Staff Report – April 4th, 2018

pril 4th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 209 Marcy Street
 - 2. 160 Middle Street
 - 3. 103 Congress Street
 - 4. 478 Marcy Street
 - 5. 53 Humphrey's Court
 - 6. 56 Dennett Street
 - 7. 68 South Street
 - 8. 147 State Street
 - 9. 238 Deer Street

- Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

- A. 333-340 State Street (Moderate window replacement)
- 170-172 Gates Street (Minor Azek trim)
- 2. 903 Middle Street (Minor 4-season proch)
- 3. 175 Market Street (Moderate dumpster enclosure)
- 4. 84 Pleasant Street (Moderate rear addition)
- 5. 25 Maplewood Ave. (Minor façade revisions)

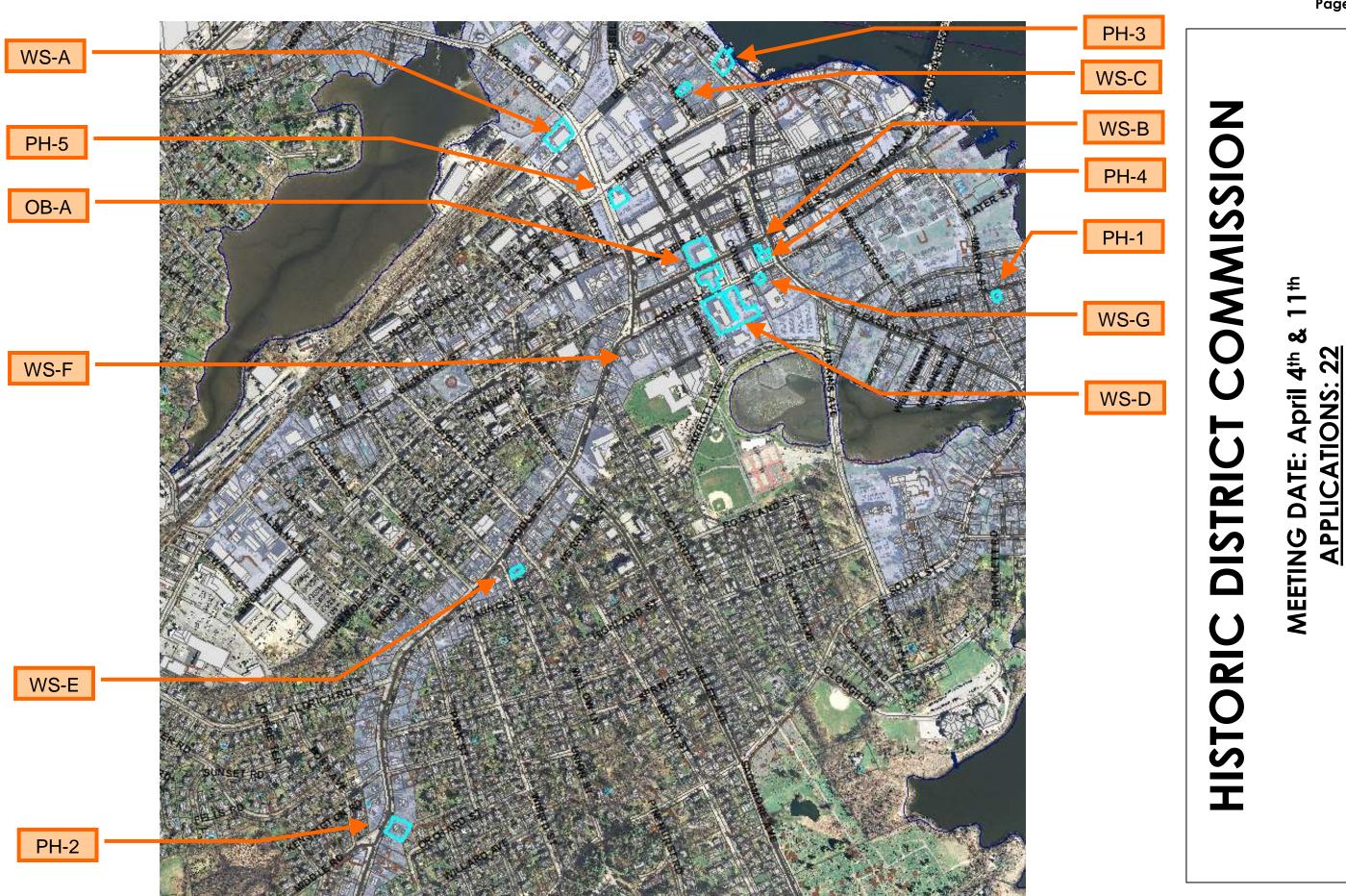
April 11th MEETING

WORK SESSIONS:

- A. 161 Deer Street (Major Mixed-Use Building)

- D. 140-152 Court Street (Major 5 Story Building)
- 285 Union Street (Minor Siding) Ε.
- F. 159 Middle Street (Moderate Rear infill building)
- G. 206 Court Street (Moderate-side and rear addition)

B. 278 State Street (Major - Renovation and Redevelopment) C. 127 & 137 High Street (Moderate - new rear building)



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

333-340 STATE STREET **CERTIFICATE OF APPROVAL PUBLIC HEARING #A**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 24,393 SF +/-
- Estimated Age of Structure: 1957
- Building Style: Colonial Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from State and Fleet Streets
- Unique Features: good example of mid-century Colonial Revival design
- Neighborhood Association: Downtown
- B. Proposed Work: Replace windows on both buildings.

C. Other Permits Required:

Board of Adjustment	Planning	Board
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D. Lot Location:

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

Gateway

City Council

Mid-Block

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

 $\mathbf{\nabla}$ Principal

Demolition

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

G. Design Approach (for Major Projects):

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

H. 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)

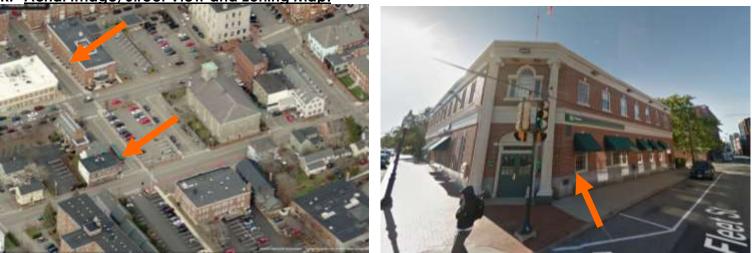
- I. Neighborhood Context:
 - previous lots with structures in the 1970s.

