Staff Report – December 5th, 2018

December 5th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1.236 Union Street
 - 2. 124 State Street
 - 3. 179 Pleasant Street
 - 4. 220 South Street
 - 5. 403 Deer Street #7
 - 6.206 Court Street
 - 7.5 Junkins Ave.
 - 8.229 Pleasant Street
 - 9.420 Islington Street
 - 10. 77 Daniel Street

- Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval
- TBD
- Recommend Approval
- TBD
- Recommend Approval
- Recommend Approval
- TBD

EXTENTION REQUESTS - NEW BUSINESS:

1. 73 Prospect Street - Lenny Cushing, 73 Prospect, LLC

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 37 Sheafe Street (Moderate Rear Addition)
- 2. 56 Salter Street (Minor Windows and Doors)
- 3. 113 Congress Street (Minor storefront and lighting)

WORK SESSIONS – OLD BUSINESS:

A. 127-137 High Street (Moderate - Rear Additions)

WORK SESSIONS - NEW BUSINESS:

- 1. 57 Salter Street (Moderate Window and Dormers)
- 2. 325 Marcy Street (Moderate Windows)



Project Address: 37 SHEAFE STREET **Permit Requested: CERTIFICATE OF APPROVAL**

Meeting Type: PUBLIC HEARING #1

Α.	Property	/ Information	- General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Residential
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c.1820

- Building Style: <u>Federal</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Custom House Way and Sheafe Street</u>
- Unique Features: Single Family
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	To add a rear addition	<u>(including rear balcony)</u>	

b. Hoposed Work.	amon finctioning rec	ar balcorry j.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House'
G. Design Approach (for Major Project	<u>s):</u>	

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)
☑ 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 Shaefe Street. It is surrounded with many brick and wood-frame 2.5-3 story structures with no setbacks from the sidewalk.

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

The Application is proposing to:

- Add a rear addition with a second story over the kitchen and enlarge the ground-floor mudroom.
- A second floor rear balcony is also proposed.

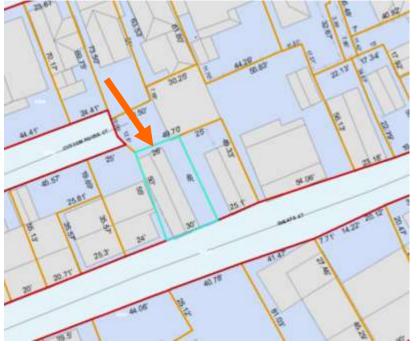
Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY	<u> </u>	NEIGHBORHOOD CONTEXT	
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S
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5	Building Height – Street Wall / Cornice (Feet)	INICT	ALL A DEAD ADDITIO	ALIMITH A CECO	AID CTORV AND DATCONY ONLY	2
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7	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGEST	TIONS APPROPRIATENESS	
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33	Decks					
34	Garages/ Barns / Sheds (i.e. doors, placement)					
35	Fence / Walls (i.e. materials, type)					-
36	Grading (i.e. ground floor height, street edge)					I Line
37	Landscaping (i.e. gardens, planters, street trees)					
38	Driveways (i.e. location, material, screening)					
39						
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 39 39 39 30 30 30 30 30 30 30 30 30 30	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Mubber of Stories Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Faves, Gutters and Downspouts Walls Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Openings and Proportions Window Shutters / Hardware Awnings Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Grading (i.e. ground floor height, street edge) Grading (i.e. ground floor height, street frees) Priveways (i.e. location, access, visibility)	No. GENERAL BUILDING INFORMATION GESTIM	CENERAL BUILDING INFORMATION CESTIMATED FROM THE TAX MAPS & ASSE	SENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area (SF) Floor Area (SF) Suilding Height / Street-Width Ratio Authority of Stories MINOR PRO MINOR PRO Install A REAR ADDITION WITH A SECO FROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT Applicant's Comments Roof Install A REAR ADDITION WITH A SECO Install A	GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Consist Notice Area, Ref. Consist Notice Area Consist Notice Area Consist Notice Area Consist Notice Consist Notice Area Consist Notice Consist Notice

