applicant is proposing to:
  - Replace the concrete stairs with granite
  - Replace the windows in the rear addition with Marvin or Anderson 400 series 6/6 SDL, double hung
  - Replace the rear porch using Azek or composite materials.

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





Aerial and Street View Image



**Zoning Map** 

# **HISTORIC SURVEY RATING**

### **591 MIDDLE STREET – PUBLIC HEARING #4 (MINOR PROJECT)** INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 12-2-15 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures FORM** No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn RESTORE STEPS, WINDOWS IN BACK ADDITION, AND REPLACE PORCH ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Z Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Approved with ase 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate PROPERTY: 591 MIDDL Approved 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/Trim □ Appropriate □ Inappropriate ُ حُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No □ Yes □ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

**Project Evaluation Form: OMARCY STREET / PRESCOTT PARK** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION # A** 

<ul> <li>A. Property Information - General:</li> <li>Zoning District: Municipal (M)</li> <li>Land Use: Public Park</li> <li>Land Area: 153,485 +/- SF</li> <li>Estimated Age of Structure: NA</li> <li>Building Style: Modern Stage</li> <li>Number of Stories: NA</li> <li>Historical Significance: NA</li> <li>Public View of Proposed Work: Limited view from Marcy Street</li> <li>Unique Features: Public Park with Historical Significance</li> <li>Neighborhood Association: South End</li> </ul>						
B. Proposed Work: Remove and replace the stage and control booth.						
C. Other Permits Required:						
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council						
D. Lot Location:						
☐ Terminal Vista ☐ Gateway ☑ Mid-Block						
$\square$ Intersection / Corner Lot $\square$ Rear Lot						
E. Existing Building to be Altered/ Demolished:						
$\square$ Principal $lacksquare$ Accessory $\square$ Demolition						
F. Sensitivity of Context:						
$\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"						
G. Design Approach (for Major Projects):						
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:						
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)						
$\square$ Minor Project (i.e. small alterations, additions or expansions)						
☑ Moderate Project (i.e. significant additions, alterations or expansions)						

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

### J. Neighborhood Context:

• The stage structure is located along Marcy Street is surrounded by a wide variety of contributing structures and open spaces that are primarily residential structures situated on small lots with shallow setbacks from the street edge. Importantly, the proposes staged area is located where the temporary stage has been located and the project has been designed in an effort to improve the layout of the stage facility, meet existing program needs and also to reduce and mitigate any adverse off-site externalities like noise or visual impacts.

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

- The applicant proposes to:
  - Demolish the existing stage and control booth and construct a new stage and control booth in a new location. A canopy will be added to the stage.
  - Note that the Applicant has submitted new plans on 11-30-15 that show the modified views of the relocated stage and the control booth.

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





**HISTORIC** 

**SURVEY** 

**RATING** 

Aerial and Street View Images



Zoning Map

INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY			ORK SESSION #A (MODERATE PROJECT)  NEIGHBORHOOD CONTEXT			
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S	urrounding Structures (Average)	<b>1 2 1 3</b>	
SIALL SIALL		GENERAL BUILDING INFORMATION	•	(ESTIA	MATED FROM THE TAX MAPS 8	ASSESSOR'S INFO)		<b> </b>	
;	1	Gross Floor Area (SF)							
	2	Floor Area Ratio (GFA/ Lot Area)						N FOR	
	3	Building Height / Street-Width Ratio  AAODED ATE DDO IECT							
	4	Building Height – Zoning (Feet)	MODERAILIROJECI						
	5	Building Height – Street Wall / Cornice (Feet)	_ PI	MOVE AND PE	PLACE STAGE AL	ND CONTROL	ROOTH ONLY -		
	6	Number of Stories	<ul> <li>REMOVE AND REPLACE STAGE AND CONTROL BOOTH ONLY –</li> </ul>						
1	7	Building Coverage (% Building on the Lot)						$\dashv$ $\supset$ $\Diamond$	
		PROJECT REVIEW ELEMENT	HDC CC	MMENTS	HDC SUGGI	ESTIONS	<b>APPROPRIATENESS</b>		
t	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	□ <u> </u>	
Ē	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	<b>□ ∢</b> }	
ر	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	$\square$ $\blacktriangleleft$ $?$	
	15	Roof Materials					□ Appropriate □ Inappropriate		
	16	Cornice Line					□ Appropriate □ Inappropriate		
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	_ ш 3	
0	18	Walls					□ Appropriate □ Inappropriate		
MATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate		
A	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
2	21	Doors and Windows					□ Appropriate □ Inappropriate		
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate		
DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate		
ŭ	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	▔▍▃▕	
		Awnings					□ Appropriate □ Inappropriate		
	26	Doors					□ Appropriate □ Inappropriate		
GNICILIA	27	Porches and Balconies					□ Appropriate □ Inappropriate	ROP PORTS	
~	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	الرجد ا	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	201	
_	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate		
A C	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	1/2	
Į,		Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	DE CH	
L L		Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
Ħ,	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
Н.	1. Pro 2. As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Com	ntain the special characte aplement and enhance th note the education, pleas	ne architectural and h	istoric character: e District to the city residents and vi	sitors:	

**Project Address: 127-137 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #B Meeting Type:** 

### A. Property Information - General:

### **Existing Conditions:**

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

3.	Proposed Work:	<u>To add</u>	<u>buildings</u>	on the	rear and	<u>l make r</u>	<u>nisc. re</u>	<u>novations.</u>
		·						

C. Other Permits Required:							
☑ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
$\Box$ Terminal Vista	Gateway	☑ Mid-Block					
$\Box$ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demolished:							
Principal	Accessory	Demolition					
F. Sensitivity of Context:							
$\square$ Highly Sensitive $oxline{oldsymbol{arDelta}}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-Hous							

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

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

### H. Project Type:

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

• 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.

### M. 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.
- Provide 1.5 parking spaces per unit.

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





Aerial and Street View Image



**Zoning Map** 

# **HISTORIC SURVEY RATING**

### 127-137 HIGH STREET – WORK SESSION #B (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Date: Building Height – Zoning (Feet) Withdrawn with Stipulations Building Height - Street Wall / Cornice (Feet) ADD TWO NEW STRUCTURES AND RESTORE EXISTING STRUCTURES ONLY -Number of Stories Z Building Coverage (% Building on the Lot) No.:B **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Approved **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate GH COMMISSION 18 □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate PROPERTY: 137 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 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 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No