J. Background & Suggested Action:

- The applicant is proposing to:
- Remove and Replace the windows (which appear to be original)
- the existing windows but be SDL.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Court, State and Fleet Streets. It is surrounded with mainly brick 1.5-3 story structures with shallow to no front yard setbacks. Note that this lot was created by meraina three

The applicant has changed architects and now proposes to restore windows and undertake a biglass conversion to many others on both buildings. Given the likely costs associated with this approach it may make sense to differentiate the windows within the 1957 building from the 1975 building. In the younger building, it may make sense to permit replacement windows that match

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	ECT PROPERTY	NEIGH	IBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio		Α	AODERATE PROJE	ICT
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)		- RESTORE OR C	ONVERT WINDOWS OF	
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
¥	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria
ONTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropria
õ	10					🗆 Appropriate 🗆 Inappropria
υ	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropria
	12	Roofs				🗆 Appropriate 🗆 Inappropria
	13	, ,				🗆 Appropriate 🗆 Inappropria
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropria
	15	Roof Materials				🗆 Appropriate 🗆 Inappropria
	16	Cornice Line				🗆 Appropriate 🗆 Inappropria
	17					🗆 Appropriate 🗆 Inappropria
ERIALS	18					🗆 Appropriate 🗆 Inappropria
ERL	19					🗆 Appropriate 🗆 Inappropria
IAT	20					🗆 Appropriate 🗆 Inappropria
≥ ~	21	Doors and Windows				🗆 Appropriate 🗆 Inappropria
z	22					🗆 Appropriate 🗆 Inappropria
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Ы	24					🗌 🗆 Appropriate 🗆 Inappropria
U Z	25					🗆 Appropriate 🗆 Inappropria
Ē	26					🗆 Appropriate 🗆 Inappropria
3UII	27					🗌 Appropriate 🗆 Inappropria
	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropria
	29					🗆 Appropriate 🗆 Inappropria
	30					🗌 Appropriate 🗆 Inappropria
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropria
	32					🗌 Appropriate 🗆 Inappropria
	33					Appropriate 🗆 Inappropria
	34	Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate 🗆 Inappropria
<mark>ს</mark>	35					🗌 Appropriate 🗆 Inappropria
SIG	36					🗌 Appropriate 🗆 Inappropria
DESI	37	Landscaping (i.e. gardens, planters, street trees)				🗌 Appropriate 🗆 Inappropria
SITE	38					🗌 Appropriate 🗆 Inappropria
S						🗌 Appropriate 🗆 Inappropria
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropria

🗆 Yes 🗆 No

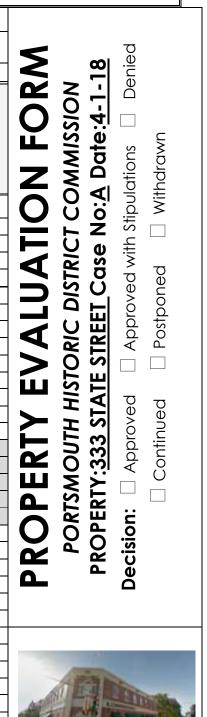
3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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



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

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

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

170& 172 GATES STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: <u>Re</u>sidential
- Land Area: 3,485 SF +/-
- Estimated Age of Structure: c.1810

- Building Style: <u>Greek Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Gates Street</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: Replace wood trim with Azek.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista

Gateway Mid-Block

Intersection / Corner Lot 🗌 Rear Lot

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

Principal

Demolition

F. Sensitivity of Context:

Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Accessory

G. Design Approach (for Major Projects):

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

H. 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:

terms of 18th century architecture.

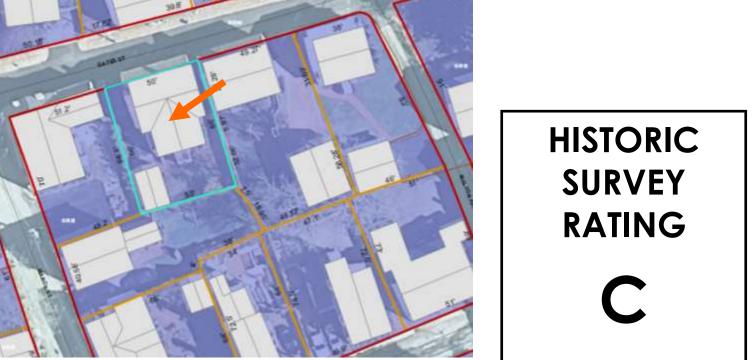
L. Background / Suggested Action:

• The Applicant is proposing to: 1. Replace the wood trim with Azek.

Design Guideline Reference: Windows and Doors (08),

M. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Gates Street. It is surrounded with a wide variety of 2 ½ story woodclad structures with no front yard setbacks. Gates Street is one of the most significant streets in

	INFO/ EVALUATION CRITERIA	SUBJECT PR	OPERTY		NEIGHBORHOO	D CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		urrounding Structures (Average)
	GENERAL BUILDING INFORMATION		M THE TAX MAPS & AS	· · · · · ·		(Aveluge)
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3						
4				MINOR PRO	JECI	
5	Building Height – Street Wall / Cornice (Feet)					
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7						
	PROJECT REVIEW ELEMENT	APPLICANT'S CO	MMENTS	HDC SUGGES	STIONS	APPROPRIATENESS
5 8	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropriate
é li	Placement (i.e. setbacks, alignment)					🗆 Appropriate 🗆 Inappropriate
N 1						🗆 Appropriate 🗆 Inappropriate
U 1	1 Architectural Style (i.e. traditional – modern)					🗆 Appropriate 🗆 Inappropriate
1						🗆 Appropriate 🗆 Inappropriate
1	3 Style and Slope					🗆 Appropriate 🗆 Inappropriate
1	4 Roof Projections (i.e. chimneys, vents, dormers)					🗆 Appropriate 🗆 Inappropriate
1	5 Roof Materials					🗆 Appropriate 🗆 Inappropriate
1	6 Cornice Line					Appropriate 🗆 Inappropriate
1	7 Eaves, Gutters and Downspouts					Appropriate 🗆 Inappropriate
2 1	B Walls					□ Appropriate □ Inappropriate
	9 Siding / Material					□ Appropriate □ Inappropriate
2	0 Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate
2	1 Doors and Windows					🗆 Appropriate 🗆 Inappropriate
2						🗆 Appropriate 🗆 Inappropriate
2	3 Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate
2	4 Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropriate
2	5 Storm Windows / Screens					🗆 Appropriate 🗆 Inappropriate
2						🗆 Appropriate 🗆 Inappropriate
2	7 Porches and Balconies					🗆 Appropriate 🗆 Inappropriate
° 2	B Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropriate
2	9 Landings/ Steps / Stoop / Railings					🗆 Appropriate 🗆 Inappropriate
3						🗆 Appropriate 🗆 Inappropriate
3						🗆 Appropriate 🗆 Inappropriate
3	2 Mechanicals (i.e. HVAC, generators)					🗆 Appropriate 🗆 Inappropriate
3						🗆 Appropriate 🗆 Inappropriate
3						🗆 Appropriate 🗆 Inappropriate
2 3						🗆 Appropriate 🗆 Inappropriate
5 3						🗆 Appropriate 🗆 Inappropriate
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IS 3						🗆 Appropriate 🗆 Inappropriate
4	0 Accessory Buildings (i.e. sheds, greenhouses)					🗆 Appropriate 🗆 Inappropriate

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

 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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Address: Permit Requested: Μ

