Staff Report - June 6th, 2018

June 6th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 238 Deer Street
 - 2. 59 Sheafe Street
 - 3. 1 Market Street
 - 4. 180 Middle Street
 - 5. 53 Humphrey's Court
 - 6. 540 Marcy Street
 - 7. 29 Vaughan Street
 - 8. 179 Pleasant Street
 - 9. 414 State Street

- Recommend Approval

PUBLIC HEARINGS - OLD BUSINESS:

- 1. 206 Northwest Street (Moderate Two-car garage)
- 2. 76 Congress Street (Moderate-storefront modifications)
- 3. 42 Hunking Street (Moderate- one story addition)
- 4. 99 Gates Street (Moderate- one story addition)
- 5. 100 Market Street (Minor-HVAC)

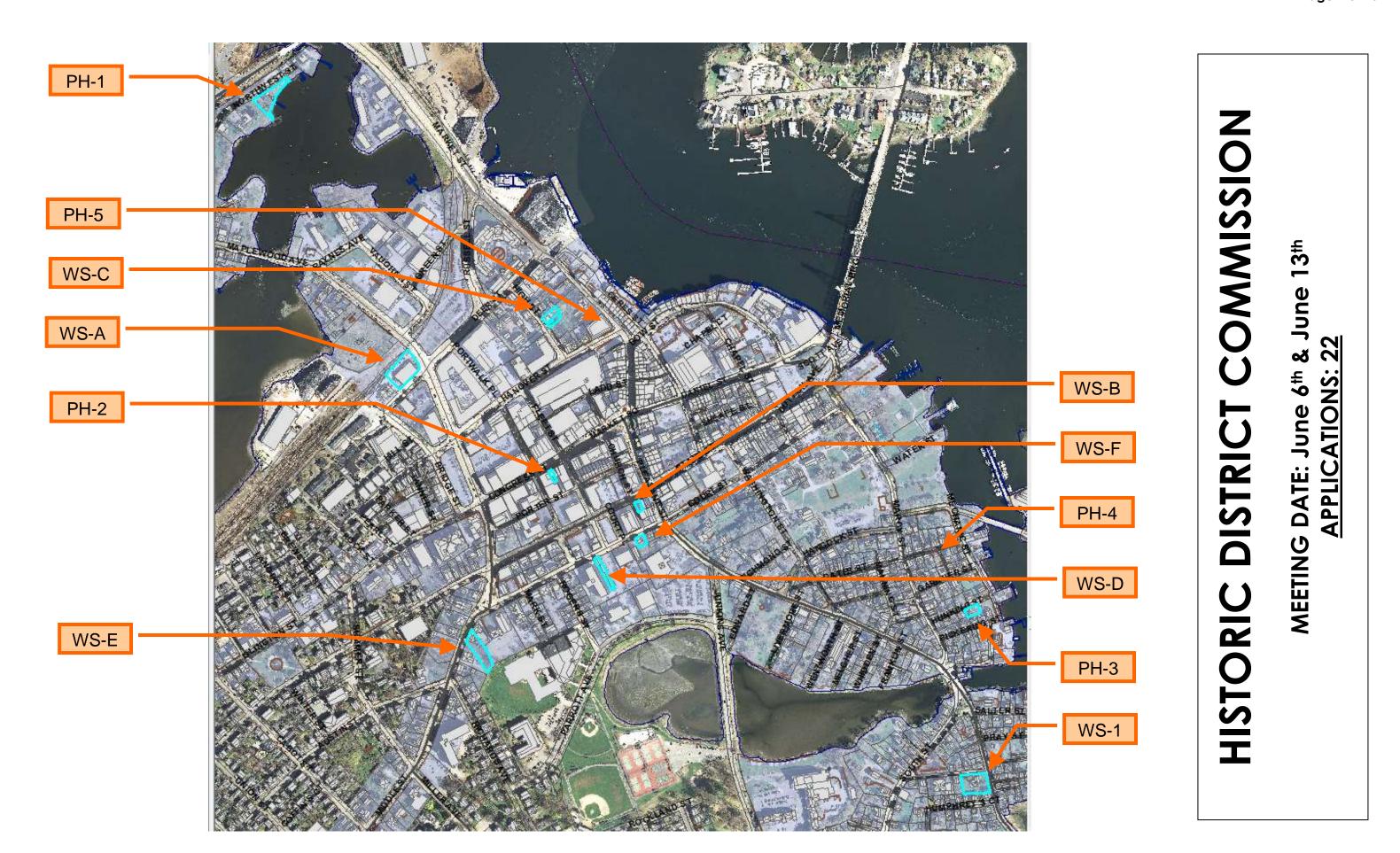
WORK SESSIONS – OLD BUSINESS:

- A. 161 Deer Street (Major-Redevelopment)
- B. 278 State Street (Major Renovation and Redevelopment)
- C. 127 & 137 High Street (Moderate new rear building)
- D. 140-152 Court Street (Major 5 Story Building)
- E. 159 Middle Street (Moderate Rear infill building)
- F. 206 Court Street (Moderate-side and rear addition)
- 1. 490 Marcy Street (Moderate-dormer)

June 13th MEETING

WORK SESSIONS:

A. 62 Daniel Street (Major - Mixed-Use Buildings)



Project Address: 206 NORTHWEST STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1 Existing Conditions: • Zoning District: GRA Land Use: Single-Family Land Area: 10,455 SF +/-Estimated Age of Structure: c.1850 Building Style: <u>Greek Revival</u>
Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from Northwest Street</u> Unique Features: Abuts Rt. 1 Bypass Neighborhood Association: Christian Shore **B.** Proposed Work: To construct a two-car garage. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: Mid-Block ☐ Terminal Vista Gateway ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished: ✓ Accessory Principal Demolition 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)

Page 3 of 26

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

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

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

The Application is proposing to:

- The HDC expressed concerns at the work session that the size, placement, massing and height of the proposed garage would have an adverse impact on the abutting historic structure.
- The revised plans show a smaller footprint, greater setback and lower height.
- There appear to be two different overhead door garage types to choose from.
- Cementitious siding is proposed to match the exposure and profile of the historic structure.

