Staff Report – October 3rd, 2018

Oct. 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 348 Maplewood Ave.

2. 8 Bow Street

3. 77 Daniel Street

4. 2 Jackson Hill Road

5. 37 Hanover Street

6. 175 Market Street

- TBD

- Recommend Approval

- TBD

- Recommend Approval

- Recommend Approval

- TBD

PUBLIC HEARINGS - OLD BUSINESS:

A. 674 Islington Street (Minor-Signs)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 129 Market Street (Minor windows and doors)
- 2. 30 Walden Street (Minor-deck and railing)
- 3. 206 Northwest Street (Moderate demo garden structure)
- 4. 298 Middle Street (Minor windows & siding)
- 5. 69 New Castle Ave. (Minor addition and windows)
- 6. 403 Deer Street (Minor dormers)

WORK SESSIONS - OLD BUSINESS:

- A. 46 Maplewood Ave. (Moderate Penthouse Exp.)
- B. 127-137 High Street (Moderate Rear Additions)



Project Address: 674 ISLINGTON STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A

A. Property Information - General

Existing Conditions:

- Zoning District: <u>CD4-L2</u>
- Land Use: Commercial Retail
- Land Area: 23,522 SF +/-

- Estimated Age of Structure: c.1880

 Building Style: Modern

 Historical Significance: NC

 Public View of Proposed Work: View from Islington Street

 Unique Features: Former mill building from Frank Jones Brewery
- Neighborhood Association: West End

B	Proposed Work:	<u>To replace</u>	existing inter	<u>nally lit sign</u>	with halo lighting.

B. Proposed Work: 10 replace existing	<u>g internally ili sign v</u>	<u>viin naio iigniing.</u>
C. Other Permits Required:		
Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
Principal	VIOSSOOV	Significant De

✓ Principal	□ Accessory	☐ Significant Demolition
F. Sensitivity of Context:		
\Box Highly Sensitive \Box Se	ensitive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Pro	<u>ojects):</u>	
\Box Literal Replication (i.e.	6-16 Congress, Jardinière Buildi	ing, 10 Pleasant Street)
\square Invention within a Styl	e (i.e., Porter Street Townhouse	es, 100 Market Street)
☐ Abstract Reference (i.	.e. Portwalk, 51 Islington, 55 Co	ngress Street)

H. Project Type:

	Consent Agenda (li.e. ver	v small d	alterations.	additions	or ext	cansions)
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☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

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

I. Neighborhood Context:

• The structure is located along lower Islington Street near the West End. It is surrounded with both single story brick structures as well as 2.5 story, wood-frame historic structures with shallow or no front yard setbacks on relatively small lots. The coverage of the surrounding properties also primarily surface parking.

J. Background & Suggested Action:

The applicant proposed to:

- Replace the existing internally lit signage with halo signage.
- Note that a variance may not be required for this type of signage.