Project Evaluation Form: **56 SALTER STREET Permit Requested: CERTIFICATE OF APPROVAL**

Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

Zoning District: WB (Waterfront Business)

• Land Use: <u>Single Family</u>

Land Area: 4720 SF +/-

Estimated Age of Structure: c.1890
Building Style: Queen Anne
Number of Stories: 2.5
Historical Significance: Contributing
Public View of Proposed Work: View from Salter Street

Neighborhood Association: South End

B. Proposed Work: Replace rear door and one large window with three smaller windows.

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:	
☐ Principal	✓ Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e. /	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project 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. sign	ificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• This 2.5 story contributing wood structure is located along Salter Street and is surrounded with many 2-2.5 story contributing structures. The neighborhood has small lots with structures that have shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The Applicant proposes to replace the rear door and remove a large picture windows and replace it with three smaller, double-hung windows.
- Design Guideline Reference: 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

	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHO	OD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION			SESSOR'S INFO)		
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12	Roofs					□ Appropriate □ Inappropriate
13	Style and Slope					□ Appropriate □ Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate
15	Roof Materials					□ Appropriate □ Inappropriate
16						□ Appropriate □ Inappropriate
17						□ Appropriate □ Inappropriate
18	Walls					□ Appropriate □ Inappropriate
19	Siding / Material					□ Appropriate □ Inappropriate
20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
21	Doors and windows					□ Appropriate □ Inappropriate
22	Window Openings and Proportions					□ Appropriate □ Inappropriate
23	Window Casing/ Trim					□ Appropriate □ Inappropriate
24	Window Shutters / Hardware					□ Appropriate □ Inappropriate
25	Awnings					□ Appropriate □ Inappropriate
26	Doors					□ Appropriate □ Inappropriate
27	Porches and Balconies					□ Appropriate □ Inappropriate
28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate
29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate
31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate
32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
33	Decks					□ Appropriate □ Inappropriate
34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate
35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate
38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate
39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	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. gordens, planters, street trees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Cross 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 HDC CC 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional - modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 10 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. goround floor height, street rees) 37 Parking (i.e. location, material, screening) 38 Priveways (i.e. location, material, screening) 39 Parking (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Rotio (CFA/ Lot Area) Building Height / Street Width Rotio Multing Height - Zoning (Feet) Building Height - Street Wall / Comice (Feet) Number of Stories Number of Stories PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. set blocks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Architectural Style (i.e. traditional – modern) Roof Projections (i.e. chimneys, vents, dormers) Style and Slope Roof Stories (i.e. height) Comice Line Cornice Line Projections (i.e. chimneys, vents, dormers) Siding / Material Projections (i.e. boys, balconies) Doors and windows Mindow Openings and Proportions Window Openings and Proportions Window Openings and Proportions Window Shutters / Hordware Mindow Shutters / Hordware Mindow Shutters / Hordware Mindow Shutters / Hordware Mechanics (i.e. Hory, Rollings Lindings) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Mechanicals (i.e. materials, type) Grading (i.e. gardens, planters, street trees) Protwendy Signific, e. cocation, materials, type) Frence / Walls (i.e. materials, type)	GENERAL BUILDING INFORMATION Cross Floor Alea (SF) Floor Area (Rib) (GFA Lot Area) Building Height - Street Width Ratio Building Height - Street Width Ratio Number of Stories Building Height - Street Width (Per) Building Coverage (S Building on the Lot) PROJECT REVIEW ELEMENT Building Coverage (S Building on the Lot) PROJECT REVIEW ELEMENT HDC COMMENTS HDC SUGG Scale (ii.e. height, volume, coverage) Placement (iie. serbocks, dignment) Architectural Style (ii.e. traditional – modern) Architectural Style (ii.e. traditional – modern) Roof Projections (iie. chimneys, vents, dormers) Style and Slape Roof Projections (iie. chimneys, vents, dormers) Cornice Une Cornice Un	Cornes Rote (SFA/ Lot Avec)