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

			206 NORTH	WEST STREET – PU	IBLIC HEARING #1 (<i>N</i>	NODERATE)					
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT	60 1				
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	– – – – – – –				
	No.		Building	Building (+/-)	(Average)	(Average)	8 -9 -9				
	NO.	GENERAL BUILDING INFORMATION	/ESTIAA A 1	TED FROM THE TAX MAPS & A	SSESOD'S INEO)						
±	1	Gross Floor Area (SF)	(ESIIWAI	IED FROM THE TAX MAPS & A	33E33OK 3 INFO)						
SIAFF	2	Floor Area Ratio (GFA/ Lot Area)									
7	3	Building Height / Street-Width Ratio									
	4	Building Height – Zoning (Feet)			MODERATE PRO	JECI	T \$ 0 \$				
	5	Building Height – Street Wall / Cornice (Feet)		_ ^	DD TWO-CAR GARA	CF ONLY -					
	6	Number of Stories		- ^	DD IWO-CAR GARA	GL OILLI -					
	7	Building Coverage (% Building on the Lot)					COMMI Se No.:1				
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGESTION						
5	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate					
ONTEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate					
5	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
\vdash	11					□ Appropriate □ Inappropriate					
	12	Roofs Style and Slope				□ Appropriate □ Inappropriate					
	14	Roof Projections (i.e. chimneys, vents, dormers)				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	AL AL				
:	15	Roof Materials				□ Appropriate □ Inappropriate					
<u> </u>	16	Cornice Line				□ Appropriate □ Inappropriate					
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	■ ST ■				
2		Walls				□ Appropriate □ Inappropriate	HISTO HEST				
TEDIALS	19	Siding / Material				□ Appropriate □ Inappropriate					
AT A	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate					
×	21	Doors and windows				☐ Appropriate ☐ Inappropriate					
2	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	•				
טבטוט	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	PE RTSM.				
DESIGN & MATERIALS	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	□ 【 「 」 「 」 「 」 「 」 「 」 「 」 「 」 「 」 「 」 「				
<u> </u>	25	Awnings				□ Appropriate □ Inappropriate	_ା 🔿 ଝୁ ≿ଃ				
NIC III	26	Doors				☐ Appropriate ☐ Inappropriate	Perty Perision				
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate					
CNICIEI	20	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 Carago (i.e. deers placement)				□ Appropriate □ Inappropriate	0				
' 	34	Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate					
2	36	Grading (i.e. ground floor height, street edge)				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	A. Nellinder				
DECION	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	THE REST OF THE PARTY OF THE PA				
		Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate					
TI Z	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	V V				
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate					
Н.	1. Pre 2. Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance:	☐ Yes ☐ ☐ Yes ☐	No 5. Co	intain the special character of the mplement and enhance the arch	e District: nitectural and historic character:	☐ Yes ☐ ☐ Yes ☐ ☐ Yes ☐ ☐				
<u>l. </u>	Review 1. Co	onservation and enhancement of property valuer <u>Criteria / Findings of Fact:</u> Onsistent with special and defining character of mpatibility of design with surrounding propertie	surrounding propert	ties: □Yes□No 3. Rele	ation to historic and architectural	nd welfare of the District to the city residents and vis	sitors: □ Yes □				

Project Evaluation Form: <u>76 CONGRESS STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #2</u>

A. Property Information - General:		
Existing Conditions:		
Zoning District: <u>CD5</u>Land Use: <u>Commercial</u>		
 Land Area: 1,540 SF +/- 		
Estimated Age of Structure: c. Puilding Style: Commercial	<u>1920</u>	
 Building Style: <u>Commercial</u> Number of Stories: 2 		
 Historical Significance: Non-Ce 	<u>ontributing</u>	
Public View of Proposed WorkUnique Features: NA	: View from Congre	ess Street_
 Unique Features: <u>NA</u> Neighborhood Association: <u>D</u> 	owntown	
B. Proposed Work: To modify the sto		
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
Principal	Accessory	☐ Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitive	tive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	, 100 Market Street)
☐ Abstract Reference (i.e. Pol	twalk, 51 Islington, 55 Con	gress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small alt	erations, additions or	expansions)
☐ Moderate Project (i.e. sigr	nificant additions, alte	rations or expansions)
☐ Major Project (i.e. very larg	ge alternations, additi	ons or expansions)

I. Neighborhood Context:

• This 2 story brick structure is located on Congress Street and is surrounded with many contributing and focal structures. The neighborhood is predominantly 2-4 story brick structures with no setback from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to modify the storefront.
- The HDC expressed concerns about the proposed alterations to the front entrance. The applicant appears to be proposing to retain the recessed entryway. Note however, that it would appear that a restaurant use of the display space does not function due to the confined space. This issue should be clarified at the meeting as it is unclear to me exactly what is proposed for the entrance modifications.
- <u>Design Guideline Reference</u>: Guidelines for Roofing (04), & Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY	NEIGI	HBORHOOD CONTEXT
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
NO.	CENERAL RUILDING INFORMATION	/ESTIAN A TER	SEDOM THE TAY MADS 9 AS	SSESSOB'S INEO)	
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2					
			•	AODEDATE DOOL	r 🔿 T
			^	MODERATE PROJ	ECI
				MADIEV STADEFDANT	
6	Number of Stories		— ,	MODIFY STOKEFRONT	ONLY -
7				-	
		HDC CC	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
8		2 3 0 0			□ Appropriate □ Inappropriate
9					☐ Appropriate ☐ Inappropriate
10					☐ Appropriate ☐ Inappropriate
11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate
12	Roofs				☐ Appropriate ☐ Inappropriate
13	Style and Slope				□ Appropriate □ Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate
15	Roof Materials				□ Appropriate □ Inappropriate
16	Cornice Line				□ Appropriate □ Inappropriate
17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
18	Walls				□ Appropriate □ Inappropriate
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
	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	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories 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) Facof Material Cornice Line Faves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Tirm Window Shutters / Hardware Awnings Doors Proches and Balconies 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) Fence / Walls (i.e. materials, street frees) Priveways (i.e. location, material, screening) Priveways (i.e. location, material, screening)	Renate Bullding Information GENERAL BUILDING INFORMATION GESTIMATED Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street - Walth Ratio Building Height - Street Wall / Cornice (Feet) Building Height - Street Wall / Cornice (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT HDC CO Scale (i.e. height, volume, coverage) Placement (i.e. sebacks, sulgament) Massing (i.e. madules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Feaves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and windows Window Casing/ Trim Window Openings and Proportions Window Shutters / Hardware Window Shutters / Hardware Awnings Doors Projections (i.e. wall, post) Lundings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Sighting (i.e. wall, post) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. doors, placement) Parking (i.e. gordens, planters, street trees) Profection, access, visibility)	No. GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & AS GROSS Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Street Wall / Cornice (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 Flacement (i.e. setbocks, 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 Comice Une 17 Evers, Guthers and Downspouts 18 Walls 19 Projections (i.e. boys, balconies) 20 Projections (i.e. boys, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Itim 24 Window Shutters / Hordware 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 Mechanicals (i.e. HVAC, generators) 34 Graages (ii.e. doors, placement) 35 Fence / Walls (ii.e. materials, type) 36 Graages (ii.e. doors, placement) 37 Parking (ii.e. location, material, screening) 38 Priveways (ii.e. location, material, screening) 39 Priveng (ii.e. location, material, screening) 39 Priveng (ii.e. location, material, screening) 30 Priveways (ii.e. location, material, screening) 30 Priveways (ii.e. location, material, screening) 31 Prive Projections (ii.e. porcess, visibility)	Building Building (+/-) (Average)