Design Guideline Reference – Guidelines for All Sections (01-12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			67	74 ISLINGTON S	STREET – PUB	BLIC HEARING #A (A	AINOR PROJECT)				
<u> </u>			INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTE	XT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding St (Average		8 8 7		
			GENERAL BUILDING INFORMATION			S & ASSESSOR'S INFO)	(///	-1	8-18 enied		
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STA		2	Floor Area Ratio (GFA/ Lot Area)								
S		3	Building Height / Street-Width Ratio			MINOR PRO) IECT				
		4	Building Height – Zoning (Feet)			MINOKIKO	JILCI		MIS ate		
		5	Building Height – Street Wall / Cornice (Feet)	_	DEDI ACE IN	TERNALLY LIT SIGNS	WITH HALO SIGNS C	MIV _	d 2		
		6	Number of Stories	_	KLI LACL III	IILKINALLI LII 31GIN3	WIIII IIALO SIGNS C	VINE! —			
		7	Building Coverage (% Building on the Lot)						ON FOR COMMISSION o:1 Date: 10-3 ipulations Determination		
			PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG		PPROPRIATENESS	ON COMMINATIONS Stipulations Withdraw		
	<u> </u>	8	Scale (i.e. height, volume, coverage)					opriate 🗆 Inappropriate			
	뿔닏	9	Placement (i.e. setbacks, alignment)					opriate 🗆 Inappropriate	UAT DISTRIC: L. Case oved with		
	8	10	Massing (i.e. modules, banding, stepbacks)					opriate 🗆 Inappropriate			
	-	11	Architectural Style (i.e. traditional – modern)					opriate Inappropriate	ALUARIC DISTRIN ST. CON ST. CO		
S		12	Roofs				i i	opriate 🗆 Inappropriate			
		13	Style and Slope					opriate Inappropriate			
\B		14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					opriate Inappropriate	App App Post		
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		20	Projections (i.e. bays, balconies)					opriate Inappropriate	TES S		
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\mathcal{S}	DES	24	Window Shutters / Hardware					opriate 🗆 Inappropriate	፲ 🖵 ጜ ፫ 🗀 🗆		
	<u>ත</u>	25	Storm Windows / Screens				□ Appr	opriate 🗆 Inappropriate	ORT.		
<u>2</u>		26	Doors				□ Appr	opriate 🗆 Inappropriate			
ISTRICT	<u></u>	27	Porches and Balconies					opriate 🗆 Inappropriate			
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Q :		29	Landings/ Steps / Stoop / Railings					opriate 🗆 Inappropriate	_ L ~ ă		
HISTORIC		30	Lighting (i.e. wall, post)					opriate Inappropriate	<u> </u>		
N N		31	Signs (i.e. projecting, wall)				• •	opriate Inappropriate			
)		32 33	Mechanicals (i.e. HVAC, generators) Decks					opriate 🗆 Inappropriate			
₽		34	Garages/ Barns / Sheds (i.e. doors, placement)					opriate Inappropriate			
┻┢		35	Fence / Walls / Screenwalls (i.e. materials, type)					opriate Inappropriate Inappropriate	A		
	ᆽ	36	Grading (i.e. ground floor height, street edge)					opriate Inappropriate	5		
	ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					opriate Inappropriate	影響起到 40		
		38	Driveways (i.e. location, material, screening)					opriate 🗆 Inappropriate			
		39	Parking (i.e. location, access, visibility)					opriate 🗆 Inappropriate			
		40	Accessory Buildings (i.e. sheds, greenhouses)				i	opriate 🗆 Inappropriate	AT AND ADDRESS OF THE PARTY OF		
F	l. P	<u>urpos</u>	e and Intent:					-1			
_	1.	-	eserve the integrity of the District:	□ Yes □ No	4.	Maintain the special characte	er of the District:		□ Yes □ No		
	2		essment of the Historical Significance:	☐ Yes ☐ No		•	ne architectural and historic char	acter:	□ Yes □ No		
	3		nservation and enhancement of property value	Jes: ☐ Yes ☐ No		•	sure and welfare of the District to		tors: □ Yes □ No		
1	R≏	view	Criteria / Findings of Fact:			•					
<u>1.</u>			nsistent with special and defining character o	f surroundina properties	: □Yes□No 3	Relation to historic and archite	ectural value of existina structure:	□ Yes □ No			
			mpatibility of design with surrounding propertie				gies with surrounding properties:				
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Project Address: 129 MARKET STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 1,470 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: <u>Federal</u> Number of Stories: <u>5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Ceres Street
- Unique Features: Market Street Warehouse Building

 Neighborhood Asso 	ociation: <u>Downtown</u>	
B. Proposed Work: To repl	lace doors and windows o	and awning systems.
C. Other Permits Required:		
\square Board of Adjust	ment 🗌 Planning Bo	ard City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
\square Intersection / \square	Corner Lot 🗌 Rear Lot	
E. Existing Building to be Alt	ered/ Demolished:	
✓ Principal	☐ Accessory	Demolition
F. Sensitivity of Context:		
Highly Sensitive	e 🗸 Sensitive 🗆 Low Sen	ositivity "Back-of-Ha

G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

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

H. Project

<u>t Type:</u>
$\hfill \square$ Consent Agenda (i.e. very small alterations, additions or expansions)
Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
Major Project (i.e. very large alternations, additions or expansions)

J. Neighborhood Context:

• The building is located along Ceres Street. It is surrounded by many brick 3-4 story historic structures with no front yard setbacks with gardens, patios and walkways.

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

The applicant is proposing to:

- Replace the existing doors and windows and add a new awning system
- The commercial unit is proposed to be converted into a live/work use.

<u>Design Guideline Reference</u>: Guidelines for Windows and Doors (08) and Signs and Awnings (11)

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			129 MARI	KET STREET – PUB	LIC HEARING #	1 (MINOR)		
		INFO/ EVALUATION CRITERIA		T PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	1 81-
世		GENERAL BUILDING INFORMATION		FROM THE TAX MAPS & ASSE			(me.uge)	_ < ⊱
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	2	Floor Area Ratio (GFA/ Lot Area)						O SON SION SION SION SION SION SION SION
STA	3	Building Height / Street-Width Ratio		MINOR PROJECT				
	4	Building Height – Zoning (Feet)				JJLCI		FOR MISSION Date: 10-
	5	Building Height – Street Wall / Cornice (Feet)	_	- INSTALL NEW W	INDOWS AND I	DOORS & AW	NING ONLY -	I
•	6	Number of Stories		INSTALL INLIN W	INDONS AND I	DOOKS & AN	MINO ONE!	ZŽ
		Building Coverage (% Building on the Lot)	4 5 5 1 1 5 4 1 1 7 1	2 2211117172		TATIONIA	400000147511500	╛┰┆
		PROJECT REVIEW ELEMENT	APPLICANT	S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	⊣ ଠ ୯ୁ
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	_ <u>→</u>
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
Ö	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	UAT DISTRIC I Case
<u> </u>	12	Roofs					☐ Appropriate ☐ Inappropriate	
i	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
<u> </u>	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	/A ORIC STREI
MEMBERS	15	Roof Materials					☐ Appropriate ☐ Inappropriate	⊢ ZR ST
	16	Cornice Line					☐ Appropriate ☐ Inappropriate	
	17	Eaves, Gutters and Downspouts Walls					☐ Appropriate ☐ Inappropriate	— Ш ⋈ ⋈
	18						☐ Appropriate ☐ Inappropriate	EV HIST
: 필	19	Siding / Material Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	→ ∓ ₹
BUILDING DESIGN & MATERIALS	20 21	Doors and Windows					□ Appropriate □ Inappropriate	⊢⊨≒≅
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	23	Window Casing/ Trim					 □ Appropriate □ Inappropriate □ Appropriate 	⊣ III ₹ ∾
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
	25	Awnings					□ Appropriate □ Inappropriate	╛┪┢
) ž	26	Doors					□ Appropriate □ Inappropriate	OP PORTS
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	<u> </u>
<u> </u>	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	
2	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					□ Appropriate □ Inappropriate	A)
•	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
7	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ESIGI	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
ш	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SIT	39						☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pre 2. Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property val	☐ Yes ☐ No ☐ Yes ☐ No Ues: ☐ Yes ☐ No	5. Comp	ain the special characte plement and enhance th ote the education, pleas	ne architectural and	historic character: ne District to the city residents and visi	☐ Yes☐ Yestors: ☐ Yes
	1. Cc	Criteria / Findings of Fact: onsistent with special and defining character o mpatibility of design with surrounding propertie	<u> </u>		on to historic and archite patibility of innovative te		-	