Project Evaluation Form: 113 CONGRESS STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

Existing Conditions:

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

B	<u>Proposed Work</u>	: Replace	e tront	windows	and	doors	and	add	sign	lıgr	nting
									_		_

C. Other Permits Required: ☐ City Council ☐ Board of Adjustment ☐Planning Board D. Lot Location: Gateway Mid-Block Terminal Vista <u>E.</u>

	- Torrilliar vista		- Mid Block
	\square Intersection / Corner Lot	Rear Lot	
E. Existing	Building to be Altered/Demo	olished:	
	✓ Principal	☐ Accessory	$\ \square$ Significant Demolition
F. Sensitiv	ity of Context:		
	\square Highly Sensitive \square Sensitive	ve 🗹 Low Sensitivity	√ 🗌 "Back-of-House"
G. Design	Approach (for Major Projects	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)
	$\hfill \square$ 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)
H. Project	Type:		
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	${f f \square}$ Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sign	ificant additions, alte	rations or expansions)

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

I. Neighborhood Context:

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

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

- The applicant is proposing to:
 - Replace the existing aluminum doors and window frames with new doors and windows;
 - Add sidelights to the doors
 - Add goose-neck lighting to the wall sign

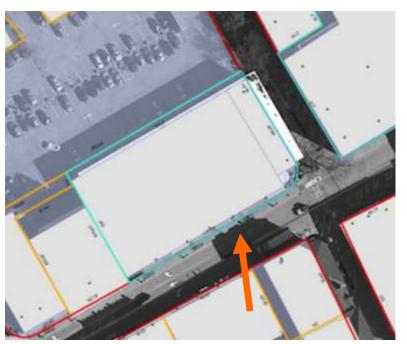
Design Guideline Reference – Guidelines for Windows & Doors (08) and Signs & Awnings (11).

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

Existing Proposed Building (+/-) (ESTIMATED FROM THE TAX MAPS & AS - INSTALL NEW LIGHTIN APPLICANT'S COMMENTS	Abutting Structures (Average) SSESSOR'S INFO) MINOR PROJECT NG AND STOREFRONT DOC	Surrounding Structures (Average) ORS & WINDOWS ONLY —
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Project Address: 127-137 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:

Α.	Pro	perty	Info	orm	atio	n -	Ge	neral:
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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 a new</u>	<u>building on the</u>	<u>e rear and ma</u>	<u>ke misc. ren</u>	<u>ovations.</u>

B. Proposed Work: To add a new bu	<u>ilding on the rear a</u>	<u>nd make misc. renovc</u>
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:		
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivit	ry 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
☑ Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)

H. Project Type:

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

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

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

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

- ✓ 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 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:

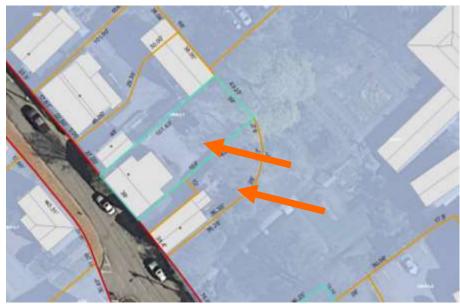
- Replace the rear addition on 137 High Street with An addition that includes a two-car garage;
- Restore the historic structure at 127 High Street; and
- Add a new single family structure on the combined lot with no change in overall density.
- Note that the applicant received a variance for the proposed project as designed. The approval was appealed through a request for rehearing which was denied on 11-20-18.
- 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 #A (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY -5-18 **Project Information Abutting Structures Surrounding Structures** Existina **Proposed FORM** (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 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 4 Number of Stories Building Coverage (% Building on the Lot) .: 0 **X 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 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate HIGH 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** -137 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 □ Appropriate □ Inappropriate PROPERTY:1 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) 32 □ 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