Project Evaluation Form: 42 HUNKING STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Pro Exis	perty Information - General: sting Conditions: Zoning District: GRB Land Use: Residential Land Area: 2,019 SF +/- Estimated Age of Structure: c. Building Style: Vernacular Number of Stories: 2 Historical Significance: Contril Public View of Proposed Work Unique Features: NA Neighborhood Association: Se	<u>buting</u> k: <u>View from Hunkin</u>	<u>g Street</u>
<u>B.</u> Pr	oposed Work: To add a single-s		rear addition.
	ther Permits Required:	•	
	☐ Board of Adjustment	\square Planning Board	☐ City Council
D. Lo	ot Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Ex	isting Building to be Altered/ Dem	olished:	
	✓ Principal	☐ Accessory	☐ Significant Demolition
F. Se	nsitivity of Context:		
	☐ Highly Sensitive ☑ Sensi	itive $\;\square\;$ Low Sensitivit	y 🗌 "Back-of-House"
G. De	esign Approach (for Major Project	<u>ts):</u>	
	\Box Literal Replication (i.e. 6-160	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Pr	oject Type:		
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small al	terations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• This 2 story contributing wood structure is located on Hunking Street and is surrounded with many contributing structures. The neighborhood is predominantly 2-2 ½ story brick structures with little to no setback from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The HDC expressed concerns about the fenestration pattern for the addition and how the function of the floor plan impacts the opening on the exterior walls. Additionally, the rear wall was requested to be broken with a shallow stepback of the proposed addition.
- The revised plans show the stepback and a more balanced window pattern on the rear of the addition. However, the front and side windows still show irregular spacing which may detract from the historic structure.
- Given the potential for water views from the proposed bedroom, consideration should be given
 to installing French doors in the middle of the sidewall of the addition and placing two doublehung windows on either side. Additionally, if feasible, the front windows may benefit for a wider
 spacing.
- <u>Design Guideline Reference</u>: Guidelines for Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

			42 HUNKIN	NG STREET – PUE	BLIC HEARING #3	(MODERAT	E)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	RX 8-6-18
ш		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & A	<u> </u>	, ,	-	
SIAFF	1	Gross Floor Area (SF)	(,			— ← ≥ ;
[2							
2	3	1 1 9 1 9 7 1 1 1 1 1			MINOR PRO	\ IECT		FC ISSI
	4	=======================================				JLCI		
	5	Building Height – Street Wall / Cornice (Feet)		_ ^	DD SIDE/REAR AD		II V _	_ ≥ □
	6	1101110010101		- A	DD SIDE/ KEAK AD		ILI —	Z % & & & & & & & & & & & & & & & & & &
	7	Building Coverage (% Building on the Lot)			-			
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	\Box \mathbf{O} $ \circ \ \circ$
	- 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	8 9 10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	⊢ ∵ 🖔
	5 10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	AT TRIC
	اد	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 к Ы
	<u>18</u>	Walls					□ Appropriate □ Inappropriate	
	19	Siding / Material					□ Appropriate □ Inappropriate	
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	⊢ ⊁ E Z
	¥ 20 ≥ 21	Doors and windows					□ Appropriate □ Inappropriate	RT)
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	22 23 24						□ Appropriate □ Inappropriate	□ ₩ 4
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
		Awnings					☐ Appropriate ☐ Inappropriate	
	25	Doors					□ Appropriate □ Inappropriate	ORTS GRITY:
	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	E CONTRACTOR OF THE PARTY OF TH
	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	发生
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	200
	36 37	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	建
	37						☐ Appropriate ☐ Inappropriate	
		Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	A STATE OF THE STA
	38 39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
<u>H</u>	1. P	ose and Intent: Treserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	☐ Yes ☐ I ☐ Yes ☐ I es: ☐ Yes ☐ I	No 5. Co	aintain the special characte omplement and enhance th omote the education, pleas	e architectural a	nd historic character: of the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐
Ŀ	Revie	w Criteria / Findings of Fact: Consistent with special and defining character of ompatibility of design with surrounding properties	surrounding propert	ies: □Yes□No 3. Re	·	ectural value of e.	xisting structure: Yes No	2.00

Project Evaluation Form: 99 GATES STREET **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:**

Α.	P	ro	pert	У	<u>Information</u>	-	General:
_	-	•		-	1010		

Existing Conditions:

- Zoning District: GRB
- Land Use: Residential
- Land Area: <u>6,403 SF +/-</u>
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Gates Street</u>
- Unique Features: Cut stone foundation

 Neighborhood Association: § 	south End	
B. Proposed Work: To add a single-	story addition, windo	ows and porch.
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/ Dem	nolished:	
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive \Box Sens	sitive $\ \square$ Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Projec	<u>:ts):</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:

	Consent Agenda	(i.e. very smc	Il alterations,	additions c	or expansions)
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- ☐ 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 2 ½ story contributing wood structure is located on Gates Street and is surrounded with many contributing structures. The neighborhood is predominantly 2-2 ½ wood-sided structures with little to no setback from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant is proposing to add a 215 SF single-story addition to the rear of the house and a 96SF open porch.
- The addition and porch have been design to match the character of the historic structure.
- The removal and replace of the aluminum siding is a great benefit to the historic structure. Boral or cedar siding are proposed as replacements. I would suggest that Gates Street would be best preserved as the city's premier authentic colonial neighborhood by using cedar siding.
- <u>Design Guideline Reference</u>: Guidelines for Roofing (04), Windows and Doors (08) and Small Scale New Construction & Additions (09)