Project Evaluation Form: 30 WALDEN STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #2

	erty Information - General:			
• Zo • Lo • Eo • B • N • H • P	g Conditions: oning District: <u>GRB</u> and Use: <u>Single-Family</u> and Area: <u>12,632 SF</u> stimated Age of Structure: <u>c.</u> uilding Style: <u>Queen Anne</u> lumber of Stories: 1.5 listorical Significance: <u>C</u> ublic View of Proposed Work nique Features: <u>NA</u> eighborhood Association: <u>Sc</u>	: <u>View from Waterfr</u>	<u>ont</u>	
B. Prop	osed Work: To replace rear d	eck and railings.		
C. Othe	r Permits Required:			
	☐ Board of Adjustment	☑ Planning Board		City Council
D. Lot L	ocation:			
	✓ Terminal Vista	☐ Gateway		Mid-Block
	\square Intersection / Corner Lot	☐ Rear Lot		
E. Existir	ng Building to be Altered/ Demo	olished:		
	✓ Principal	Accessory		Significant Demolition
F. Sensi	tivity of Context:			
	\square Highly Sensitive \square Sensiti	ve \square Low Sensitivity		"Back-of-House"
G. Design	gn Approach (for Major Projects	<u>s):</u>		
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 1	0 Pleasant Street)
	\square Invention within a Style (i.e.	., Porter Street Townhouses	s, 100	Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress	s Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bar	nk, Coldwell Banker)
H. Proje	ct Type:			
	 Consent Agenda (i.e. very	small alterations, add	ditio	ns or expansions)
	☑ Minor Project (i.e. small alt	erations, additions or	exp	pansions)
	☐ Moderate Project (i.e. sign			
	☐ Major Project (i.e. very larç			

I. Neighborhood Context:

• This 1.5 story structure is located on Walden Street in the South End and is surrounded with many contributing structures. The neighborhood is predominantly 1.5 to 2.5 story wood-sided structures with a shallow setback from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant is proposing to:
 - o Replace the rear deck, stairs and decking.
 - o The decking is proposed to be composite as is the railing system.
 - o This is a "back-of-house" condition.

Design Guideline Reference – Guidelines Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