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

□ Yes □ No

2. Compatibility of design with surrounding properties:

Project Address: 57 SALTER STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>WB</u>
- Land Use: Single Family Land Area: 10,700 SF +/-
- Estimated Age of Structure: c.1800

- Building Style: <u>Federal</u>
 Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from Salter Street & Riverfront</u>
- Unique Features: <u>Outbuilding</u>
 Neighborhood Association: <u>South End</u>

В.	<u>Proposed Work:</u>	To add stairs,	. dormers,	windows ai	nd doors	to an	outbuilding.

C. Other Permits Required:

☑ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	☐ Gateway	☐ Mid-Block
$\ \square$ Intersection / Corner Lot	☐ Rear Lot	

	$\ \square$ Intersection / Corner Lot	Rear Lot	
E. Ex	isting Building to be Altered/ Dem	nolished / Constructe	<u>ed:</u>
	☐ Principal	✓ Accessory	\square Significant Demolition
<u>F. Se</u>	nsitivity of Context:		
	☐ Highly Sensitive ☑ Sens	itive 🗌 Low Sensitivi	ty \square "Back-of-House"
G. D	esign Approach (for Major Projec	<u>:ts):</u>	
	Literal Replication (i.e. 6-16	Congress, Jardinière Build	ding, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e	e., Porter Street Townhous	ses, 100 Market Street)
	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Co	ongress Street)
	$\hfill \square$ Intentional Opposition (i.e	. McIntyre Building, Citize	n's Bank, Coldwell Banker)
H. Pr	oject Type:		
	☐ Consent Agenda (i.e. ver	y small alterations, ac	dditions 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 significant alternations, additions or expansions)

L. Neighborhood Context:

• This outbuilding is located along the terminal vista to the Piscatagua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

The applicant proposed to:

- Renovate the existing structure and convert the outbuilding to a residential use.
- New windows are proposed as well as new doors, a dormer and relocation of an existina stair.

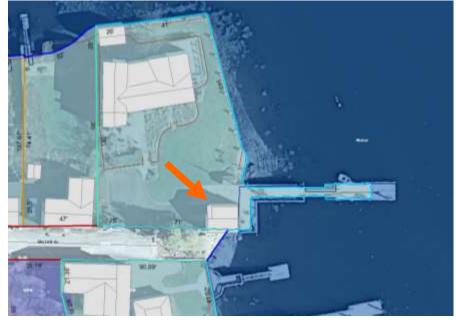
Design Guideline Reference - Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