Aerial Image, Street View and Zonina Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories	Building Bu	PERIT Proposed Jilding (+/-) HE TAX MAPS & ASSESS	Abutting Structures (Average) SOR'S INFO)	NEIGHBUKH	Surrounding Structures (Average)				
GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories	Building Bu	uilding (+/-)	(Average)						
Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories	(ESTIMATED FROM TH	HE TAX MAPS & ASSESS	SOR'S INFO)						
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Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories									
Building Height – Street Wall / Cornice (Feet) Number of Stories			MINOR PRO) JFCT					
Number of Stories									
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I Ruilding Coverage 197 Ruilding on the Lett				.,					
Building Coverage (% Building on the Lot)	LIDO COMMENT	<u> </u>	-	FCTIONS	ADDDODDIATENECO				
PROJECT REVIEW ELEMENT	HDC COMMENTS	2	HDC SUGG	ESTIONS	APPROPRIATENESS				
Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate				
Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate				
Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate				
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<u> </u>					□ Appropriate □ Inappropriate				
O Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate				
	1 Architectural Style (i.e. traditional – modern) 2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Cornice Line 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 0 Projections (i.e. bays, balconies) 1 Doors and windows 2 Window Openings and Proportions 3 Window Casing/ Trim 4 Window Shutters / Hardware 5 Awnings 6 Doors 7 Porches and Balconies 8 Projections (i.e. porch, portico, canopy) 9 Landings/ Steps / Stoop / Railings 0 Lighting (i.e. wall, post) 1 Signs (i.e. projecting, wall) 2 Mechanicals (i.e. HVAC, generators) 3 Decks 4 Garages (i.e. doors, placement) 5 Fence / Walls (i.e. materials, type) 6 Grading (i.e. ground floor height, street edge) 7 Landscaping (i.e. gardens, planters, street trees) 8 Driveways (i.e. location, material, screening) 9 Parking (i.e. location, access, visibility) 0 Accessory Buildings (i.e. sheds, greenhouses) pose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Rough Material Roof Roof Roof Roof Roof Material Roof Roof Material Roof Material Roof Roof Material Roof Roof Roof Roof Roof Roof Roof Roof Roof	2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Cornice Line 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 1 Doors and windows 2 Window Openings and Proportions 3 Window Casing/ Time 4 Window Shutters / Hardware 5 Awnings 6 Doors 7 Porches and Balconies 8 Projections (i.e. porch, portico, canopy) 9 Landings/ Steps / Stoop / Railings 1 Lighting (i.e. wall, post) 1 Signs (i.e. projecting, wall) 2 Mechanicals (i.e. HVAC. generators) 3 Decks 4 Garages (i.e. doors, placement) 5 Fence / Walls (i.e. materials, type) 6 Grading (i.e. ground floor height, street edge) 7 Landscaping (i.e. gordens, planters, street tres) 8 Driveways (i.e. location, material, screening) 9 Parking (i.e. gordens, planters, street tres) 8 Driveways (i.e. location, material, screening) 9 Parking (i.e. cotion, access, visibility) 1 Oose and Intent: Preserve the integrity of the District: Yes No 4. Maintal Assessment of the Historical Significance: Yes No 5. Complet Conservation and enhancement of property values: Yes No 6. Promot	2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Comice Une 7 Eaves, Gutters and Downspouts 8 Walls 9 Siding / Material 0 Projections (i.e. bays, balconies) 1 Doors and windows 2 Window Openings and Proportions 3 Window Casing/ Trim 4 Window Shutters / Hardware 5 Awmings 6 Doors 7 Porches and Balconies 8 Projections (i.e. porch, portico, canopy) 9 Landings/ Steps / Stoop / Railings 1 Lighting (i.e. wall, post) 1 Signs (i.e. projecting, wall) 2 Mechanicals (i.e. HYAC, generators) 3 Decks 4 Garages (i.e. doors, placement) 5 Fence / Walls (i.e. materials, street edge) 6 Grading (i.e. graden, planters, street frees) 8 Driveways (i.e. location, materials, street edge) 9 Landscaping (i.e. gardens, planters, street frees) 9 Parking (i.e. coation, access, visibility) 9 Cacessory Buildings (i.e. sheds, greenhouses) 9 Dose and Intent: 9 Parking (i.e. location, materials, street hees) 9 Parking (i.e. location, access, visibility) 9 Cacessory Buildings (i.e. sheds, greenhouses) 9 Preserve the integrity of the District: Yes No 4. Maintain the special characte Assessment of the Historical Significance: Yes No 5. Complement and enhance the Conservation and enhancement of property values: Yes No 5. Complement and enhance the Conservation and enhancement of property values: Yes No 5. Complement and enhance the Conservation and enhancement of property values: Yes No 5. Complement and enhance the Conservation and enhancement of property values: Yes No 6. Promote the education, pleas	2 Roofs 3 Style and Slope 4 Roof Projections (i.e. chimneys, vents, dormers) 5 Roof Materials 6 Comice line 7 Eqws. Sulters and Downspouts 8 Walts 9 Siding / Material 1 Poors and mindows 9 Siding / Material 1 Poors and mindows 1 Poors and mindows 2 Window Openings and Proportions 3 Window Openings and Proportions 4 Window Shufters / Hardware 5 Awnings 6 Doors 7 Porches and Balconies 8 Projections (i.e. port, portico, canapy) 9 Landings/ Steps / Stoop / Roilings 1 Lighting (i.e. wall, post,) 1 Signs (i.e. projecting, wall) 9 Lighting (i.e. wall, post,) 1 Signs (i.e. projecting, wall) 1 Signs (i.e. projecting, wall) 1 Signs (i.e. projecting, wall) 2 Mechanicals (i.e. HYAC; generators) 3 Decks 4 Garages (i.e. doors, placement) 5 Fence / Walts (i.e. materials, type) 5 Fence, Walts (i.e. materials, type) 7 Landscaping (i.e. gardens, planters, street trees) 8 Driveways (i.e. location, material, screening) 9 Parking (i.e. location, cacess, visibility) 1 Oxecsory Buildings (ii.e. location, material, screening) 9 Parking (ii.e. location, cacess, visibility) 1 Oxecsory Buildings (ii.e. location, cacess, visibility) 1 Oxecsory Buildings (ii.e. location, material, screening) 9 Parking (ii.e. location, cacess, visibility) 1 Oxecsory Buildings (ii.e. street, street,) 1 Oxer and Intent: 1 Preserve the integrity of the District:				

Project Address:	100 MARKET STREET
Permit Requested:	CERTIFICATE OF APPROVAL
Meeting Type:	PUBLIC HEARING #5
Existing Conditions: • Zoning District: CD5	

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

- Estimated Age of Structure: c.2000
 Building Style: Modern Commercial
 Historical Significance: NA
 Public View of Proposed Work: View from Market and Hanover Streets

	 Unique Features: 1st large, 5 sto Neighborhood Association: Dov 	<u>ry, infill building wit</u> vntown	<u>h no setbacks</u>
В.			ouilding exterior.
<u>C.</u>	C. Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D.	D. Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demoli	shed:	
	☑ Principal	Accessory	Demolition
<u>F.</u>	. Sensitivity of Context:		
	\square Highly Sensitive \square Sensitive	e 🗹 Low Sensitivity	"Back-of-House"
<u>G</u> .	Design Approach (for Major Projects)	• <u>•</u>	
	Literal Replication (i.e. 6-16 Co	ngress, Jardinière Buildin	g, 10 Pleasant Street)
	\square Invention within a Style (i.e., F	Porter Street Townhouses	, 100 Market Street)
	Abstract Reference (i.e. Portw	valk, 51 Islington, 55 Cong	gress Street)
	\square Intentional Opposition (i.e. M	cIntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	1. Project Type:		
	\square Consent Agenda (i.e. very sr	mall alterations, add	litions or expansions)
	☑ Minor Project (i.e. small alter	rations, additions or	expansions)
	☐ Moderate Project (i.e. signif	icant additions, alte	rations or expansions)

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

Neighborhood Context:

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

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

The Application is proposing to:

- Add a metal louver on the Market Street façade in order to support a restaurant use.
 - The color of the louver is suggested to be a dark black to match the existing lights.
 - Consideration should be given to painting the louver the color of the concrete in order to minimize its prominence on the façade.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			IUU MAKKEI	SIKEEI - PUBLIC	HEARING #5 (MI	NOK PROJEC	1)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOO	D CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures	Sı	prrounding Structures	
	No.		Building	Building (+/-)	(Average)		(Average)	₹
	NO.	GENERAL BUILDING INFORMATION	/ECTIAA	ATED FROM THE TAX MAPS & A	CCECCOD'S INIEO)			-
	1	Gross Floor Area (SF)	(ESIIMA	ALED FROM THE TAX MAPS & A	33E33OK 3 INFO)			2 × °
	2	Floor Area Ratio (GFA/ Lot Area)						\sim 0 \circ
	3	Building Height / Street-Width Ratio			AAINIOD DDO	\ IECT		
	4	Building Height – Zoning (Feet)			MINOR PRO	JECI		FC 11SS ate
	5	Building Height – Street Wall / Cornice (Feet)	ı	NICTALL A AACCIL	A NUCAL LOUVED	ALONIC MARRI	TET CEDECT ONLY	≥ ŏ
	6	Number of Stories	– I	M21ALL A MECHA	ANICAL LOUVER	ALONG MAKE	(ET STREET ONLY –	Z \(\overline{5}\)
	7	Building Coverage (% Building on the Lot)						7 0 3
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	Oğg
b	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
Ê	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	A N N N N N N N N N N N N N N N N N N N
Ŭ	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	- 0
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	A SRIC STR
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	EV HISTO
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	T S X
TERIALS	18	Walls					□ Appropriate □ Inappropriate	Z H N
8	19	Siding / Material					□ Appropriate □ Inappropriate	→
MATI	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	– 5 <
× ×	21	Doors and Windows					□ Appropriate □ Inappropriate	ERT) MOUTH
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	™ ¾ 5:
DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	_ \$5 \(\tilde{\ti}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}
DE		Window Shutters / Hardware					□ Appropriate □ Inappropriate	OPTS. CRTY
S	25	Awnings					□ Appropriate □ Inappropriate	
BUILDING	26	Doors					□ Appropriate □ Inappropriate	
	27	Porches and Balconies					□ Appropriate □ Inappropriate	S - S
-	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	
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks (2) (2) (3)					☐ Appropriate ☐ Inappropriate	160
	34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	100
z	35	, , , ,					☐ Appropriate ☐ Inappropriate	- 1
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DE	37	. •					☐ Appropriate ☐ Inappropriate	
SITE	30	. ,					□ Appropriate □ Inappropriate	
S		5					□ Appropriate □ Inappropriate	
	40 D. 170	3 (□ Appropriate □ Inappropriate	
	1. Pr 2. As	ese and Intent: Deserve the integrity of the District: Deserve the integrity of the District: Deservers on the Historical Significance: Deservation and enhancement of property values	☐ Yes ☐ ☐ Yes ☐ ☐ Yes ☐	No 5. Cor	intain the special characte mplement and enhance th mote the education, pleas	ne architectural and h	istoric character: e District to the city residents and visitor	□ Yes □ Yes s: □ Yes
	1. C	v Criteria / Findings of Fact: onsistent with special and defining character of ompatibility of design with surrounding propertie			ation to historic and archite mpatibility of innovative ted			

161 DEER STREET (LOT 5) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial Office Land Area: 21,050 SF +/-
- Estimated Age of Structure(s): c.1970
- Building Style: <u>NA</u> Historical Significance: <u>NA</u>
- 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 of	<u>a 5-story</u>	<u>y, mixed-use</u>	<u>building.</u>

	-		
<u>C.</u>	. Other Permits Required:		
	☑ Board of Adjustment	☑ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demol	shed / Constructed	<u>.</u> <u>.</u>
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensitiv	e \square Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	. Design Approach (for Major Projects)	• •	
	\Box Literal Replication (i.e. 6-16 Co	ngress, Jardinière Buildin	g, 10 Pleasant Street)
	\square Invention within a Style (i.e., I	Porter Street Townhouses	, 100 Market Street)
	Abstract Reference (i.e. Portv	valk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e. м	cIntyre Building, Citizen's	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	\square Consent Agenda (i.e. very s	mall alterations, add	litions or expansions)
	\square Minor Project (i.e. small alter	ations, additions or e	expansions)
	☐ Moderate Project (i.e. signif	icant additions, alte	rations or expansions)

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

I. Neighborhood Context:

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

• 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 details of the architectural style and finish.

The revised drawings show a more simplified façade and two tower options for the intersection.

<u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		161 D	PEER STREET (LO	T 5) – WORK SESSION :	FA (MAJOK)		
		INFO/ EVALUATION CRITERIA	-		NEIGHBORHOOD CONTEXT		
		Project Information		Abutting Structures (Average)	Surrounding Structure (Average)	s	RM N N-18 Denied
<u></u>		GENERAL BUILDING INFORMATION					8 ini
ᄠ	1	Gross Floor Area (SF)) IF OT		
STA	2	Floor Area Ratio (GFA/ Lot Area)		MAJOR PRO	JJECI		FOR MISSION ate: 6-6-
S	3	Building Height / Street-Width Ratio	00	NICTRILOT A F CTORY A	UVED HEE DINIDING		
	4	Building Height – Zoning (Feet)	- 60	NSIKUCI A 5-SIOKY N	NIXED-USE BUILDING –		MIS ate
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories					\(\bar{\sigma}\) \(\bar{\sigma}\)
	7	Building Coverage (% Building on the Lot)					Z § 9 § 7
		PROJECT REVIEW ELEMENT			APPROP	RIATENESS	COMMISSIONS Stipulations
_	8	Scale (i.e. height, volume, coverage)				□ Inappropriate	→ → → →
<u> </u>	9	Placement (i.e. setbacks, alignment)				□ Inappropriate	
N	10					□ Inappropriate	AT TRIC: ase N d with
ပ	11	Architectural Style (i.e. traditional – modern)				☐ Inappropriate	
, <u> </u>	12					☐ Inappropriate	ALUARIC DISTRIBUTE CONSTRUCTOR Approved v
ا بخ	13				• • • •	□ Inappropriate	
BE	14					□ Inappropriate	ALU/ RIC DIST REET CO Approved
MEMBERS	15	Roof Materials				□ Inappropriate	
¥	16	Cornice Line				□ Inappropriate	
	17	Eaves, Gutters and Downspouts				□ Inappropriate	元 25 品
ALS	18	Walls			□ Appropriate	□ Inappropriate	
COMMISSION DESIGN & MATERIALS	19	3 3 9, 3 3 3			☐ Appropriate	□ Inappropriate	
SS	20					□ Inappropriate	RTY OUTH H OUTH H Approved
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DISTRICT	27						PR PR
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ō	32					□ Inappropriate	
HISTORIC	33				• • • • • • • • • • • • • • • • • • • •	□ Inappropriate	
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DESIGN	36	· · · · · · · · · · · · · · · · · · ·				☐ Inappropriate	
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ш	38				• • • • • • • • • • • • • • • • • • • •	□ Inappropriate	
SIT	39					□ Inappropriate	
	40					□ Inappropriate	
Н.	Purp	ose and Intent:					
	1. P	Preserve the integrity of the District:	Yes 🗆 No	4. Maintain the special characte	er of the District:		□ Yes □ No
			Yes □ No	·	ne architectural and historic character:		□ Yes □ No
		_	Yes No	·	sure and welfare of the District to the city	v residents and visitors	
I R		w Criteria / Findings of Fact:		, , , , , , , , , , , , , , , , , , ,		,	
<u></u>		Consistent with special and defining character of surrounding	properties: ☐ Yes ☐ No	3. Relation to historic and archite	ectural value of existina structure:	□ Yes □ No	
		compatibility of design with surrounding properties:			chnologies with surrounding properties:		

Project Address: 278 STATE STREET Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: 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: <u>5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>

	 Unique Features: <u>Scale and Massing</u> Neighborhood Association: <u>Downtown</u>
В.	Proposed Work: To consider and discuss rehabilitation and new construction options.
<u>C.</u>	Other Permits Required:
	☐ Board of Adjustment ☑ Planning Board ☐ City Council
<u>D.</u>	Lot Location:
	\square Terminal Vista \square Gateway \square Mid-Block
	✓ Intersection / Corner Lot □ Rear Lot
<u>E.</u>	Existing Building to be Altered/ Demolished / Constructed:
	lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Demolition
<u>F.</u>	Sensitivity of Context:
	$lacktriangle$ Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"
<u>G.</u>	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)
<u>H.</u>	Project Type:
	\square Consent Agenda (i.e. very small alterations, additions or expansions)
	\square Minor Project (i.e. small alterations, additions or expansions)
	\square Moderate Project (i.e. significant additions, alterations or expansions)
	☑ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

• The building is located along State Street. 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 sideyard.