30 WALDEN STREET - PUBLIC HEARING #2 (MINOR PROJECT)									
			INFO/ EVALUATION CRITERIA		CT PROPERTY		NEIGHBORHO	-	
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	18
		No.		Building	Building (+/-)	(Average)		(Average)	
STAFF	Ε.	10.	GENERAL BUILDING INFORMATION	(FSTIMA)	TED FROM THE TAX MAPS &	ASSESSOR'S INFO)			−
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[2	Floor Area Ratio (GFA/ Lot Area)						
)		3	Building Height / Street-Width Ratio			MINOR PRO) IECT		SS
		4	Building Height – Zoning (Feet)			MINOKIK	JJLCI		Als at a state of the state of
		5	Building Height – Street Wall / Cornice (Feet)	- RFPI A	CE REAR DECK	WITH COMPOSITE	DECKING A	ND RAILING ONLY -	→ ⋛ △
		6	Number of Stories Building Coverage (% Building on the Lot)	- IVEL EA	CL KLAK BLCK	Willi COMI OSIII		MAILING ONLI	Z W Z
		/		UDG	004445170	110001100	FOTIONIC	ADDRODDIATEMEN	
		•	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	F211ON2	APPROPRIATENESS	
}		8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
}	<u> </u>	10	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	AT TRIC
8	ც	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
		12	Roofs					□ Appropriate □ Inappropriate	ALU/ RIC DIST REET CO
		13	Style and Slope					□ Appropriate □ Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
		15	Roof Materials					☐ Appropriate ☐ Inappropriate	V V STRI
		16	Cornice Line					☐ Appropriate ☐ Inappropriate	EV/ HISTOR
		17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	шζ
Z	YES .	18	Walls					□ Appropriate □ Inappropriate	
	MAIERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	→ → □
;	<u> </u>	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	_ ← E ≤
≥ .		21	Doors and Windows					□ Appropriate □ Inappropriate	RTY OUTH HI
	ž	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	_ ⊒ ୪ ଛା
5	ທ <u>ີ</u>	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	- S S S S S
		24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
3	7	25	Awnings					□ Appropriate □ Inappropriate	ROP PORTS
-	<u>-</u>	26	Doors					☐ Appropriate ☐ Inappropriate	~ ш
	<u> </u>	27	Projections (i.e. persh portion agree)					☐ Appropriate ☐ Inappropriate	_ ~
		28 29	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_ ଅ
		30	Lighting (i.e. wall, post)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	<u> </u>
		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
		33	Decks					□ Appropriate □ Inappropriate	
		34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	4.4.
		35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
	DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	3	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
;		38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
{	<u>~</u>	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H.</u>	1. 2.	Pre Ass	e and Intent: serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property valu	□ Yes □ □ Yes □ □ Yes □ □ Yes □	No 5. C	aintain the special characte omplement and enhance the comote the education, pleas	ne architectural and	historic character: he District to the city residents and vi	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐
			, ,					The state of the s	5.0.
<u>I.</u>			Criteria / Findings of Fact:		High DVcc DVc	olodion to historia surel surel !	a atural male a -f - *	ing structures	
			nsistent with special and defining character of	<u> </u>				<u> </u>	
	2.	Cor	mpatibility of design with surrounding propertie	s:	\sqcup Yes \sqcup No 4. C	ompatibility of innovative te	cnnologies with surre	ounding properties: 🗆 Yes 🗆 No	

Project Address:	206 NORTHWEST STREET
Permit Requested:	CERTIFICATE OF APPROVAL
Meeting Type:	PUBLIC HEARING #3
 Existing Conditions: Zoning District: GRA Land Use: Single-Family Land Area: 10,455 SF +/- Estimated Age of Structure: c. Building Style: Greek Revival Historical Significance: Contrik Public View of Proposed Work Unique Features: Abuts Rt. 1 B Neighborhood Association: Cl 	<u>outing</u> : View from Northwest Street
B. Proposed Work: To demolish a rec	<u>ar garden structure.</u>
C. Other Permits Required:	
☐ Board of Adjustment	☐ Planning Board ☐ City Council
D. Lot Location:	7
☐ Terminal Vista	☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/ Demo	<u>plished:</u>
☐ Principal	✓ Accessory □ Demolition
F. Sensitivity of Context: ☐ Highly Sensitive ✓ Sensitive	tive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Building, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Congress Street)
$\hfill \square$ 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 alte	erations, additions or expansions)
☑ Moderate Project (i.e. sig	nificant additions, alterations or expansions)
\square Major Project (i.e. very larg	ge alternations, additions or expansions)

Page 9 of 20

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

• The building is located along Northwest Street. It is surrounded with many 1.5-2.5 story wood-sided structures with shallow setbacks and small side or rear garden areas.

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

The Application is proposing to:

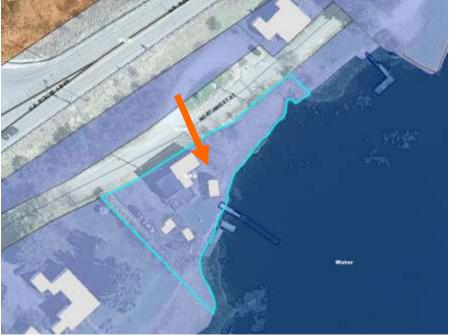
- The applicant is proposing to demolish the existing screened porch which is located along the waterfront area.
- Note, the HDC recently approved the installation of a new two-car garage along the street frontage of the lot.