903 MIDDLE STREET **CERTIFICATE OF APPROVAL**

leeting Type:	PUBLIC HEAR	<u>ING #2</u>							
A. Property Information - General:									
 Existing Conditions Zoning District: <u>General Residen</u> Land Use: <u>Residential</u> Land Area: <u>15,250 +/- SF</u> Estimated Age of Structure: <u>c.194</u> Building Style: <u>Victorian</u> Historical Significance: <u>Contribut</u> Public View of Proposed Work: <u>N</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Wib</u> 	<u>00</u> ing /iew from Middle St	<u>reet</u>							
B. Proposed Work: To construct a fou	ur-season porch.								
C. Other Permits Required:	Planning Board	City Council							
<u>D. Lot Location:</u>									
Terminal Vista Intersection / Corner Lot	Gateway Rear Lot	Mid-Block							
E. Existing Building to be Altered/ Demo	<u>olished:</u>								
Principal									
F. Sensitivity of Context:									
🗌 Highly Sensitive 🗹 Sensit	ive 🗌 Low Sensitivity	/ 🗌 "Back-of-House"							
G. Design Approach (for Major Projects	<u>s):</u>								
Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)							
Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)							
Abstract Reference (i.e. Por	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, add	ditions or expansions)							

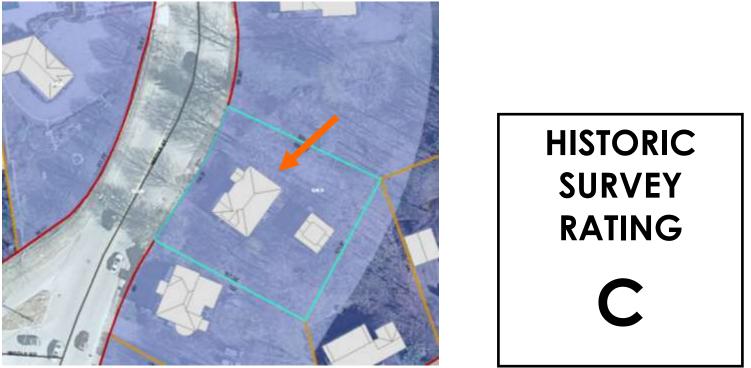
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

- J. Neighborhood Context:
- K. Staff Comments and/ or Suggestions for Consideration: The Applicant is proposing to:
 - Construct a four-season porch on the rear of the structure.

Design Guideline Reference: Guidelines for Exterior Woodwork (05), • Windows and Doors (08), & Small Scale New Construction & Additions (10)

L. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Middle Street. and is surrounded with many brick and wood-sided 2.5 & 3 story structures setback from the street with front gardens and lawns.

Aerial and Street View Image

		703 MIL	DLE SIKEEI – POE	SLIC HEAKING #2 (MIN								
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		BORHOOD CONTEXT							
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)							
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)								
1		(
2	Floor Area Ratio (GFA/ Lot Area)											
3	Building Height / Street-Width Ratio											
4												
5 Building Height – Street Wall / Cornice (Feet)												
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-	Roof Projections (i.e. chimneys, vents, dormers)					- <						
	Roof Materials											
16	Cornice Line											
17	Eaves, Gutters and Downspouts											
18	Walls				🗆 Appropriate 🗆 Inappropriate							
19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	_ >						
20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate							
21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	0						
22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate							
23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	- 2						
	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate							
25	Awnings				🗆 Appropriate 🗆 Inappropriate	(
26												
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C	Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Rafio (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) 8 Scale (i.e. height, volume, coverage) 9 Placement (.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Stope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Material 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Casing/ Tim 24 Window Casing/ Tim 24 Window Shutters / Hardware 25 Awnings 26 Doors <td>INFO/ EVALUATION CRITERIA SUBJE Project Information Existing Building No. GENERAL BUILDING INFORMATION (ESTIMA) 1 Gross Floor Area (SFI) (ESTIMA) 2 Floor Area Raito (SFA/ Lot Area) (ESTIMA) 3 Building Height - Zoning (Feet) (ESTIMA) 5 Building Height - Zoning (Feet) (ESTIMA) 6 Number of Stories (POLCT REVIEW ELEMENT) 7 Building Coverage (% Building on the Lot) (POLCT REVIEW ELEMENT) 8 Scale (i.e. height, volume, coverage) (POLCT REVIEW ELEMENT) 9 Placement (i.e. setbacks, alignment) (POLCT REVIEW ELEMENT) 10 Massing (i.e. modules, bonding, stepbacks) (III Architectural Style (i.e. traditional – modern) 12 Roofs (E. chimneys, vents, dormers) (POLCT REVIEW Stepbacks) 11 Architectural Style (i.e. traditional – modern) (III Architectural Style (i.e. traditional – modern) (III Architectural Style (i.e. traditional – modern) 12 Roofs (III Architectural Style (i.e. traditional – modern) (III Architectural Style (IIIII) 13</td> <td>INFO/ EVALUATION CRITERIA SUBJECT PROPERTY Project Information Existing Proposed No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & AS 1 Gross Floor Area (SR) (ESTIMATED FROM THE TAX MAPS & AS 2 Floor Area Ratio (GFA/ Lot Area) (ESTIMATED FROM THE TAX MAPS & AS 3 Building Height / Street-Width (Conice (Feet) (ESTIMATED FROM THE TAX MAPS & AS 4 Building Height / Street-Width (Conice (Feet) (ESTIMATED FROM THE TAX MAPS & AS 5 Building Height / Street-Width (Conice (Feet) (ESTIMATED Coverage (R Building on the Lot) 7 Procement (Le. setDacks, alignment) (ESTIMATED Coverage (R Building), stepbacks) 11 Architectural Style (Le. 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\Box Yes \Box	No
\Box Yes \Box	No
\Box Yes \Box	No

Project Address: Permit Requested: Meeting Type:

154 MARKET STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

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

- Historical Significance: Contributing
- Public View of Proposed Work: View from State Street
- Unique Features: Wood-frame structure
- Neighborhood Association: Downtown
- **B.** Proposed Work: To re-permit the expired approval for the dumpster enclosure.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

Gateway

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
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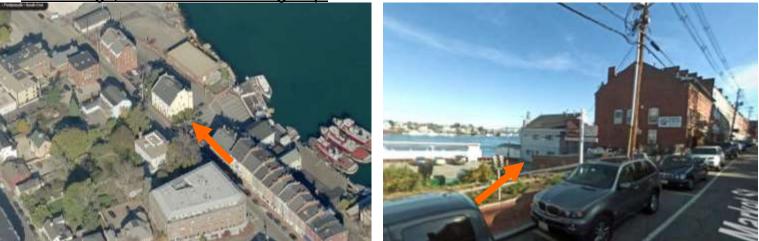
H. Project Type:

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

M. Neighborhood Context:

- N. Staff Comments and/ or Suggestions for Consideration:
 - the project located at 175 Market Street.

O. Aerial Image, Street View and Zoning Map:





Zoning Map

• The property is located along Market Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with little to now rear yards.