				57 SALTER STR	EET – WORK SES	SSION #A (MODE	RATE PROJEC	CT)			
			INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	_	NEIGHBORHO	OD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	3		p
			GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & A	· · · · · · · · · · · · · · · · · · ·		(e.age)		₹	_ @
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	-	4	Building Height – Zoning (Feet)		•	MODERAIL	KOJLCI				
	F	5	Building Height – Street Wall / Cornice (Feet)		- ADD STAIRS D	ORMERS, AND W	INDOWS & L	OORS ONLY	, _		V V V V
	F	6	Number of Stories		ADD STAIRS, D	ORMERS, AND W	IIIIDONIS & L	OOKS CITE!		Z:	OMMIS Date: 12 Juditions
	1		Building Coverage (% Building on the Lot)	4554644		UD 0 4U0 0		4 222 62	DIATELIESS	₹ ८ (COMMIS COMMIS Date: 12 Pulations Withdraws
			PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS	HDC SUGG	ESTIONS		RIATENESS		r COMMI :A Date:
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	ONTEXT	9	Placement (i.e. setbacks, alignment)						□ Inappropriate		ن ٩ إ
	8	10	Massing (i.e. modules, banding, stepbacks)						□ Inappropriate	- ⋖ :	e , > ,
	\vdash	11	Architectural Style (i.e. traditional – modern)						☐ Inappropriate	- → 9	SON
S	-	12	Roofs Style and Slope						□ Inappropriate	 	
ER	-	13 14	Roof Projections (i.e. chimneys, vents, dormers)							┤ 	ט ט פֿ פֿ
AB	-	15	Roof Materials						☐ Inappropriate☐ Inappropriate	ન	
MEMBERS	-	16	Cornice Line						□ Inappropriate		スツー 、_
≤	-	17	Eaves, Gutters and Downspouts						□ Inappropriate		— Ш
	S	18	Walls						☐ Inappropriate	⊣Ш §	HIS ALTI
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COMMISSION	≪ Z	22	Window Openings and Proportions						□ Inappropriate		
\langle	<u>5</u>	23	Window Casing/ Trim						□ Inappropriate	ТШ:	ORTSMC OPERTY ion: □ A
Ö	DESIG	24	Window Shutters / Hardware						□ Inappropriate] ᠘ '	ス 開
		25	Storm Windows / Screens					□ Appropriate	□ Inappropriate		7 G ::
<u> </u>		26	Doors					□ Appropriate	□ Inappropriate		
STRICT	BUILDING	27	Porches and Balconies						□ Inappropriate	→ △ '	PR PR cisi
		28	Projections (i.e. porch, portico, canopy)						□ Inappropriate		Ū
	-	29	Landings/ Steps / Stoop / Railings						□ Inappropriate		Δ
<u> </u>	-	30	Lighting (i.e. wall, post)						□ Inappropriate		
R	-	31	Signs (i.e. projecting, wall)						☐ Inappropriate		
7		32	Mechanicals (i.e. HVAC, generators)						□ Inappropriate		The Miles
HISTORIC	-	33 34	Decks Garages/ Barns / Sheds (i.e. doors, placement)						☐ Inappropriate		
_		35	Fence / Walls / Screenwalls (i.e. materials, type)						☐ Inappropriate	A CONTRACTOR OF THE PARTY OF TH	-
	Z	36	Grading (i.e. ground floor height, street edge)						☐ Inappropriate☐ Inappropriate		
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)						☐ Inappropriate	2.0	THE REAL PROPERTY.
		38	Driveways (i.e. location, material, screening)						☐ Inappropriate	20	
	SITE	39	Parking (i.e. location, access, visibility)						□ Inappropriate		The same of the sa
	"	40	Accessory Buildings (i.e. sheds, greenhouses)					• • • • • • • • • • • • • • • • • • • •	□ Inappropriate		
	Н		se and Intent:						паррюрнате		
	111. 1		eserve the integrity of the District:	□ Yes □ N	10 4 Ma	intain the special characte	er of the District				□ Yes □ No
			sessment of the Historical Significance:	□ Yes □ N		mplement and enhance th		historic character			□ Yes □ No
			onservation and enhancement of property val			mote the education, pleas			residents and visita	ors:	
			Criteria / Findings of Fact:		0.110	more me edecanom, pieds	SIS GITG WOILGIS OF I		TOSIGOTIIS GITG VISITO	,, J,	_ 103 _ 110
			onsistent with special and defining character c	f surrounding properti	es: 🗆 Yes 🗆 No 3. Rel	ation to historic and archite	ectural value of exist	ing structure:	□ Yes □ No		
			mpatibility of design with surrounding propertion			mp of innovative technolog			□ Yes □ No		

Project Evaluation Form: 325 MARCY STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #2 Meeting Type:

A. Property Information - Gen

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>2,200 SF +/-</u>
- Estimated Age of Structure: c.1790
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Pickering and Marcy Streets</u>
 Unique Features: NA