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





Aerial and Street View Image



Zoning Map

				206 NORTH	IWEST STREET – P	UBLIC HEARING #	3 (MODERAT	E)	
			INFO/ EVALUATION CRITERIA		ECT PROPERTY		NEIGHBORHO		18
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
	1	No.							S 7
ш.			GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS &	ASSESSOR'S INFO)			
STAFF		1	Gross Floor Area (SF)						
1		2	Floor Area Ratio (GFA/ Lot Area)						
S		3	Building Height / Street-Width Ratio			MODERATE P	ROJECT		
	-	4	Building Height – Zoning (Feet)						
		5	Building Height – Street Wall / Cornice (Feet) Number of Stories		 DEMOLISH EX 	ISTING SCREEN/ (GARDEN STRU	ICTURE ONLY –	→ ₹ ?! ;
		7	Building Coverage (% Building on the Lot)			-			
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	FSTIONS	APPROPRIATENESS	COMMI F No.:3 E
_	_	8	Scale (i.e. height, volume, coverage)	IIDC	COMMINICIALS	1100 3000	LITTONI	□ Appropriate □ Inappropriate	
	NTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
	Z O	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
	~ —	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
、	\neg	12	Roofs					☐ Appropriate ☐ Inappropriate	
<u> </u>		13	Style and Slope					☐ Appropriate ☐ Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
MEMBERS		15	Roof Materials					☐ Appropriate ☐ Inappropriate	
		16	Cornice Line					☐ Appropriate ☐ Inappropriate	- > 5 ≥ □
		17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	— Т № №
	\LS	18	Walls					☐ Appropriate ☐ Inappropriate	╗╸╸
2	E E	19	Siding / Material					□ Appropriate □ Inappropriate	
3	ATE	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	RTY OUTH NORT
	₹	21	Doors and windows					□ Appropriate □ Inappropriate	
		22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	<u> </u>	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	ORTSM ORTSM
)	DESIG	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
		25	Awnings					□ Appropriate □ Inappropriate	
		26	Doors					□ Appropriate □ Inappropriate	
	BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	
	B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
1		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<u> </u>
<u> </u>		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	100
: L		34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	No.
	z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	1 WILL
		36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	to a large of the same of the
	Δ —	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	The second
	Ľ	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	-	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H</u>	. Pu	rpos	e and Intent:						
	1.	Pre	eserve the integrity of the District:		No 4. M	aintain the special characte	er of the District:		
	2.	Ass	sessment of the Historical Significance:	□ Yes □	No 5. C	omplement and enhance th	ne architectural and	historic character:	
			onservation and enhancement of property value	Jes: ☐ Yes ☐		•		he District to the city residents and visi	itors: ☐ Yes ☐
			· · ·			. ,-		,	•
<u>I.</u>			Criteria / Findings of Fact: Insistent with special and defining character of	f surrounding propo	artias. Dyas Dila 3 Da	elation to historic and archite	actural value of exist	ing structure: □ Yes □ No	
			mpatibility of design with surrounding propertie	•		ompatibility of innovative te		-	
	۷.	-0	mpanonny or aesign with surrounding propertie	،	□ 103 □ 110 4. C	ompanonny or introvative te	CHILOIOGIES WILLI SUIT	noticities. 🗆 165 🗆 140	

Project Evaluation Form: 298 MIDDLE STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #4

A. Property Information - General:		
Existing Conditions:Zoning District: MRO		
 Land Use: Residential 		
 Land Area: 8,276 SF +/- Estimated Age of Structure: c.18 	113	
Building Style: <u>Federal</u>	<u>, 10</u>	
 Number of Stories: 3.0 		
 Historical Significance: <u>Contribu</u> Public View of Proposed Work: 	<u>View from Middle</u>	<u>Street</u>
 Neighborhood Association: <u>Mic</u> 	<u>Idle Street</u>	
B. Proposed Work: Replace windows of	and siding.	
C. Other Permits Required:		
\square Board of Adjustment	Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Demoli	shed:	
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitiv	e \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projects):		
\Box Literal Replication (i.e. 6-16 Co	ngress, Jardinière Buildin	g, 10 Pleasant Street)
\square Invention within a Style (i.e., P	orter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Portw	alk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e. ма	cIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very sr	nall alterations, add	ditions or expansions)
☑ Minor Project (i.e. small alter	ations, additions or	expansions)
☐ Moderate Project (i.e. signifi	cant additions, alte	rations or expansions)
\square Major Project (i.e. very large	alternations, additi	ons or expansions)

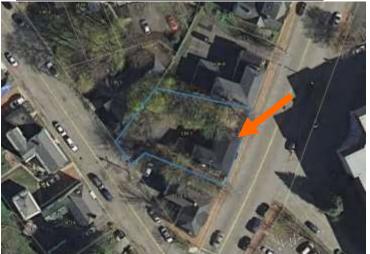
I. Neighborhood Context:

• This 2.5 story contributing wood structure is located along Middle Street and is surrounded with many 2-3 story contributing structures. The neighborhood is a 3 story wood-sided structure with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - o Replace wood siding with Hardi board
 - o Replace historic windows with Andersen Woodwright Windows
- <u>Design Guideline Reference</u>: Guidelines for Exterior Woodwork (05) and Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