• This application was approved in 2013 and 2016. It has expired due to the lengthy appeals and rehearings associated with the abutting property owners and for construction-related delays for

Aerial and Street View Image

MINOR PROJECT							
ER ENCLOSURE ONLY –							
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FORM PROPERTY:<u>154 MARKET STREET</u> Case No.:<u>3</u> Date: 4<u>-1-18</u> Denied PORTSMOUTH HISTORIC DISTRICT COMMISSION Withdrawn \Box Approved with Stipulations **EVALUATION** Decision: 🗌 Approved **PROPERTY**



tors:

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

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

84 PLEASANT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #4

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,016 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: NA
- Historical Significance: Contributing
- Public View of Proposed Work: View from Church Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: Demolition of the rear section of the building along Church Street.

Gateway

🗌 Rear Lot

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot

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

$\mathbf{\nabla}$ Principal

F. Sensitivity of Context:

Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Accessory

G. Design Approach (for Major Projects):

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

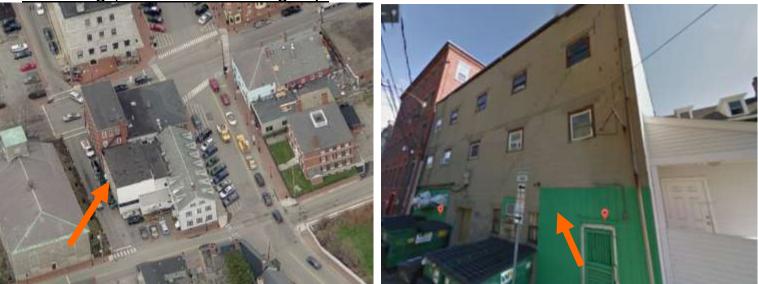
H. Project Type:

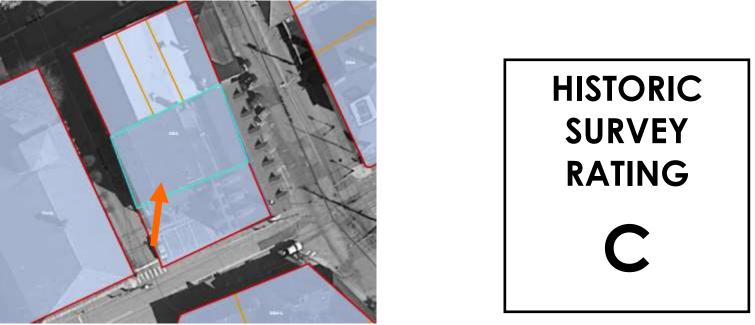
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

- I. Neighborhood Context:
 - yards.
- J. Backaround & Suaaested Action:
 - without off-street, on-site parking.

 - Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Pleasant Street next to the former State Street Saloon Building. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks or side

• The application is proposing to replace the rear CMU addition with a new volume. Note that the BOA recently approved the variance required to remove and replace the residential dwelling units

• The proposed design reflects the feedback given by the HDC at the March meeting.

Design Guideline Reference: Guidelines for Commercial Development &

Aerial and Street View Image

			84	4 PLEASANT	STREET – PUBLIC	HEARING #4 (MAJO	OR PROJECT)				
			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<			
			GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)					
		1	Gross Floor Area (SF)								
2		2	Floor Area Ratio (GFA/ Lot Area)								
	3 Building Height / Street-Width Ratio			MAJOR PROJECT							
	_	4	Building Height – Zoning (Feet)								
		5	Building Height – Street Wall / Cornice (Feet)			AND REPLACE REAF					
	_	6	Number of Stories								
		7	Building Coverage (% Building on the Lot)								
			PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION	NS APPROPRIATENESS	⊥Uŭ			
¥		8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
		9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate				
l õ		10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	UAT.			
0	,	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate				
		12	Roofs				🗆 Appropriate 🗆 Inappropriate				
		13	Style and Slope				🗆 Appropriate 🗆 Inappropriate				
		14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate				
		15	Roof Materials				🗆 Appropriate 🗆 Inappropriate				
		16	Cornice Line				🗆 Appropriate 🗆 Inappropriate				
		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	– ш 2			
ALS		18	Walls				🗆 Appropriate 🗆 Inappropriate				
ERL		19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	- > 7			
AT		20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate				
2		21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate				
Z		22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate				
ESIGN & MATERIALS		23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	Шξ			
	<u> </u>	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	- C ¥			
U S		25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate				
		26	Doors				🗆 Appropriate 🗆 Inappropriate				
		27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	_ ┏╯ ི			
		28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	- T			
		29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate				
	-	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate				
	-		Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate				
		32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	#			
1		33	Decks				🗆 Appropriate 🗆 Inappropriate				
		34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate				
N	5	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate				
DESIGN	3	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	100			
ш		37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	B/ Sec			
SIT		38	Driveways (i.e. location, material, screening)				🗌 🗌 Appropriate 🛛 Inappropriate				
1		39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate				

H. Purpose and Intent:

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

- 🗆 Yes 🗆 No
- 3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

🗆 Yes 🗆 No $\Box \Psi \epsilon \sigma \Box No$ 4. Compatibility of innovative technologies with surrounding properties: $\Box \Psi \epsilon \sigma \Box No$

🗆 Yes 🗆 No

5. Complement and enhance the architectural and historic character:

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

🗆 Yes 🗆 No

Page 12 of 28

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

25 MAPLEWOOD AVE. CERTIFICATE OF APPROVAL PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 11,039 SF +/-

- Estimated Age of Structure: <u>c.1970</u> Building Style: <u>Modern (to be demolished)</u> Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: Construct a 3 1/2 story mixed-use building.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
 - Gateway

Mid-Block

Demolition

✓ Intersection / Corner Lot □ Rear Lot

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

 $\mathbf{\nabla}$ Principal

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

G. Design Approach (for Major Projects):

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

H. 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:

structures with shallow to no front yard setbacks.

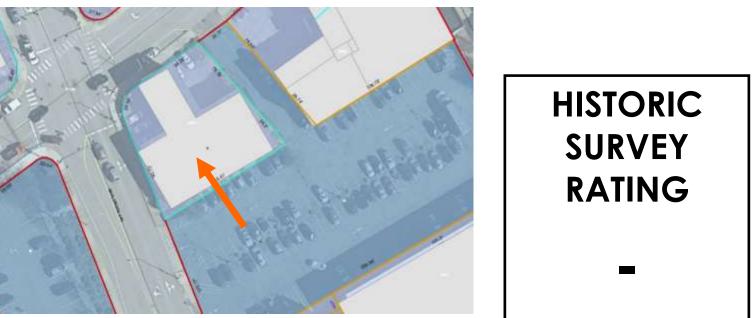
J. Background & Suggested Action:

building plans.

Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12).

