Staff Report – August 7th, 2019

August 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Extension Request 65 Rogers Street
- Administrative Approvals:
 - 1. 449 Court Street
 - 2. 33 Holmes Court

 - 4. 56 Middle Street
 - 5. 39 Mt. Vernon Street
 - 6. 222 Pleasant Street
 - 7. 174 Fleet Street
 - 8. 142 State Street
 - 9. 410-430 Islington St.

- Recommend Approval
- Recommend Approval
- 3. 135 Congress Street Recommend Approval
 - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

A. 137 Northwest St. (Minor-deck)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 15 Mt. Vernon St. (Minor extend roofline & add dormers)
- 2. 404 Middle St. (Minor windows)
- 3. 169 Lafayette St. (Minor windows, roofing and HVAC)
- 4. 673 Middle St. (Minor rear addition & porch)
- 5. 3 Pleasant Street (Moderate rear addition)

WORK SESSIONS - OLD BUSINESS:

A. 202 Court Street (Major - adaptive reuse as housing) B. 57 Mt. Vernon Street (Minor - deck & rear addition)

WORK SESSIONS - NEW BUSINESS:

1. 55 Lafayette Rd. (Minor - home with garage)

August 14th MEETING

WORK SESSIONS – OLD BUSINESS:

- A. 266-278 State Street (Major 4.5 story mixed use building)
- B. 179 Pleasant Street (Minor rear addition)
- C. Daniel Street (Major 3 story building)
- D. 14 Mechanic Street (Minor addition and chimney)



MEETING DATE: August 7th and 14th <u>APPLICATIONS: 23</u>

Project Address: Permit Requested: Meeting Type:

137 NORTHWEST STREET CERTIFCATE OF APPROVAL PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Single Family
- Land Area: 23,700 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Queen Anne</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: NA
- Neighborhood Association: Christian Shore
- B. Proposed Work: To replace the side porch with an open deck

C. Other Permits Required:

	Board of Adjustment	🗌 Planning Board	City Counc
<u>D.</u>	Lot Location:		
	Terminal Vista	Gateway	Mid-Block
	Intersection / Corner Lot	🗌 Rear Lot	
-	Evisting Duilding to be Altered (Dem	aliahad / Canatru atad	1.

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

\checkmark	Princ	cipa
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- - 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 alterations, additions or expansions)

I. Neighborhood Context:

• This contributing building is located along Northwest Street adjacent the Route 1 Bypass. The property is surrounded with many historically-significant structures. The structures in this neighborhood have shallow setbacks along the street and wide side yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Demolish the side porch and replace it with an open deck.
- The footprint of the deck is not being increased.
- NOTE THAT THE APPLICANT IS SEEKING A POSTPONEMENT OF THIS APPLICATION.

Design Guideline Reference – Guidelines for Exterior Woodwork (05).

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map



			137 NORT	HWEST STREET – PUE	BLIC HEARING	#A (MINOR)					
		INFO/ EVALUATION CRITERIA	SUBJI	CT PROPERTY		NEIGHBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	► •				
	No.	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & ASSES	SOR'S INFO)		R R R R R R R R				
STAFF	1	Gross Floor Area (SF)		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
₹	2	Floor Area Ratio (GFA/ Lot Area)		MINOR PROJECT							
S	3	Building Height / Street-Width (ROW) Ratio									
	4	Building Height – Zoning (Feet)	4	- REPLACE SIDE PORCH WITH DECK ONLY -							
	5	Building Height – Street Wall / Cornice (Feet)	-		SIDE FORCH W						
	6	Number of Stories Building Coverage (% Building on the Lot)	-				Ζ Σ⊲:				
	/	PROJECT REVIEW ELEMENT	APPLICA			STIONS APPROPRIATENESS					
	8	Scale (i.e. height, volume, coverage)	APPLICA	ANT'S COMMENTS	HDC SUGGE						
EX	0	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
ONT	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate Appropriate Inappropriate					
U U	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate Appropriate Inappropriate					
	12	Roofs				Appropriate Inappropriate Appropriate Inappropriate					
2	13	Style and Slope									
	14	Roof Projections (i.e. chimneys, vents, dormers)									
	15	Roof Materials									
	16	Cornice Line				□ Appropriate □ Inappropriate					
MEMBER3	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate					
S	18	Walls				🗆 Appropriate 🗆 Inappropriate					
באו ב	19	Number and Material				🗆 Appropriate 🗆 Inappropriate					
COMMISSION DESIGN & MATERIAL	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate					
2 ×	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate					
2 z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	ດ ຼັ ຼິ				
ຊ ອິ	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	─── 				
<u>く 8</u>	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	<u> </u>				
- Z	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate					
<u>ן</u> ב	26	Doors				🗆 Appropriate 🗆 Inappropriate					
	27	Porches and Balconies				🗌 Appropriate 🗆 Inappropriate					
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate					
ב	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate					
<u>)</u>	30	Lighting (i.e. wall, post)				Appropriate Inappropriate					
	31 32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)									
2	33	Decks				Appropriate Inappropriate Appropriate Inappropriate	and the second se				
2	34	Garages / Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate Appropriate Inappropriate					
	35	Fence / Walls / Screenwalls (i.e. materials, type)				Appropriate Inappropriate Appropriate Inappropriate					
z	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate Appropriate Inappropriate					
10	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate					
DES		Driveways (i.e. location, material, screening)									
SITE	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate					
S	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