		298 MIDDI	.E STREET – PUB	LIC HEARING #4 ((MODERATE)		
	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHOOD CO	NTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)			
	GENERAL BUILDING INFORMATION			· · · · · · · · · · · · · · · · · · ·			— 8
1		(======================================		,			
2							~ 0 =
3	Building Height / Street-Width Ratio		1	MACDED ATE DI	DO IECT		O S 3
4	Building Height – Zoning (Feet)			MODERAIE PI	KOJECI		5 V
5	Building Height – Street Wall / Cornice (Feet)		WIND	OW & SIDING DED	I A CEAAENIT ONLY		M sight
6	Number of Stories		- WIND	OW & SIDING KEP	LACEMENT ONLY		→ ≥ □
7	Building Coverage (% Building on the Lot)			-			2 5 4
	PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS	
8	Scale (i.e. height, volume, coverage)					Appropriate 🗆 Inappropriate	
9	Placement (i.e. setbacks, alignment)						— () ()
10	Massing (i.e. modules, banding, stepbacks)						AT TRIC
11	Architectural Style (i.e. traditional – modern)						
12	Roofs				T T T T T T T T T T T T T T T T T T T		
13	Style and Slope						
14	Roof Projections (i.e. chimneys, vents, dormers)						
15	Roof Materials						VA ORIO
16	Cornice Line						OR!
17	Eaves, Gutters and Downspouts						
18	·						HIS:
							77 MIDD
	5						
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							THE RESIDENCE OF THE PERSON OF
							ALCOHOL: N
							S. A. Williams
	, , , ,						
40	Accessory Buildings (i.e. sheds, greenhouses)					Appropriate Inappropriate	
	3 4 5 6 7 8 9 10 11 12 13 14 15 16	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) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening)	Project Information Existing Building	Project Information GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height - Zoning (Feet) 5 Building Height - Zoning (Feet) 6 Number of Stories 7 Building Height - Street Wall / Cornice (Feet) 8 Scale (jie. height, volume, coverage) 9 Placement (jie. setbacks, alignment) 10 Mossing (iie. modules, banding, stepbacks) 11 Architectural style (jie. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (iie. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 19 Siding / Material 19 Doors and Windows 21 Window Openings and Proportions 22 Window Casing/ Irim 23 Window Casing/ Irim 24 Window Shuffers / Hordware 25 Awrings 26 Doors 27 Porches and Bolconies 28 Projections (iie. porch, portico, canopy) 29 Landings/ Steps / Stoop / Ratilings 30 Lighting (iie. wall, post) 31 Signs (iie. porch, portico, canopy) 22 Loors 33 Decks 34 Garages (iie. doors, placement) 35 Fence / Walls (iie. ground floor height, street edge) 36 Driveways (iie. location, material, street thees) 37 Landscaping (iie. ground floor height, street dedge) 38 Driveways (iie. location, material, street thees) 39 Driveways (iie. location, material, street thees) 30 Driveways (iie. location, material, street thees) 31 Driveways (iie. location, material, street thees) 32 Driveways (iie. location, material, street thees)	Project Information Existing Proposed Building Proposed Abutiling Structures (Average)	Project Information Estating Building Proposed Abutting Structures (Average) (Average) (Average)	Froject Information Building Proposed Multing Structures (Average) Surrounding Structures (Average)

403 DEER STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
 Land Use: <u>Commercial Retail</u>
 Land Area: <u>25,522 SF +/-</u>
- Estimated Age of Structure: c.1808

- Building Style: Federal
 Historical Significance: F
 Public View of Proposed Work: View from Garden Way
- Unique Features: Moved to the Hill from the North End
- Neighborhood Association: <u>Downtown</u>

<u>B.</u>	<u>Pro</u>	<u>posed</u>	Work:	10	ado	l root	C	<u>lormers</u>	<u>. (</u>

C. Othe	<u>er Permits Required:</u>		
	☐ Board of Adjustment	\square Planning Board	☐ City Council
D. Lot L	ocation:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	Rear Lot	
E. Existi	ng Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	\square Significant Demolition
<u>F. Sensi</u>	tivity of Context:		
	$lacktriangle$ Highly Sensitive \Box Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design	gn Approach (for Major Projec	<u>ts):</u>	
	Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	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. Proje</u>	ect Type:		
	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 sig	nificant alternations,	additions or expansions)

M. Neighborhood Context:

• The structure is located along Garden Way within the North End. It is surrounded with 2-3 story brick and wood-sided structures as well as 4-5 story, masonry structures no front yard setbacks.

L. Background & Suggested Action:

The applicant proposed to:

- Convert the existing restaurant to an inn use.
- Remove restaurant-related alterations
- Preserve and restore the original structure
- Add dormer additions to occupy the attic level.
- Note that a variance was recently approved for the "inn' use.

Design Guideline Reference – Guidelines for All Sections (01-12)