Neighborhood Ass		th End	
B. Proposed Work: To re	<u>place 21 wind</u>	ows with Anderso	n 400 series windows.
C. Other Permits Required	<u>:</u>		
☐ Board of Adju	stment [Planning Board	☐ City Council
D. Lot Location:			
☐ Terminal Vist	a [Gateway	☐ Mid-Block
lacksquare Intersection	/ Corner Lot	Rear Lot	
E. Existing Building to be A	Altered/ Demoli	shed:	
Principal		Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:			
☐ Highly Sensiti	ve 🗹 Sensitiv	e 🗌 Low Sensitivity	"Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

L	C	conse	ent .	Agen	da (ı.e.	very	small	altera	itions,	additio	ons or	expa	nsions

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

I. Neighborhood Context:

• This contributing historic structure is located along Marcy Street and is surrounded with many other wood, 2.5 story contributing structures and has no frontyard setback.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Replace 21 historic windows with Anderson 400 Series insert windows.
 - Repair the existing trim and casing.

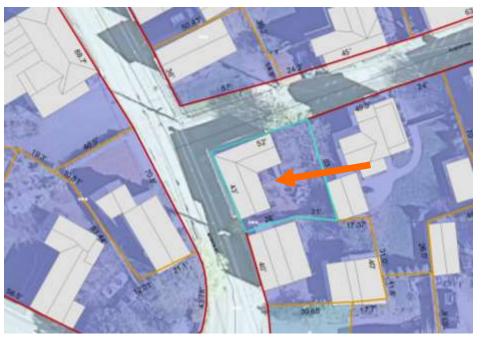
Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows & Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

2 Flo 3 Bu 4 Bu 5 Bu 6 Nu 7 Bu 8 Sc 9 Plo 10 Me	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF) loor Area Ratio (GFA/ Lot Area) uilding Height / Street-Width Ratio uilding Height – Zoning (Feet) uilding Height – Street Wall / Cornice (Feet) lumber of Stories uilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	Existing Building	Proposed Building (+/-) D FROM THE TAX MAPS & AS	Abutting Structures (Average) SSESSOR'S INFO)	Surrounding Structures (Average)							
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10 M	lacement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate							
	Massing (i.e. modules, banding, stepbacks)	-			☐ Appropriate ☐ Inappropriate							
	architectural Style (i.e. traditional – modern)	-			□ Appropriate □ Inappropriate							
12 Ro	oofs	-			□ Appropriate □ Inappropriate							
	tyle and Slope				□ Appropriate □ Inappropriate							
	oof Projections (i.e. chimneys, vents, dormers)	-			□ Appropriate □ Inappropriate							
	oof Materials	-			☐ Appropriate ☐ Inappropriate							
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17 Ec	aves, Gutters and Downspouts				□ Appropriate □ Inappropriate							
18 W	Valls				□ Appropriate □ Inappropriate							
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	rojections (i.e. bays, balconies)	-			□ Appropriate □ Inappropriate							
	Poors and windows				□ Appropriate □ Inappropriate							
22 Wi	Vindow Openings and Proportions	-			□ Appropriate □ Inappropriate							
	Vindow Casing/ Trim	-			□ Appropriate □ Inappropriate							
24 Wi	Vindow Shutters / Hardware				□ Appropriate □ Inappropriate							
25 Av	wnings				□ Appropriate □ Inappropriate							
26 Do	oors				□ Appropriate □ Inappropriate							
27 Po	orches and Balconies	,			□ Appropriate □ Inappropriate							
28 Pro	rojections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate							
	andings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate							
30 Lig	ighting (i.e. wall, post)				□ Appropriate □ Inappropriate							
31 Sig	igns (i.e. projecting, wall)				□ Appropriate □ Inappropriate							
32 M	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate							
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	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate							
	ence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate							
	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate							
	andscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate							
	priveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate							
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40 Ac	accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate							
Preser Assess	and Intent: erve the integrity of the District: essment of the Historical Significance: ervation and enhancement of property value	□ Yes □ N □ Yes □ N es: □ Yes □ N	o 5. Con	ntain the special character of the I mplement and enhance the archite								