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

The Applicant is proposing to:

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





Aerial and Street View Image



	1	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		GHBORHOOD CONTEXT
	No.	Project Information	Existing Building Proposed Building	(+/-) Abutting Structures	Surrounding Structures (Average)
	INO.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAP	'S & ASSESSOR'S INFO)	
	1	Gross Floor Area (SF)	·		
	2	Floor Area Ratio (GFA/ Lot Area)		MAJOR PROJE	CT
	3	Building Height / Street-Width (ROW) Ratio	_	MAJOR PROJE	
	4	Building Height – Zoning (Feet)	- DEHARILITATION & P	ECONSTRUCTION OF TH	E FIRE-DAMAGED BUILDINGS -
	5	Building Height – Street Wall / Cornice (Feet)	- KLIIADILIIAIION & K		LIIKL-DAMAGLD BUILDINGS -
	- 6	Number of Stories	-		
	/	Building Coverage (% Building on the Lot)	A DDI IC A NIT'S COAAAAFNITS	NOCETO SUCCESSIONS	ADDDODDIATENESS
_		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	
	8	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate
1	10	Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
)	11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
J	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
3	18	Walls			□ Appropriate □ Inappropriate
	19	Number and 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	Storm Windows / Screens			□ Appropriate □ Inappropriate
	26	Doors			☐ Appropriate ☐ Inappropriate
	27	Porches and Balconies			☐ Appropriate ☐ Inappropriate
1	28	Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)			☐ Appropriate ☐ Inappropriate
	31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
	33	Decks			☐ Appropriate ☐ Inappropriate
_	34	Garages / Barns / Sheds (i.e. doors, placement)			☐ Appropriate ☐ Inappropriate
	35	Fence / Walls / Screenwalls (i.e. materials, type)			☐ Appropriate ☐ Inappropriate
ביים	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
1	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate

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

A. Property Information - General:

Existing Conditions:

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

<u>B.</u>	Proposed Work:	<u>To add a n</u>	<u>ew building o</u>	<u>n the rear and</u>	<u>make misc.</u>	<u>renovations.</u>

b. Hoposca Work.	iding on morear ar	ta make mise, remova						
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	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>							
Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)						
lacksquare Invention within a Style (i.e	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Por	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
$\hfill\Box$ Intentional Opposition (i.e.	McIntyre Building, Citizen's	s Bank, Coldwell Banker)						
H. Project Type:								

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

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

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

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

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.
- The Applicant has requested a continuance to complete the land use review process and determine whether variances or other zoning relief is required for the proposed project.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE JULY MEETING
- 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

□ Yes □ No

127-137 HIGH STREET - WORK SESSION #C (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 6-18 **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** FORM (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 9-0 COMMISSION Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - ADD A NEW STRUCTURE AND RENOVATE EXISTING STRUCTURES ONLY -No.:O Z O Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Φ Case 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 EET 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate RIC STRI 14 Roof Projections (i.e. chimneys, vents, dormers...) 4 □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate HISTO I 16 **Cornice Line** □ Appropriate □ Inappropriate HIGI 17 Eaves, Gutters and Downspouts ш □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 37 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш 2 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** ecision: 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

140-152 COURT STREET **Project Address: Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #D Meeting Type:**

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: c.1795/1960/1970
 Building Style: Federal/ Modern/ Modern
 Number of Stories: 2.5 / 6 /5

- Historical Significance: Contributing / Non-Contributing / Intrusive
- Public View of Proposed Work: View from Court Streets
- Unique Features: Public Housing Complex
- Neighborhood Association: Downtown

B. Proposed V	<u>Vork:</u> To	<u>o demolisł</u>	<u>ı the </u>	<u>addition</u>	<u>& rep</u>	<u>lace with</u>	<u>a mixec</u>	1-use 5	<u>story</u>	<u>buil</u>	<u>dinc</u>)

E: Troposed Work:	1 030 0 3101 y
C. Other Permits Required:	
☑ Board of Adjustment ☑ Planning Board ☐ City Col	uncil
D. Lot Location:	
\square Terminal Vista \square Gateway $oxedsymbol{oxtimes}$ Mid-Blo	ck
\square Intersection / Corner Lot \square Rear Lot	
E. Existing Building to be Altered/ Demolished:	
✓ Principal □ Accessory □ Demolit	ion
F. Sensitivity of Context:	
\square Highly Sensitive $oxedsymbol{oxed}$ Sensitive \square Low Sensitivity \square "Back	-of-House"
G. Design Approach (for Major Projects):	
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant	Street)
Invention within a Style (i.e., Porter Street Townhouses, 100 Market St	reet)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)	
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwe	ell Banker)
H. Project Type:	
\square Consent Agenda (i.e. very small alterations, additions or exp	ansions)
☐ Minor Project (i.e. small alterations, additions or expansions)	
☐ Moderate Project (i.e. significant additions, alterations or ex	pansions)

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

I. Neighborhood Context:

• The property is located along Court Street. It is surrounded with many 2.5 - 6 story historic and non-historic structures with shallow front yard setbacks and small landscaped side yards.

J. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- Replace the 1960s rear addition to 140 Court Street to construct a new affordable housing structure with parking and possible mixed-use elements.
- Preserve the historic Gideon Beck House (c.1795) and demolish the later additions.
- Provide underground parking.
- NOTE THAT THE APPLICANT REQUESTED TO POSTPHONE UNTIL THE JUNE MEETING IN ORDER TO OBTAIN THE NEEDED VARIANCES FOR THE PROJECT. THE VARIANCES WERE APPROVED BY THE BOA.
- NEW PLANS HAVE NOT YET BEEN SUBMITTED.