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			403 DEER STRI	ET – PUB	LIC HEARING #5 (MIN	IOR PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Propose Building (+		Surrounding Structure (Average)	es
		GENERAL BUILDING INFORMATION			MAPS & ASSESSOR'S INFO)		
<u>_</u>	1	Gross Floor Area (SF)			•		~_
	2	Floor Area Ratio (GFA/ Lot Area)					0 5
)	3	Building Height / Street-Width Ratio			MINOR PRO	∩ IFCT	
	4	Building Height – Zoning (Feet)			MINORIK	JICI	FOR
	5	Building Height – Street Wall / Cornice (Feet)			ADD DORME	RS ONLY –	≥ ;
	7	Number of Stories Building Coverage (% Building on the Lot)			ADD DOMME	NO OTTE	Z
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGO	A DDDO	PRIATENESS
	_		AFFLICANI 3	COMMENTS	HDC 30G0		O 0 ,
X	8	Scale (i.e. height, volume, coverage)					e □ Inappropriate Inappropriate
Ę	10	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)					
ပ္ပ	10	Architectural Style (i.e. traditional – modern)					e Inappropriate
	12	Roofs					
	13	Style and Slope					e □ Inappropriate e □ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)					
	15	Roof Materials					e □ Inappropriate e □ Inappropriate
	16	Cornice Line					e Inappropriate
	17	Eaves, Gutters and Downspouts				• • • • • • • • • • • • • • • • • • • •	
LS.	18	Walls					e Inappropriate
N N N	19	Siding / Material				• • • • • • • • • • • • • • • • • • • •	a □ Inappropriate
ATE	20	Projections (i.e. bays, balconies)					
X	21	Doors and Windows					e Inappropriate e Inappropriate
∞ Z	22	Window Openings and Proportions				□ Appropriate	e □ Inappropriate
5	23	Window Casing/ Trim				□ Appropriate	e □ Inappropriate e □ Inappropriate e □ Inappropriate e □ Inappropriate
DE	24	Window Shutters / Hardware				☐ Appropriate	e 🗆 Inappropriate 🔼 🕰 🖁
5 D	25	Storm Windows / Screens				☐ Appropriate	e 🗆 Inappropriate
	26	Doors				• • • • • • • • • • • • • • • • • • • •	e 🗆 Inappropriate 💛 💟 🗟
BUILDING	27	Porches and Balconies					
	28	Projections (i.e. porch, portico, canopy)					e 🗆 Inappropriate
	29	Landings/ Steps / Stoop / Railings				• • • • • • • • • • • • • • • • • • • •	
	30	Lighting (i.e. wall, post)					e 🗆 Inappropriate
	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					e □ Inappropriate
	33	Decks					e Inappropriate
	34	Garages/ Barns / Sheds (i.e. doors, placement)					e □ Inappropriate e □ Inappropriate
	35	Fence / Walls / Screenwalls (i.e. materials, type)					e □ Inappropriate
Z		Grading (i.e. ground floor height, street edge)					e Inappropriate
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					e □ Inappropriate
	20	Driveways (i.e. location, material, screening)					e Inappropriate
SITE	39	Parking (i.e. location, access, visibility)					e 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)					e Inappropriate
Η.		ose and Intent:			l	т прегорнате	
		reserve the integrity of the District:	□ Yes □ No		4. Maintain the special charact	er of the District:	□ Y€
		ssessment of the Historical Significance:			•	he architectural and historic character:	□ Y€
		onservation and enhancement of property value			•	sure and welfare of the District to the cit	
, .					s		,
<u>I. </u>		w Criteria / Findings of Fact:	currounding properties	UVOS UNIC	2 Polation to historia and archit	contural value of evicting etc. etc.	
		onsistent with special and defining character of s	<u> </u>			_	
	Z. C	ompatibility of design with surrounding properties	•	⊔ res ⊔ No	4. Comp of innovative technological	igles with surrounding properties:	☐ Yes ☐ No

69 NEW CASTLE AVE. **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #6**

Existing	Con	dition	•
EXISTITIO	COL	union	3

- Zoning District: <u>GRB</u> Land Use: <u>Single-Family</u>
- Land Area: 4,560 SF +/-
- Estimated Age of Structure: <u>c.1860</u>

- Building Style: <u>Greek Revival</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>New Castle Ave.</u>
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u> P	<mark>roposed Work:</mark> To add a 72SF rec	<u>ar addition and new</u>	<u>v front door.</u>
<u>C.</u> C	Other Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
<u>D.</u> L	ot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	☑ Intersection / Corner Lot	Rear Lot	
<u>E. Ex</u>	kisting Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
<u>F. Se</u>	ensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arnothing}$ Sensit	ive \square Low Sensitivity	/ \square "Back-of-House
<u>G. D</u>	Design Approach (for Major Projects	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
	☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H. P</u>	roject Type:		
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)

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

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

Neighborhood Context:

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

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Install a 72SF addition to the rear of the main house.
- Replace the front door

Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction & Additions (10).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	SUBJECT PI	OPERTY		#6 (MINOR)	IOOD CONTEXT			
INFO/ EVALUATION CRITERIA Project Information	Existing	Proposed	Abutting Structures	ITLICTIDORI	Surrounding Structures			
riojeer miormanon	Building	Building (+/-)	(Average)		(Average)			
	(ESTIMATED FRC	M THE TAX MAPS & ASS	SESSOR'S INFO)					
		AUNIOR RROT						
			MINOR PRO	OJECI				
	- ADD) A REAR ADI	DITION AND REI	PLACE FROI	NT DOOR ONLY –			
PROJECT REVIEW ELEMENT	APPLICANT'S CO	OMMENTS	HDC SUG	GESTIONS	APPROPRIATENESS			
Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate			
Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
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			
Window Shutters / 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			
Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
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Project Address: 46-64 MAPLEWOOD AVE. **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Urban General (CD4)</u>
 Land Use: <u>Parking Lot</u>

- Land Area: 56,675 SF +/-Estimated Age of Structure: NA
- Building Style: <u>NA</u> Historical Significance: <u>NA</u>
- Public View of Proposed Work: View from Maplewood Ave., Deer and Bridge Streets
- Neighborhood Association: North End

B. Proposed Work: Increase the size of	of the penthouse flo	oor.
C. Other Permits Required:		
☐ Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Demo	lished / Constructed	<u>:</u>
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensiti	ve \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects	<u>):</u>	
Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	ng, 10 Pleasant Street)
lacksquare Invention within a Style (i.e	., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Port	walk, 51 Islington, 55 Con	gress Street)
\square Intentional Opposition (i.e. N	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 alte	erations, additions or	expansions)
Moderate Project (i.e. sign	ificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• The vacant lot is located along the intersection of Maplewood Ave., Deer Street and Bridge Street. It is surrounded with a wide variety of 1-5 story brick-clad structures with shallow to no front yard setbacks. In August 2017 the HDC approved plans for a 4 story mixed-use building at the property. A Conditional Use Permit was also approved for the project.