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

15 MOUNT VERNON STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: <u>3,920SF +/-</u>
- Estimated Age of Structure: <u>c.1790 (relocated to the site)</u>
- Building Style: Cape
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: Relocated from another lot in the 1950s
- Neighborhood Association: South End
- **B.** Proposed Work: To extend the roofline over the existing garage.

C. Other Permits Required:

Planning Board Board of Adjustment

City Council

Mid-Block

- D. Lot Location:
 - Terminal Vista
- Gateway
- □ 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"

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 alterations, additions or expansions)

- I. Neighborhood Context:
- J. Background, Comments & Suggested Actions:
 - The Applicant is seeking to:
 - i. Extend the roofline of the existing structure over the attached garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on both the front and rear elevations.
 - iv. The garage door will be replaced
 - Note that this application received a variance at the BOA meeting on 7-16-19.

Design Guideline Reference: Guidelines for Roofing (04) and Windows & **Doors** (08)

K. Aerial Images and Maps:





Zoning Map

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 -2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

Aerial and Street View Image

HISTORIC SURVEY RATING

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CON
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Avera
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
Ë	1	Gross Floor Area (SF)				
STAFF	2	Floor Area Ratio (GFA/ Lot Area)				
SI	3	Building Height / Street-Width Ratio			MINOR PROJEC	`T
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)		- FXTEND ROOFL	NE OVER GARAGE &	ADD DROMFR
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	
, K	8	Scale (i.e. height, volume, coverage)				
ONTEXT	9	Placement (i.e. setbacks, alignment)				
		Massing (i.e. modules, banding, stepbacks)				
	11	Architectural Style (i.e. traditional – modern)				
S	12	Roofs				
ER	13	Style and Slope				
B	14	Roof Projections (i.e. chimneys, vents, dormers)				
MEMBERS	15 16	Roof Materials Cornice Line				
Ξ	17	Eaves, Gutters and Downspouts				
	2 18	Walls				□ Ap □ Ap
O ∎		Number and Material				
	20	Projections (i.e. bays, balconies)				
NIS MA	21	Doors and windows				
\geq	5 22	Window Openings and Proportions				
	23	Window Casing/ Trim				
	24	Window Shutters / Hardware				
		Storm Windows / Screens / Awnings				
<u>U</u>	2	Doors				
DISTRICT	27	Porches and Balconies				
IS		Projections (i.e. porch, portico, canopy)				
	29	Landings/ Steps / Stoop / Railings				
<u>U</u>	30	Lighting (i.e. wall, post)				
HISTORIC	31	Signs (i.e. projecting, wall)				
2	32	Mechanicals (i.e. HVAC, generators)				
<u>IS</u>	33	Decks				
T	34	Garages (i.e. doors, placement)				
z	35	Fence / Walls / Screenwalls (i.e. materials, type)				
		Grading (i.e. ground floor height, street edge)				
) <u> </u>	Landscaping (i.e. gardens, planters, street trees)				
SITE		Driveways (i.e. location, material, screening)				
	40	Accessory Buildings (i.e. sheds, greenhouses)				
<u>n.</u> I.	1. Pr 2. A 3. C <u>Revie</u>	ose and Intent: reserve the integrity of the District: assessment of the Historical Significance: Conservation and enhancement of property valu and Criteria / Findings of Fact: Consistent with special and defining character of	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	tain the special character of the plement and enhance the archit note the education, pleasure and	ectural and historic cho