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:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING C/NC /I

140-152 COURT STREET - WORK SESSION #D (MAJOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 6-18 **Project Information Abutting Structures Surrounding Structures** Existina **Proposed FORM** (Average) (Average) Buildina Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn with Stipulations Building Height - Street Wall / Cornice (Feet) No.:D - REPLACE THE REAR ADDITION WITH A 5 STORY MIXED-USE BUILDING ONLY -NOL Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Case **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 □ Appropriate □ Inappropriate Style and Slope 13 **MEMBER** □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate OURT : **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts ☐ Appropriate ☐ Inappropriate COMMISSION MATERIALS 18 ☐ Appropriate ☐ Inappropriate Approved Continued 19 Siding / Material ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** 52 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 Window Shutters / Hardware ☐ Appropriate ☐ Inappropriate PROPERTY: 1 Decision: 25 **Awnings** 80 DISTRICT □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate **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 ☐ 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: □ Yes □ No 4. Maintain the special character of the District: □ Yes □ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

A. Property Information - General:

Project Evaluation Form: 159 MIDDLE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #E

 Zoning District: <u>CD4-L1</u> Land Use: <u>Commercial Use</u> Land Area: <u>13,000 SF +/-</u> Estimated Age of Structure: c. Building Style: <u>Federal</u> Number of Stories: <u>3</u> Historical Significance: <u>Contriberation</u> Public View of Proposed Work Unique Features: <u>NA</u> Neighborhood Association: <u>Date</u> 	outing : View from Middle	e Street
B. Proposed Work: To add a two-unit	t townhouse at the	rear of the property.
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/ Demo	olished:	
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arOmega}$ Sensit	ive 🗌 Low Sensitivi	ty \square "Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
Litaral Dandia ation " (1)		
Literal Replication (i.e. 6-16 C	Congress, Jardinière Build	ing, 10 Pleasant Street)
\square Literal Replication (i.e. 6-16 C Invention within a Style (i.e.	_	
	e., Porter Street Townhous	ses, 100 Market Street)
✓ Invention within a Style (i.e	e., Porter Street Townhous twalk, 51 Islington, 55 Co	ses, 100 Market Street) ngress Street)
✓ Invention within a Style (i.e. Por	e., Porter Street Townhous twalk, 51 Islington, 55 Co	ses, 100 Market Street) ngress Street)
✓ Invention within a Style (i.e. Por Abstract Reference (i.e. Por Intentional Opposition (i.e.	e., Porter Street Townhous twalk, 51 Islington, 55 Co McIntyre Building, Citizer	ses, 100 Market Street) ngress Street) n's Bank, Coldwell Banker)
Invention within a Style (i.e. Por Abstract Reference (i.e. Por Intentional Opposition (i.e. H. Project Type:	e., Porter Street Townhous twalk, 51 Islington, 55 Co McIntyre Building, Citizer small alterations, ac	ses, 100 Market Street) ngress Street) n's Bank, Coldwell Banker) Iditions or expansions)
Invention within a Style (i.e. Por Abstract Reference (i.e. Por Intentional Opposition (i.e. H. Project Type: Consent Agenda (i.e. very	e., Porter Street Townhous twalk, 51 Islington, 55 Co McIntyre Building, Citizer small alterations, ac erations, additions or	ses, 100 Market Street) ngress Street) n's Bank, Coldwell Banker) Iditions or expansions) expansions)

I. Neighborhood Context:

• This contributing structure is located along Middle Street and is surrounded with many other wood 2.5-3 story contributing structures.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to construct an addition along the rear of the existing 3 story federal structure and add a three-story, two-unit townhouse structure at the rear of the property.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE JULY MEETING
- <u>Design Guideline Reference</u>: Guidelines for Exterior Woodwork (05), Windows and Doors (08), Site Elements and Streetscapes (09) and Small Scale New Constriction & Additions (10)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

		INIEO / EVALUATIONI ODITEDIA	CIIDIE	CT PROPERTY		NEICHBODHOO	ND CONTEYT	
		INFO/ EVALUATION CRITERIA			A boulding of Chronalium a	NEIGHBORHOC		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	3	urrounding Structures (Average)	
	No.		201141119	201101119 (· /)	(· · · · · • - 3 -)			_ 2
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						O
	3	Building Height / Street-Width Ratio			MODERATE P	ROJECT		
	4	Building Height – Zoning (Feet)			_			<u>Ľ</u>
	5	Building Height – Street Wall / Cornice (Feet)		- REAR AITER	ATIONS AND NEV	W REAR BUILD	ING ONLY –	
	6	Number of Stories Building Coverage (% Building on the Lot)			-			
			UDO	COMMENTS	1100 01100	ECTIONS	ADDOODIATELECC	
	_	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
NTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
Ē	10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
ပ္ပ	10 11	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
_		Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
ı	12	Roofs Style and Slave					□ Appropriate □ Inappropriate	
ı	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
ı	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	>
	15	Roof Materials					□ Appropriate □ Inappropriate	
i	16	Cornice Line					☐ Appropriate ☐ Inappropriate	
S	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	
ĭĕ	18	Walls Siding / Material					□ Appropriate □ Inappropriate	
TERIA	19	Siding / Material					☐ Appropriate ☐ Inappropriate	
¥	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
~	21	Doors and windows Window Openings and Proportions					□ Appropriate □ Inappropriate	
N ()	22	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	
DESIG	23 24	Window Casing/ Irim Window Shutters / Hardware					□ Appropriate □ Inappropriate	─ ॒
							□ Appropriate □ Inappropriate	P
S	25 26	Awnings					□ Appropriate □ Inappropriate	- ()
BUILDIN	27	Doors Porches and Balconies					□ Appropriate □ Inappropriate	
BU	27 28						□ Appropriate □ Inappropriate	_ <u>~</u>
ĺ	28	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30						□ Appropriate □ Inappropriate	
	31	Lighting (i.e. wall, post) 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□ Appropriate□ Inappropriate	1
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
Z		Grading (i.e. ground floor height, street edge)						121
DESIG	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate	10 at 1
	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SIE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
					1	<u> </u>	□ Appropriate □ inappropriate	
<u>H.</u>		se and Intent:						
		eserve the integrity of the District:			intain the special characte			
		sessment of the Historical Significance:			mplement and enhance th			
	3. Co	onservation and enhancement of property value	es:	No 6. Pro	mote the education, pleas	sure and welfare of th	e District to the city residents and visi	itors:
		Criteria / Findings of Fact:						

Project Address: 206 COURT STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #F Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- 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

<u>3. </u>	Proposed Work:	<u>To add a two-stor</u>	<u>y rear addition and</u>	<u>d renovate the building.</u>

C. Other Permits Required:	•	
Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
Principal	Accessory	Demolition

F.	Sensi	tivity	of	Context:	

☐ Highly Sensitive	$\overline{\mathbf{A}}$	Sensitive \Box	Low Sensitivity		"Back-of-House"
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G. Design Approach (for Major Projects):

Literal Re	plication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street
☐ Inventio	within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract	Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

H. Project T

r rype:				
\square Consent Agenda (i.e.	very small al	Iterations, c	additions o	r expansions

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

	Minor Project	(ı.e. small	alterations,	additions o	r expansions)	
_	,					

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

J. Neighborhood Context:

• 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.

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

This application proposes to:

- Renovate the existing historic building
- Add a 2-story addition to the side and rear of the historic structure.
- HDC expressed concerns at the work session pertaining to the size and style of the proposed addition and the presence of garage doors as a major component of the terminal vista to Church Street.
- The revised plans show a reduced building form on the side of the Karnan House and the window pattern is a little more sympathetic to the historic structure. However, awning iwndows are proposed.
- The roof deck has been converted into a penthouse unit and the burn-wood siding has been revised to show the siding used on 236 Union Street.
- NOTE THAT THE APPLICANT HAS REQUESTED A STIE WALK IN ADVANCE OF THE MEETING.