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Hanover Street and Maplewood Ave. It is surrounded with mainly brick 2-5 story

• The application proposes modify the windows, dormers, entryways and canopies on the approved

		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	SHBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
		GENERAL BUILDING INFORMATION		ATED FROM THE TAX MAPS & AS							
	1	Gross Floor Area (SF)									
	2	Floor Area Ratio (GFA/ Lot Area)									
	3	Building Height / Street-Width Ratio									
	4	Building Height – Zoning (Feet)		MODERATE PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)			CATIONS TO PRIOR A						
	6	Number of Stories				FFROVAL ONLI -					
	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS					
ONTEXT	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate					
Ę	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate					
ź	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate					
Ű	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
	12	Roofs				□ Appropriate □ Inappropriate					
	13	Style and Slope				□ Appropriate □ Inappropriate					
	14	Roof Projections (i.e. chimneys, vents, dormers)									
	15	Roof Materials									
	16	Cornice Line									
	17	Eaves, Gutters and Downspouts									
ì	18	Walls									
	19	Siding / Material									
	20	Projections (i.e. bays, balconies)									
	21	Doors and Windows									
1	22	Window Openings and Proportions									
	23	Window Casing/ Trim									
	24	Window Shutters / Hardware									
ב	25	Storm Windows / Screens									
ł	26	Doors									
NITDIN	27	Porches and Balconies									
B	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)									
רבאפא	37	Landscaping (i.e. gardens, planters, street trees)									
u	38	Driveways (i.e. location, material, screening)									
SIT	39	Parking (i.e. location, access, visibility)									
	40	Accessory Buildings (i.e. sheds, greenhouses)									
-		se and Intent:									

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

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

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

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

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

🗆 Yes 🗆 No

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

161 DEER STREET (LOT 5) **CERTIFICATE OF APPROVAL** WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Commercial Office
- Land Area: 21,050 SF +/-
- Estimated Age of Structure(s): c.1970
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Maplewood Ave. and Deer Street</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End
- **B.** Proposed Work: Construct a 5-story, mixed-use building.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

D. Lot Location:

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

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

 $\mathbf{\nabla}$ Principal

Demolition

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Gateway

G. Design Approach (for Major Projects):

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

H. 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:

shallow to no front yard setbacks.

J. Backaround & Sugaested Action:

- details of the architectural style and finish.
- taller tower element on the corner of Maplewood Ave, and Deer Street. NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE MAY MEETING

Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with

• The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first three phases - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the

As requested by the HDC, the applicant is considering a variance application to include a

			161 D	EER STREET (LOT 5) – WC	ORK SESSION #A (N	MAJOR)	<u> </u>
			INFO/ EVALUATION CRITERIA		NEIG	HBORHOOD CONTEXT	
			Project Information		Abutting Structures (Average)	Surrounding Structures (Average)	∧
STAFF			GENERAL BUILDING INFORMATION				
		1	Gross Floor Area (SF)			A =	─ ₽ ≤ - 8
		2	Floor Area Ratio (GFA/ Lot Area)	N	VAJOR PROJEC		FOR ission
		3	Building Height / Street-Width Ratio				U 2 4 □
	-	4	Building Height – Zoning (Feet)	– CONSTRUCT A 5-STORY MIXED-USE BUILDING –			
	-	5	Building Height – Street Wall / Cornice (Feet)				₹ ₹ °°
	-	6	Number of Stories				Z Z A H
		7	Building Coverage (% Building on the Lot)				⊣ ⊼ õ∢ ⊰
			PROJECT REVIEW ELEMENT			APPROPRIATENESS	COMMI COMMI Vo: <u>A</u> Date
	X	8	Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate	
	NTE	9	Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropriate	RIC: with
	Ő	10	Massing (i.e. modules, banding, stepbacks)			🗆 Appropriate 🗆 Inappropriate	_ ∠ ⊻ s s ≥
	0	11	Architectural Style (i.e. traditional – modern)			🗆 Appropriate 🗆 Inappropriate	UA DISTRI Case
0		12	Roofs			🗆 Appropriate 🗆 Inappropriate	
	-	13	Style and Slope			🗆 Appropriate 🗆 Inappropriate	
MEMBER	-	14	Roof Projections (i.e. chimneys, vents, dormers)			🗆 Appropriate 🗆 Inappropriate	
2	-	15	Roof Materials			🗆 Appropriate 🗆 Inappropriate	
5		16	Cornice Line			🗆 Appropriate 🗆 Inappropriate	_ > 0 ∾ □
		17	Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate	
5	ALS	18	Walls			🗆 Appropriate 🗆 Inappropriate	
5	ER	19	Siding / Material			🗆 Appropriate 🗆 Inappropriate	
Ż	NAT	20	Projections (i.e. bays, balconies)			🗆 Appropriate 🗆 Inappropriate	
Σ	≥ ∞	21	Doors and Windows			🗆 Appropriate 🗆 Inappropriate	ВТУ ОUTH ОUTH
	Z	22	Window Openings and Proportions			🗆 Appropriate 🗆 Inappropriate	
)	SIG	23	Window Casing/ Trim			🗆 Appropriate 🗆 Inappropriate	
נ	Ö	24	Window Shutters / Hardware			🗆 Appropriate 🗆 Inappropriate	
)	U N N	25	Storm Windows / Screens			Appropriate Inappropriate	
ž	LDIN	26	Doors				
UISIRICI	BUIL	27	Porches and Balconies				_ X _ X .0
5		28	Projections (i.e. porch, portico, canopy)				- D - ě
		29	Landings/ Steps / Stoop / Railings				⊣─ ⊔
		<u>30</u> 31	Lighting (i.e. wall, post)				
5		31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				
		33	Decks				
É		34	Garages/ Barns / Sheds (i.e. doors, placement)			 Appropriate Inappropriate Appropriate Inappropriate 	
		35	Fence / Walls / Screenwalls (i.e. materials, type)			Appropriate Inappropriate	-
	N N	36	Grading (i.e. ground floor height, street edge)			Appropriate Inappropriate Appropriate Inappropriate	A DESCRIPTION OF TAXABLE
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				
	SITI						
	SITE	38 39 40	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) se and Intent:			□ Appropriate □ □ Appropriate □	Inappropriate

1. Preserve the integrity of the District:

□ Yes □ No □ Yes □ No

🗆 Yes 🗆 No

Assessment of the Historical Significance:
 Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

Yes □ No
 Relation to historic and architectural value of existing structure:
 □ Yes □ No
 4. Compatibility of innovative technologies with surrounding properties:
 □ Yes □ No

racter: the city residents and visitors: □ Yes □ No □ Yes □ No □ Yes □ No

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

278 STATE STREET CERTIFCATE OF APPROVAL WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 1,742 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 5
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: Scale and Massing
- Neighborhood Association: Downtown
- B. Proposed Work: To consider and discuss rehabilitation and new construction options.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Visto

L	Vista	

☑ Intersection / Corner Lot □ Rear Lot

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

Principal

Accessory

Demolition

Mid-Block

F. Sensitivity of Context:

Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Gateway

G. Design Approach (for Major Projects):

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

H. 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)

Neighborhood Context: Ι.

sidevard.