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aracter: to the city residents and visitors: □ Yes □ No □ Yes □ No □ Yes □ No

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

404 MIDDLE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #2

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

- Zoning District: Mixed Residential Office (MRO)
- Land Use: <u>Single family Residential</u> Land Area: <u>10,783 SF +/-</u>
- Estimated Age of Structure: 1880
- Building Style: <u>Italianate/ Greek Revival</u> Number of Stories: <u>NA</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle Street
- Unique Features: Abuts Rindlet May House
- Neighborhood Association: Goodwin Park
- B. Proposed Work: Replace 5 windows and install two new HVAC units.

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 alterations, additions or expansions)

I. Neighborhood Context:

and shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration: The applicant proposes to:

- Replace 5 windows on the third floor (LePage windows) •
- 4 windows are double hung LePage windows and 1 window is casement for egress
- Add two HVAC condensers

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



• This lot and structure is located along Middle Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wooden structures with small side or rear yards

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & AS		· · · ·
	1	Gross Floor Area (SF)	•			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MINOR PROJEC	СТ (
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	-	REPLACE 5 WIN	DOWS AND INSTALL 2	2 HVAC UNITS ONLY -
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS
;	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
	10	Massing (i.e. modules, banding, stepbacks)				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
3	18	Walls				🗆 Appropriate 🗆 Inappropriate
	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate
5	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
3	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
	25	Awnings				🗆 Appropriate 🗆 Inappropriate
	26	Doors				🗆 Appropriate 🗆 Inappropriate
	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
ś	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
1	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
Γ	33	Decks				🗆 Appropriate 🗆 Inappropriate
	34	Garages/ Barns / Sheds (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
2	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
1	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
5	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate 🗆 Inappropriate

2. Assessment of the Historical Significance:

 \Box Yes \Box No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

🗆 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:

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:

2. Compatibility of design with surrounding properties:

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

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

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

169 LAFAYETTE ROAD CERTIFICATE OF APPROVAL PUBLIC HEARING #3

Mid-Block

Significant Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential A (GRA)
- Land Use: Multi-Family
- Land Area: 4,790 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: <u>Queen Anne</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Lafayette Road and South Street</u>
- Unique Features: NA
- Neighborhood Association: Wibird
- B. Proposed Work: To install new windows and A/C condenser.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

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 alterations, additions or expansions)

I. Neighborhood Context:

a frontyard setback and moderate rear yards.

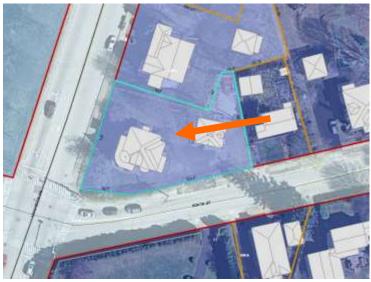
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Replace the curved windows,
 - Replace the front porch roof'
 - Replace the side entrance porch, and
 - Add a ductless air-conditioning unit

Design Guideline Reference – Guidelines for Windows & Doors (08).

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This contributing historic structure is located along Lafayette Road and South Street and is surrounded with many other wood-sided, 2.5 story contributing structures. Most buildings have

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	1	NEIGHBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASSE	SSOR'S INFO)	
	1	Gross Floor Area (SF)	•			
	2					
,	3				MINOR PRO	IFCT
	4					
	6	Number of Stories		– INSTALL WIN	NDOWS, ROOFIN	G AND HVAC ONLY –
	7	Building Coverage (% Building on the Lot)			-	
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGES	
X	8					🗆 Appropriate 🗆 Inappropriate
ONTEXT	9					🗆 Appropriate 🗆 Inappropriate
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E L	3					□ Appropriate □ Inappropriate
	4					🗆 Appropriate 🗆 Inappropriate

2. Assessment of the Historical Significance: 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:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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:

673 MIDDLE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #4

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Multi-Family
- Land Area: 4,850 SF +/-
- 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 Lafayette Road</u>
- Unique Features: NA
- Neighborhood Association: Wibird
- B. Proposed Work: To restore the rear wall of the c. 1795 building

C. Other Permits Required:

Board of Adjustment Planning Board City Council

D. Lot Location:

Terminal Vista

Gateway

🗌 Rear Lot Intersection / Corner Lot

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 alterations, additions or expansions)

I. Neighborhood Context:

- non-historic structures with shallow front yard setbacks, landscaped side and rear yards.
- Staff Comments and/ or Suggestions for Consideration: This application proposes to:
- Replacement of architectural asphalt shingles •
 - Replacement of cedar clapboards

Addition of rear addition and porch with window and doors. Note that this property recently received a dimensional variance for coverage.