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

P. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			206 COURT STRE	ET – WORK	SESSION #F (N	NODERATE)		
		INFO/ EVALUATION CRITERIA	SUBJECT PROPE	ERTY		NEIGHBORH	IOOD CONTEXT	
	NI -	Project Information		oposed ding (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
:	NA.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE	TAX MAPS & ASSES	SOR'S INFO)			
	1	Gross Floor Area (SF)						─ ~ ≥ •
	2	Floor Area Ratio (GFA/ Lot Area)						FOR 15510N Ite: 6-6
	3	Building Height / Street-Width Ratio		M	ODERATE P	RO IFCT		
	<u>4</u>	Building Height – Zoning (Feet)						Alss ate
	<u> </u>	Building Height – Street Wall / Cornice (Feet) Number of Stories	– INSTALL /	A TWO-STO	RY REAR ADDI	TION & REN	NOVATIONS ONLY –	≥ ŏ
	7	Building Coverage (% Building on the Lot)						_
	•	PROJECT REVIEW ELEMENT	APPLICANT'S COMME	ENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
5	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
N O	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
ŭ	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	VA VORIC T STRE
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	S 57
	16	Cornice Line					☐ Appropriate ☐ Inappropriate	
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	HIS:
OMMISSION SIGN & MATERIALS	18	Walls Cidio or A A and ordered					☐ Appropriate ☐ Inappropriate	- ± ō
	19	Siding / Material					□ Appropriate □ Inappropriate	— : — ક ઇ
	20 21	Projections (i.e. bays, balconies) Doors and Windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	5 9
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
S S	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	OPE ORTSMC
DESI	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	RIY RTS
i	25	Awnings					□ Appropriate □ Inappropriate	
N N	26	Doors					☐ Appropriate ☐ Inappropriate	
	27	Porches and Balconies					□ Appropriate □ Inappropriate	
BUILDING	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
1 1	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	33	Decks					☐ Appropriate ☐ Inappropriate	
	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
Z	35 36	Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height street adds)					□ Appropriate □ Inappropriate	The same of the sa
ESIG	37	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	11
EDE	38	Driveways (i.e. location, material, screening)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
SIE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pre 2. Ass 3. Co	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value of Criteria / Findings of Fact:	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Comple	in the special characte ement and enhance th e the education, pleas	ne architectural c		☐ Yes
	1. Cc	onsistent with special and defining character of smpatibility of design with surrounding properties	- · · · ·		n to historic and archite atibility of innovative tea		=	

Project Evaluation Form: 490 MARCY STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

	erty Information - General:		
• Z • L • E • B • P • F	ng Conditions: Coning District: GRB Land Use: Residential Land Area: 17,100 SF +/- Estimated Age of Structure: c. Building Style: Greek Revival Number of Stories: 1.5 Historical Significance: Contribe Public View of Proposed Work Unique Features: Large Lot Heighborhood Association: Sc	outing : View from Marcy	and South School Street
B. Prop	osed Work: Dormer addition.		
C. Othe	er Permits Required:		
	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot I	<u>-ocation:</u>		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existi	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	\square Significant Demolition
F. Sensi	itivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive $\ \square$ Low Sensitivit	y 🗌 "Back-of-House"
G. Desi	gn Approach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)
	☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ect Type:		
-	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		
	☐ Major Project (i.e. very larg		,

I. Neighborhood Context:

• This 1.5 story contributing wood structure is located on the corner of South School and Marcy Streets and is surrounded with many contributing structures in the South End. The neighborhood is predominantly 1½ to 2 story wood sided structures with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to add a shed dormer to both sides of the rear addition.
- Three options are available.
- I would recommend Option B. be used and it be recessed at least 18 inches from the gutter so shingles can be located beneath the dormer and it should also be at least 18 inches lower than the roof.

<u>Design Guideline Reference</u>: Guidelines for Roofing (04) and Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

					ORK SESSION #1 (MINC		
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY	NEIGHE	BORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	\S
		GENERAL BUILDING INFORMATION		FROM THE TAX MAPS & AS	SESSOR'S INFO)		
SIAFF	1	Gross Floor Area (SF)					~ ~ ~
₹	2	Floor Area Ratio (GFA/ Lot Area)					
7	3	Building Height / Street-Width Ratio			MINOR PROJECT		
	4	Building Height – Zoning (Feet)			MINORIKOSECI		FO MISSIO
	5	Building Height – Street Wall / Cornice (Feet)		_	ADD SHED DORMERS O	NIY –	≥
	6	Number of Stories Building Coverage (% Building on the Lot)			ABB OHEB BOMMERO O	1421	ZŞ
			110.00	AAAAFAITO	- UDG CUGGESTIONS	ADDRODDIATEMERS	
-		PROJECT REVIEW ELEMENT	HDC CO	MMENIS	HDC SUGGESTIONS	APPROPRIATENESS	_ O ٽ
	8 9 10	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	
	발 <u> </u>	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
	Ö 10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
\vdash	12	Roofs				□ Appropriate □ Inappropriate	
<u> </u>	13	Style and Slope				□ Appropriate □ Inappropriate	/ALL
į 📗	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
	15	Roof Materials				□ Appropriate □ Inappropriate	
MEMBERS	16	Cornice Line				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	⊢ ~ %
₹	17	Eaves, Gutters and Downspouts				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	EV
<u>.</u>	_	Walls				☐ Appropriate ☐ Inappropriate	HIS:
)	₹ 10 2 19	Siding / Material				□ Appropriate □ Inappropriate	\dashv \blacksquare
	ATERIALS 19 20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	ן בו
	\$ 21	Doors and windows				☐ Appropriate ☐ Inappropriate	
	مة 22	Window Openings and Proportions				□ Appropriate □ Inappropriate	ER.
		Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	⊒ъξ
5	23 24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	
		Awnings				☐ Appropriate ☐ Inappropriate	
)	25 26 27	Doors				□ Appropriate □ Inappropriate	ROP PORTS
	3 27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	
2	<u>~</u> 28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	
ا (30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
O RIC	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate	
<u> </u>	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	7224
2	33	Decks				□ Appropriate □ Inappropriate	
	34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate	
	z 35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate	
	36 37	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	The same
	<u>37</u>	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
	필 38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate	
		Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
<u>H</u>	. Purpo:	se and Intent:					
	1. Pre	eserve the integrity of the District:	☐ Yes ☐ No	4. Mai	ntain the special character of the Dis	trict:	
		ssessment of the Historical Significance:	☐ Yes ☐ No		nplement and enhance the architec		
		onservation and enhancement of property value	es: 🗆 Yes 🗆 No		•	elfare of the District to the city residents and visi	itors:
L	Review	v Criteria / Findings of Fact: onsistent with special and defining character of sompatibility of design with surrounding properties	surrounding properties	: □Yes□ No 3. Relo	·	ue of existing structure:	