J. Staff Comments / Suggestions:

- The applicant proposes to reduce the stepback and increase the size of the penthouse.
- Note the applicant may submit a revised plan set that will further reduce the proposed penthouse expansion.
- **<u>Design Guideline Reference</u>**: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



HISTORIC SURVEY RATING

Zoning Map

	INFO/ EVALUATION CRITERIA	SIIS	ECT PROPERTY	- WORK SESSION	NEIGHBORHOOD CONTE	ΥT
				Abuttina Structures		
		Building	Building (+/-)	(Average)	(Average	
	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
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				MINOR PRO	DJECT	
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	Storm Windows / Screens					priate Inappropriate
26	Doors					priate Inappropriate
27	Porches and Balconies				•	
28	Projections (i.e. porch, portico, canopy)					un riota Un auna ra prieta
29	Landings/ Steps / Stoop / Railings					priate Inappropriate
30	Lighting (i.e. wall, post)					priate Inappropriate
31	Signs (i.e. projecting, wall)					priate Inappropriate
32	Mechanicals (i.e. HVAC, generators)					priate 🗆 Inappropriate
33	Decks					priate 🗆 Inappropriate
34	Garages/Barns / Sheds (i.e. doors, placement)				Appro	priate 🗆 Inappropriate
35	Fence / Walls / Screenwalls (i.e. materials, type)					priate 🗆 Inappropriate
36	Grading (i.e. ground floor height, street edge)				□ Appro	priate 🗆 Inappropriate
37	Landscaping (i.e. gardens, planters, street trees)				☐ Appro	priate 🗆 Inappropriate
38	Driveways (i.e. location, material, screening)					priate 🗆 Inappropriate
39	Parking (i.e. location, access, visibility)					priate 🗆 Inappropriate
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appro	priate 🗆 Inappropriate
	3 4 5 6 7 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 29 30 31 32 33 34 35 36 37 38	Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Street Wall / Comice (Feet) 5 Building Height – Street Wall / Comice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening)	Project Information Existing Building	Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area (RSF) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, olignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional - modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Material 16 Cornice Line 17 Eaves, Guiters and Downspouts 18 Walls 19 Siding / Material 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Dors and Windows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Projections (i.e. porch, portico, canopy) 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Candings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HYAC, generators) 33 Decks 34 Grading (i.e. ground floor height, street rives) 36 Driveways (i.e. location, material, screening) 37 Landscaping (i.e. ground floor height, street rives) 38 Driveways (i.e. location, material, screening)	Project Information Existing Building Proposed Building (+/) (Average)	Project Information Existing Building Proposed Abuting Structures (Average (Average

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

<u>B.</u>	Proposed Work:	To add a ne	<u>w building on</u>	<u>n the rear an</u>	<u>d make misc.</u>	<u>renovations.</u>

<u> </u>								
C. Other Permits Required:								
☑ Board of Adjustment	\square Planning Board	☐ City Council						
D. Lot Location:								
\square Terminal Vista	Gateway	☑ Mid-Block						
$\ \square$ Intersection / Corner Lot	Rear Lot							
E. Existing Building to be Altered/ Demolished:								
✓ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	\square Highly Sensitive $oxedsymbol{oxed}$ Sensitive \square Low Sensitivity \square "Back-of-House"							
G. Design Approach (for Major Projects):								
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)								
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)								
H. Project Type:								
Consent Agenda (i.e. very small alterations, additions or expansions)								

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

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

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

I. 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.

J. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing the following:

- Replace the rear addition on 137 High Street with An addition that includes a two-car garage;
- Restore the historic structure at 127 High Street; and
- Add a new single family structure on the combined lot with no change in overall density.
- Note that the applicant has filed a variance application for allowance of a residential use on the ground floor of the proposed stable building.
- Design Guideline Reference: Guidelines for Small Scale New Construction & Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

127-137 HIGH STREET – WORK SESSION #B (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY -3-18 **Project Information Abutting Structures Surrounding Structures** Existina **Proposed FORM** (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 10 COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - ADD A NEW STRUCTURE AND RENOVATE EXISTING STRUCTURES ONLY -NOL Number of Stories 8 Building Coverage (% Building on the Lot) .: **0 N PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case Approved with 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HIGH STRE HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **X** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 37 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware PROPERTY:1 □ Appropriate □ Inappropriate Decision: 25 **Awnings** 80 □ 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