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

Aerial Image, Street View and Zoning Map:





Zoning Map

• The property is located along Middle Street. It is surrounded with a wide variety of 2.5 - 6 story historic and

Aerial and Street View Image

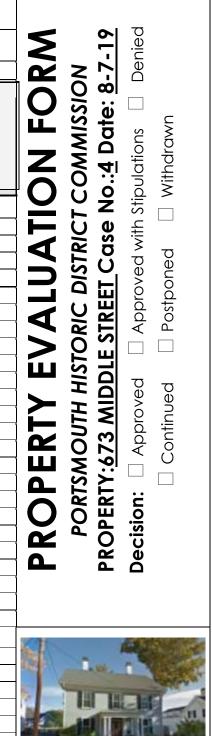
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	N	EIGHBORH	OOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)				_	
	3	Building Height / Street-Width Ratio			MINOR PROJ	FCT	
	4	Building Height – Zoning (Feet)					
-	5	Building Height – Street Wall / Cornice (Feet)	_	CONSTRUCT NEV	V REAR ADDITION	AND REA	R PORCH ONLY –
-	6	Number of Stories					
	/	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGEST	ONS	APPROPRIATENESS
×-	8	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropri
ONTEXT	9	Placement (i.e. setbacks, alignment)					🗆 Appropriate 🗆 Inappropri
<u>ō</u>	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 🗆 Inappropri
	17	Eaves, Gutters and Downspouts					Appropriate Inappropri
ALS	18	Walls					Appropriate Inappropri
ER	19	Siding / Material					Appropriate Inappropri
AT	20	Projections (i.e. bays, balconies) Doors and Windows					Appropriate Inappropri
~ ~	21	Doors and Windows Window Openings and Proportions					Appropriate Inappropri
S N	22 23	Window Openings and Proportions Window Casing/ Trim					Appropriate Inappropri
ESIC	23 24	Window Casing/ Initia Window Shutters / Hardware					Appropriate Inappropri
	24	Awnings					Appropriate Inappropri
U N	25	Doors					
BUILDING	20	Porches and Balconies					Appropriate 🗆 Inappropri Appropriate 🗆 Inappropri
	28	Projections (i.e. porch, portico, canopy)					Appropriate Inappropri
_	29	Landings/ Steps / Stoop / Railings					Appropriate Inappropri
-	30	Lighting (i.e. wall, post)					Appropriate Inappropri
-	31	Signs (i.e. projecting, wall)					Appropriate Inappropri
_	32	Mechanicals (i.e. HVAC, generators)					Appropriate Inappropri
-	33	Decks					
⊢	<u> </u>	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropri □ Appropriate □ Inappropri
-+	35	Fence / Walls (i.e. materials, type)					Appropriate Inappropri Appropriate Inappropri
S S	36	Grading (i.e. ground floor height, street edge)					Appropriate Inappropri
DESIGN	30	Landscaping (i.e. gardens, planters, street trees)					Appropriate Inappropri Appropriate Inappropri
<u>о</u> ш	38	Driveways (i.e. location, material, screening)					Appropriate Inappropri Appropriate Inappropri
SITE	39	Parking (i.e. location, access, visibility)					Appropriate Inappropri Appropriate Inappropri
_	40						
	-	se and Intent: eserve the integrity of the District:		No <u>4</u> Main	tain the special character of	f the District:	

<u>I. Review Criteria / Findings of Fact:</u>
 1. Consistent with special and defining character of surrounding properties:

 Yes
 No

 Xelation to historic and architectural value of existing structure:

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



🗆 Yes 🗆	No
🗆 Yes 🗆	No
🗆 Yes 🗆	No

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

3 PLEASANT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #5

Mid-Block

Significant Demolition

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

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 8,437 SF +/-
- Estimated Age of Structure: c.1910
- Building Style: <u>Beaux Arts</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Pleasant and Daniel Streets
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To add a penthouse and a rear addition.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