J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The Applicant is proposing to:

- abutting lot and associated new building(s) into the entire site.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE MAY MEETING

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Windows and Doors (08), and commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along State Street. The property is (was) surrounded with many brick and wood--sided historic buildings ranging from 3 to 4 stories in height. There are no setbacks along the front- or

Consideration for potential restoration/ rehabilitation of the existing fire-damaged building at 278 State Street and general discussion of design issues pertaining to life-safety code requirements and the integration of the

At the 12-13-17 meeting the HDC supported the design of a 4 story building abutting the Times Building provided the roofline respected the 5th floor of the Times Building and the abutting building at 84 Pleasant Street.





			278 STATE	STREET – WORK SES	SION #B (MAJOR	PROJECT)						
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NE	IGHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)						
	No.	GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & ASSES								
STAFF	1	Gross Floor Area (SF)										
l ₹	2	Floor Area Ratio (GFA/ Lot Area)		MAJOR PROJECT								
S	3	Building Height / Street-Width (ROW) Ratio										
	4	Building Height – Zoning (Feet)		REHABILITATION & RECONSTRUCTION OF THE FIRE-DAMAGED BUILDINGS -								
	5	Building Height – Street Wall / Cornice (Feet)		REHABILITATION & RECONSTRUCTION OF THE FIRE-DAMAGED BUILDINGS -								
	6	Number of Stories				7 5 0 ₽ t						
	7	Building Coverage (% Building on the Lot)		I		IE FIRE-DAMAGED BUILDINGS - s Appropriate Appropriate Inappropriate						
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS O C C C C						
5	< <u>8</u>	Scale (i.e. height, volume, coverage)				🗌 Appropriate 🗆 Inappropriate 🔰 🎽 🎽 🦉 🏹 🗖						
	9	Placement (i.e. setbacks, alignment)										
\$	5 10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate						
	וו י	Architectural Style (i.e. traditional – modern)										
	12	Roofs				Appropriate Inappropriate						
RS	13	Style and Slope				Appropriate Inappropriate						
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate						
Š	15	Roof Materials										
E/	16	Cornice Line										
Σ.	17	Eaves, Gutters and Downspouts										
Z		Walls										
	<u> </u>	Number and Material										
SSI 1	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate 🖉 📶 🖉 🦉						
	≥ 21	Doors and windows				Appropriate Inappropriate Inappropriate Appropriate Inappropriate Inappropriate Appropriate Inappropriate Inap						
	22	Window Openings and Proportions										
	23	Window Casing/ Trim				🗌 Appropriate 🗌 Inappropriate 🔛 🗖 🕻						
X 2	24	Window Shutters / Hardware										
	25	Storm Windows / Screens										
STRIC.	26	Doors										
	27	Porches and Balconies										
	28	Projections (i.e. porch, portico, canopy)										
ā	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate 🖉 🕰 🗳						
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate						
HISTORIC	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate						
0	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate						
ST	33	Decks				🗆 Appropriate 🗆 Inappropriate						
코	34	Garages / Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate						
	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate						
	5 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						

<u>H</u> . Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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



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

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

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
- **B.** Proposed Work: To add a new building on the rear and make misc. renovations.

Gateway

Planning Board

C. Other Permits Required:

Board of Adjustment

City Council

Mid-Block

Demolition

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

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. 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:

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

The applicant is proposing the following:

- aaraae;
- Restore the historic structure at 127 High Street; and
- variances or other zoning relief is required for the proposed project.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE MAY MEETING
- Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

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

• Replace the rear addition on 137 High Street with a larger addition that includes a two-car

Add a new single family structure on the combined lot with no change in overall density. The Applicant has requested a continuance to complete the land use review process and determine whether

Design Guideline Reference: Guidelines for Small Scale New Construction &

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
SIAFF		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio		Ν	NODERATE PR	
	4	Building Height – Zoning (Feet)		/•		
	5	Building Height – Street Wall / Cornice (Feet)	- ADD	A NEW STRUCTU	RE AND RENOVA	TE EXISTING STRUCTURES ONLY -
	6	Number of Stories		A NEW SIRVEIO		
	7	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT		IT'S COMMENTS	HDC SUGGE	STIONS APPROPRIATENESS
	_		AFFLICAN			
ΞXΤ	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate
ONTE	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate
C	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate
	10					Appropriate Inappropriate
	12 13	Roofs Style and Slope				Appropriate Inappropriate
	13	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate
	14	Roof Materials				Appropriate Inappropriate
	15	Cornice Line				Appropriate Inappropriate
	10	Eaves, Gutters and Downspouts				Appropriate Inappropriate
SIGN & MATERIALS		Walls				Appropriate Inappropriate
FRIALS	18	Siding / Material				Appropriate Inappropriate
TFR	19 20	Projections (i.e. bays, balconies)				Appropriate Inappropriate
A V		Doors and Windows				Appropriate Inappropriate
Ŕ		Doors and windows Window Openings and Proportions				Appropriate Inappropriate
z ლ	22	Window Openings and Proponions Window Casing/ Trim				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
N L		Window Casing/ Initia Window Shutters / Hardware				
		Awnings				Appropriate Inappropriate
	25	Doors				Appropriate Inappropriate
	20	Porches and Balconies				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
BU	27	Projections (i.e. porch, portico, canopy)				
	20	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate
	33	Decks				Appropriate Inappropriate
	33	Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate
	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropriate
Z	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate
	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate
SITF	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate
	57					Appropriate Inappropriate

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 🗆 Yes 🗆 No 🗆 Yes 🗆 No

5. Complement and enhance the architectural and historic character:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

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

140-152 COURT STREET **CERTIFICATE OF APPROVAL** WORK SESSION #D

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
 Land Use: <u>Public Housing / Commercial / Parking Lot</u>
- Land Area: 68,850 SF +/-
- Estimated Age of Structure: <u>c.1795 / 1960 / 1970</u> Building Style: <u>Federal / Modern / Modern</u>
- Number of Stories: 2.5 / 6 /5
- Historical Significance: <u>Contributing / Non-Contributing / Intrusive</u>
- Public View of Proposed Work: View from Court Streets
- Unique Features: Public Housing Complex
- Neighborhood Association: Downtown
- B. Proposed Work: To demolish the addition & replace with a mixed-use 5 story building

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

- D. Lot Location:
 - Terminal Vista
- Gateway
- Mid-Block

Demolition

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. 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:

- structures with shallow front yard setbacks and small landscaped side yards.
- J. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- parking and possible mixed-use elements.
- Preserve the historic Gideon Beck House (c.1795) and demolish the later additions.
- Provide underground parking.

Note that it will be important to get the proposed building into the City's 3D massing model in order to assess the scale, massing and volume issues relating to the proposed building.