Gateway

🗌 Rear Lot Intersection / Corner Lot

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 alterations, additions or expansions)

I. Neighborhood Context:

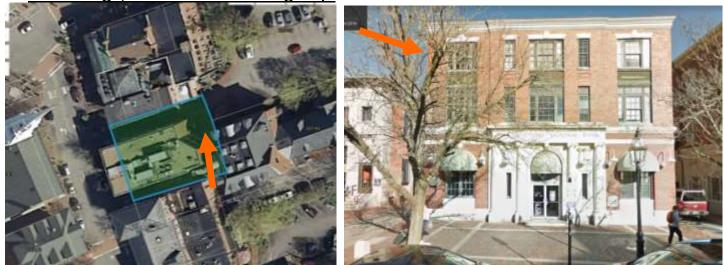
Most buildings have no frontyard setback and off-street parking is limited.

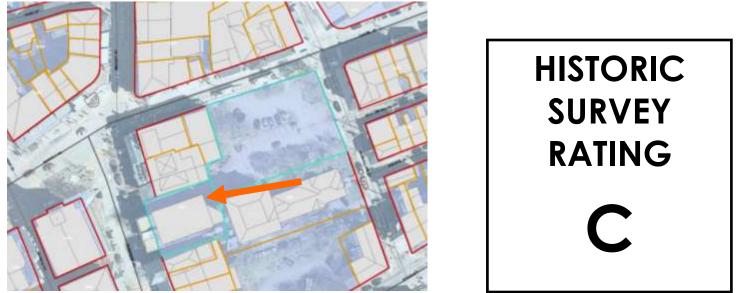
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Renovate the existing structure and add an oval penthouse level.
 - Add a 3 story rear addition.
 - between Penhallow, Daniel and Pleasant Streets.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This contributing historic structure is located along Pleasant Street and Market Square. The building is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures.

In conjunction with the application and proposed building for the abutting Daniel Street lot, the applicant proposed a variety of landscape improvements for pedestrian circulation

Aerial and Street View Image

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	N	NEIGHBORHOOD CONTEXT
Project Information	Existing Proposed Building Building (+,		Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX M	APS & ASSESSOR'S INFO)	
Gross Floor Area (SF)			
Floor Area Ratio (GFA/ Lot Area)			
Building Height / Street-Width Ratio		MODERATE PRO	JIECI
Building Height – Zoning (Feet)		OFTOD DENITUOUSE AN	
Building Height – Street Wall / Cornice (Feet)		OFIOF FENIHOUSE AN	D REAR ADDITION ONLY –
Number of Stories		-	
Building Coverage (% Building on the Lot)			
PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGEST	
Scale (i.e. height, volume, coverage)			Appropriate Inappropriate
Clacement (i.e. setbacks, alignment)			Appropriate Inappropriate
Massing (i.e. modules, banding, stepbacks)			Appropriate Inappropriate
Architectural Style (i.e. traditional – modern)			Appropriate Inappropriate
Roofs			Appropriate Inappropriate
Style and Slope			Appropriate Inappropriate
oof Projections (i.e. chimneys, vents, dormers)			Appropriate Inappropriate
oof Materials			Appropriate Inappropriate
fornice Line			Appropriate Inappropriate
aves, Gutters and Downspouts /alls			Appropriate Inappropriate
			Appropriate Inappropriate
ng / Material			Appropriate Inappropriate
ojections (i.e. bays, balconies)			Appropriate Inappropriate
ors and windows			Appropriate Inappropriate
ndow Openings and Proportions			Appropriate Inappropriate
dow Casing/ Trim			Appropriate Inappropriate
dow Shutters / Hardware			Appropriate Inappropriate
nings			Appropriate Inappropriate
rs			Appropriate Inappropriate
rches and Balconies			Appropriate Inappropriate
jections (i.e. porch, portico, canopy)			Appropriate Inappropriate
ndings/ Steps / Stoop / Railings			Appropriate Inappropriate
hting (i.e. wall, post)			Appropriate Inappropriate
ns (i.e. projecting, wall)			Appropriate Inappropriate
echanicals (i.e. HVAC, generators)			Appropriate Inappropriate
ecks			🗆 Appropriate 🗆 Inappropriate
rages (i.e. doors, placement)			🗆 Appropriate 🗆 Inappropriate
nce / Walls (i.e. materials, type)			Appropriate Inappropriate
ading (i.e. ground floor height, street edge)			🗆 Appropriate 🗆 Inappropriate
indscaping (i.e. gardens, planters, street trees)			🗆 Appropriate 🗆 Inappropriate
riveways (i.e. location, material, screening)			Appropriate Inappropriate
arking (i.e. location, access, visibility)			🗆 Appropriate 🗆 Inappropriate
essory Buildings (i.e. sheds, greenhouses)			🗆 Appropriate 🗆 Inappropriate