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

Aerial Image, Street View and Zoning Map:





Zoning Map

• The property is located along Court Street. It is surrounded with many 2.5 - 6 story historic and non-historic

Replace the 1960s rear addition to 140 Court Street to construct a new affordable housing structure with

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJECT I	PROPERTY	NEI	IGHBORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	_ < [?]
	GENERAL BUILDING INFORMATION		ROM THE TAX MAPS & A	· · · · · · · · · · · · · · · · · · ·	× • •	< '
1	Gross Floor Area (SF)	<u> </u>				K S S
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MAJOR PROJE	ECT	
4	Building Height – Zoning (Feet)					L S C
5	Building Height – Street Wall / Cornice (Feet)				RY MIXED-USE BUILDING ONLY	′_ <u> </u>
6	Number of Stories				ALL MIXED-03E DOILDING ONLT	
7	Building Coverage (% Building on the Lot)					N FOR
	PROJECT REVIEW ELEMENT	APPLICANT'S C	COMMENTS	HDC SUGGESTIO	NS APPROPRIATENESS	O ŭ ^z
× 8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
8 9 10	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	
⁷ 11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	e 🗖 🏹 !
12	Roofs				🗆 Appropriate 🗆 Inappropriate	
13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	e –
14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
15	Roof Materials				🗌 Appropriate 🗆 Inappropriate	
16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
18 19 19 20	Walls				🗆 Appropriate 🗆 Inappropriate	
19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
₹ 20	Projections (i.e. bays, balconies)				🗌 Appropriate 🗆 Inappropriate	
x	Doors and Windows				🗌 Appropriate 🗆 Inappropriate	
22 0 23	Window Openings and Proportions				🗌 Appropriate 🗆 Inappropriate	e
23	Window Casing/ Trim				Appropriate Inappropriate	
<u>24</u>	Window Shutters / Hardware				Appropriate Inappropriate	
25	Awnings				🗌 Appropriate 🗆 Inappropriate	
NG 26	Doors					
	Porches and Balconies				Appropriate Inappropriate	
28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	
29	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	e
30	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)					
31						
32 33	Mechanicals (i.e. HVAC, generators) Decks					
33	Garages/ Barns / Sheds (i.e. doors, placement)					and the second s
35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	and the second se
z 35 ປີ 36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	
NO 36 SE 37 O 20	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate Appropriate Inappropriate	
	Driveways (i.e. location, material, screening)					the second
38	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)					
	See and Intent:			1	🗆 Appropriate 🗆 Inappropriate	e I
	reserve the integrity of the District:	🗆 Yes 🗆 No	1 14~	intain the special character of th	ne District:	
	U ,			•		
	ssessment of the Historical Significance:			•	chitectural and historic character:	
3. C	conservation and enhancement of property value	s: 🗆 Yes 🗆 No	6. Pro	more the education, pleasure a	nd welfare of the District to the city residents and	\Box visitors: \Box Y
Povio	<u>w Criteria / Findings of Fact:</u>					

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

285 UNION STREET CERTIFCATE OF APPROVAL WORK SESSION #E

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Residential
- Land Area: <u>4,360 SF +/-</u>
- Estimated Age of Structure: c.1870 Building Style: <u>Greek Revival</u>

- Number of Stories: <u>2.5</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Union Street</u>
- Unique Features: NA
- Neighborhood Association: Wibird Area
- **B.** Proposed Work: To replace wood siding with vinyl siding.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista



Mid-Block

Intersection / Corner Lot Rear Lot

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

Principal

Accessory

Demolition

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Gateway

G. Design Approach (for Major Projects):

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

H. 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)

K. Neighborhood Context:

with shallow setbacks from the sidewalk.

L. Staff Comments and/ or Suggestions for Consideration:

The applicant proposes to:

• To replace wood siding with vinyl siding due to maintenance issues.

• Design Guideline Reference: Guidelines for Exterior Woodwork (05)

K. Aerial Image, Street View and Zoning Map:





• The new building is located along Union Street. It is surrounded with many 2 ½ story wood-sided buildings

			285 UN	NION STREET - WOR	K SESSION #E (MIN	NOR)						
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)						
	No.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSES	SOR'S INFO)		- 2					
	1	Gross Floor Area (SF)										
	2	Floor Area Ratio (GFA/ Lot Area)		MINOR PROJECT								
)	3	Building Height / Street-Width (ROW) Ratio		I			O					
	4	Building Height – Zoning (Feet)		- INIS	FALL VINYL SIDING							
	5	Building Height – Street Wall / Cornice (Feet)		- 1143								
	6 7	Number of Stories Building Coverage (% Building on the Lot)	-				Z					
		PROJECT REVIEW ELEMENT			HDC SUGGESTIONS	APPROPRIATENESS						
	8	Scale (i.e. height, volume, coverage)	AFFLICA		UDC 2000E2110N2	Appropriate Inappropriate						
EX	9	Placement (i.e. setbacks, alignment)										
ONT	10	Massing (i.e. modules, banding, stepbacks)										
U U	11	Architectural Style (i.e. traditional – modern)										
	12	Roofs										
ł	13	Style and Slope										
	14	Roof Projections (i.e. chimneys, vents, dormers)										
1	15	Roof Materials										
	16	Cornice Line				□ Appropriate □ Inappropriate						
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate						
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate						
ER I	19	Number and Material				🗆 Appropriate 🗆 Inappropriate						
ATI	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate						
<u>ح</u>	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate						
Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate						
SG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate						
Ď	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate						
U U N	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate						
רםוו	26	Doors				🗆 Appropriate 🗆 Inappropriate						
BUI	27	Porches and Balconies				Appropriate Inappropriate	- ž					
_	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	_					
	29	Landings/ Steps / Stoop / Railings										
	30	Lighting (i.e. wall, post)					_					
	31	Signs (i.e. projecting, wall)										
	32	Mechanicals (i.e. HVAC, generators)										
	33 34	Decks Garages / Barns / Sheds (i.e. doors, placement)										
<u> </u>	34	Fence / Walls / Screenwalls (i.e. materials, type)					11					
7	35	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate						
Ū	37	Landscaping (i.e. gardens, planters, street trees)										
DES	38	Driveways (i.e. location, material, screening)					-033					
	39	Parking (i.e. location, access, visibility)					100					
SI	40	Accessory Buildings (i.e. sheds, greenhouses)										

H. Purpose and Intent:

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

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

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

159 MIDDLE STREET CERTIFICATE OF APPROVAL WORK SESSION #F

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

- Zoning District: CD4-L1
- Land Use: <u>Commercial Use</u> Land Area: <u>13,000 SF +/-</u>
- Estimated Age of Structure: c.1812
- Building Style: <u>Federal</u> Number of Stories: <u>3</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Middle Street</u>
- Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u>
- **B.** Proposed Work: To install a new HVAC unit in the rear of the building.

C. Other Permits Required:

Board of Adjustment Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

Terminal Vista

Gateway

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

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

G. Design Approach (for Major Projects):

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

H. 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)

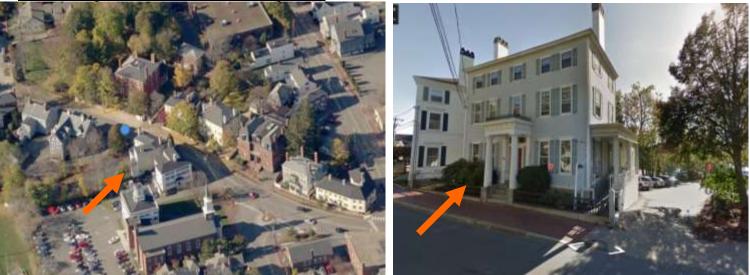
I. Neighborhood Context:

2.5-3 story contributing structures.

J. Staff Comments and Suggestions for Consideration:

- structure and add a three story structure at the rear of the property.
- Constriction & Additions (10)

K. Aerial Image, Street View and Zoning Map:

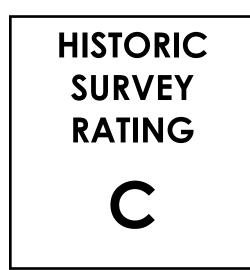


Zoning Map

• This contributing structure is located along Middle Street and is surrounded with many other wood

• The applicant proposes to construct an addition along the rear of the existing 3 story federal

Design Guideline Reference: Guidelines for Exterior Woodwork (05), Windows and Doors (08), Site Elements and Streetscapes (09) and Small Scale New





	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT				
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)									
1 Gro	ss Floor Area (SF)								
	r Area Ratio (GFA/ Lot Area)								
	ling Height / Street-Width Ratio		A	NODERATE PRO	IECT				
	Jing Height – Zoning (Feet)		/\						
	ling Height – Street Wall / Cornice (Feet)		- REAR AITERA	TIONS AND NEW PE	AR BUILDING ONLY –				
	ber of Stories								
7 Buile	ling Coverage (% Building on the Lot)			-					
	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGESTION					
	e (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
	ement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate				
	sing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate				
	nitectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate				
Roo					Appropriate Inappropriate				
	and Slope				Appropriate Inappropriate				
	f Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate				
-	f Materials				🗆 Appropriate 🗆 Inappropriate				
	nice Line				🗆 Appropriate 🗆 Inappropriate				
	es, Gutters and Downspouts				Appropriate Inappropriate				
Wal					🗆 Appropriate 🗆 Inappropriate				
	ng / Material				Appropriate Inappropriate				
-	ections (i.e. bays, balconies)								
	rs and windows								
	dow Openings and Proportions								
	dow Casing/ Trim dow Shutters / Hardware								
	ings								
Doc	rs hes and Balconies								
	ections (i.e. porch, portico, canopy)								
	dings/Steps/Stoop/Railings								
-	ting (i.e. wall, post)								
_	s (i.e. projecting, wall) chanicals (i.e. HVAC, generators)								
Meo Dec									
	ages (i.e. doors, placement)								
	ce / Walls (i.e. materials, type)								
	ding (i.e. ground floor height, street edge)								
	discaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate				
	eways (i.e. location, material, screening)				Appropriate Inappropriate Appropriate Inappropriate				
	ring (i.e. location, access, visibility)				□ Appropriate □ Inappropriate				
	essory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate Appropriate Inappropriate				

Preserve the integrity of the District: Assessment of the Historical Significance:

3. Conservation and enhancement of property values:

🗆 Yes 🗆 No

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

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

Project Address: Permit Requested: Meeting Type:

206 COURT STREET CERTIFICATE OF APPROVAL WORK SESSION #G

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- Land Use: Institutional
- Land Area: 2,969 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To add a two-story rear addition and renovate the building.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block

Demolition

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

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

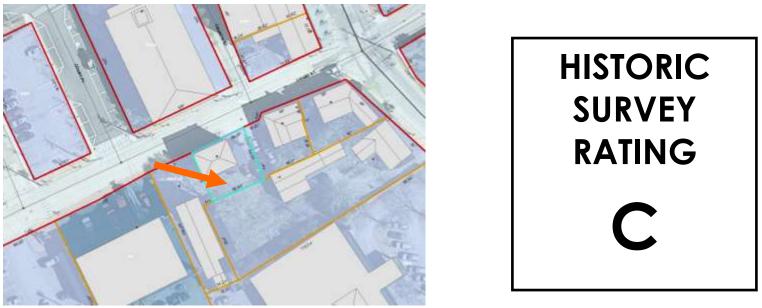
This application proposes to:

- Renovate the existing historic building
- Add a 2-story addition to the side and rear of the historic structure..

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The property is located along Court Street. It is surrounded with many wooden and brick framed 2.5 - 3 story historic structures with no front yard setbacks with little to no side yards.

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEI	GHBORHOOD CONTEXT				
	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
		GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & AS	SESSOR'S INFO)					
	1	Gross Floor Area (SF)								
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio	MODERATE PROJECT							
	4	Building Height – Zoning (Feet)								
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	– IN	- INSTALL A TWO-STORY REAR ADDITION & RENOVA						
	0 7	Building Coverage (% Building on the Lot)								
	/									
		PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS	HDC SUGGESTION	IS APPROPRIATENESS				
Ž	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria				
CONTEXT	9	Placement (i.e. setbacks, alignment)				🗌 Appropriate 🗆 Inappropri				
õ	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropri				
0	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropri				
	12	Roofs				🗆 Appropriate 🗆 Inappropri				
	13	Style and Slope				🗆 Appropriate 🗆 Inappropri				
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropri				
	15	Roof Materials				🗆 Appropriate 🗆 Inappropri				
	16	Cornice Line				🗆 Appropriate 🗆 Inappropr				
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropri				
MATERIALS	18	Walls				🗆 Appropriate 🗆 Inappropri				
ER	19	Siding / Material				🗆 Appropriate 🗆 Inappropr				
AT	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropr				
≤ ~*	21	Doors and Windows				🗆 Appropriate 🗆 Inappropri				
Ž	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropri				
DESIGN	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropri				
Ŭ	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropr				
5	25	Awnings				🗆 Appropriate 🗆 Inappropr				
ILDIN	26	Doors				🗆 Appropriate 🗆 Inappropr				
201	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropr				
-	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropr				
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropr				
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropr				
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropr				
	32	Mechanicals (i.e. HVAC, generators)				🗌 Appropriate 🗆 Inappropri				
	33	Decks				🗆 Appropriate 🗆 Inappropri				
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗌 🗌 Appropriate 🗆 Inappropri				
z	35	Fence / Walls (i.e. materials, type)				🔄 🗌 Appropriate 🗆 Inappropri				
DESIGN	36	Grading (i.e. ground floor height, street edge)				🗌 🗌 Appropriate 🗆 Inappropri				
ш́	37	Landscaping (i.e. gardens, planters, street trees)				🗌 🗌 Appropriate 🗆 Inappropri				
SITE	38	Driveways (i.e. location, material, screening)				🗌 Appropriate 🗆 Inappropri				
S		Parking (i.e. location, access, visibility)				🗌 Appropriate 🗆 Inappropri				
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropri				

1. Preserve the integrity of the District:

🗆 Yes 🗆 No

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:

🗆 Yes 🗆 No 4. Maintain the special character of the District:

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

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:

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