2. 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:

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

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

202 COURT STREET CERTIFICATE OF APPROVAL WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 5,036 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To adaptively reuse the structure as a 3-unit apartment building.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

- Terminal Vista
- Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "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 alterations, additions or expansions)

I. Neighborhood Context:

as an auto service repair shop.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes to:

- dormer is nearly 50 feet in length and it contains two recessed balconies.
- second floor at the rear of the building.
- repair station alterations.
- NOTE THAT APPLICANT IS SCHEDULED FOR A VARIANCE AT THE BOA FOR 8-20-19

Design Guideline Reference: Guidelines for Roofing (04), & Small Scale New **Construction & Additions (09)**

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This 2.5 story wood-sided structure is located on Court Street and is surrounded with many contributing and focal historic structures. The building was originally designed in a Greek Revival style and was municipally-owned as a fire station. In the 1940s the structure was sold and reused

• Add a long roof dormer with balconies in the northeast side of the roof. The proposed shed

• The revised elevations show the removal of the brick veneer wall surrounding the garage doors. Additional changes include a small dormer on the single story rear addition and a balcony on the

• As requested by the HDC at the Site Visit on May 1st, the Applicant should also provide historic photographs of the firehouse in order to establish the design of the facade prior to the service /

Aerial and Street View Image



						RK SESSION #A (MOD	
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		GHBORHOOD CONTEXT
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
ш			GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
∃ J		1	Gross Floor Area (SF)				
SIA		2	Floor Area Ratio (GFA/ Lot Area)		_		
^		3	Building Height / Street-Width Ratio		Λ	AODERATE PRO.	IFCT
		4	Building Height – Zoning (Feet)				
		5 6	Building Height – Street Wall / Cornice (Feet) Number of Stories	-	- ADD NEW DOR	MER AND MISC. EXTE	ERIOR ELEMENTS ONLY –
		7	Building Coverage (% Building on the Lot)			-	
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION	
EXT	R–	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
ONTE		9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
ļ	5	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
		11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
1		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
A I S		18	Walls				🗆 Appropriate 🗆 Inappropriate
a d		19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
AT	₹	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
2	≥	21	Doors and windows				□ Appropriate □ Inappropriate
Z		22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
	<u>ه</u>	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
2	<u>۔</u>	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
L C	PNIC	25	Awnings				Appropriate Inappropriate Appropriate Inappropriate
	5	26	Doors				🗆 Appropriate 🗆 Inappropriate
		27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
4	2		Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
		29	Landings/ Steps / Stoop / Railings				
		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
,	zL	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
DESIGN	2	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
E C	<u> </u>	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

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



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

57 MOUNT VERNON STREET CERTIFICATE OF APPROVAL WOORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: <u>3,485F +/-</u>
- Estimated Age of Structure: c.1930
- Building Style: Vernacular
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To add a deck and 2 story rear addition.

C. Other Permits Required:

Board of Adjustment

□ Planning Board □ City Council

Mid-Block

- D. Lot Location:
 - Terminal Vista
- Gateway
- Rear Lot Intersection / Corner Lot

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

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 alterations, additions or expansions)

J. Neighborhood Context:

- J. Background, Comments & Suggested Actions:
 - The Applicant is seeking to:
 - i. Add a front deck
 - ii. Add a new two-story rear addition (with contemporary windows and details)

Design Guideline Reference: Guidelines for Roofing (04, Exterior Woodwork (05) and Windows & Doors (08)

K. Aerial Images and Maps:





Zoning Map

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 -2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.



Aerial and Street View Image

HISTORIC SURVEY RATING

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGI	HBORHOOD CON
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Avero
	-	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)	
STAFF	1	Gross Floor Area (SF)				
Ā	2	Floor Area Ratio (GFA/ Lot Area)				
ST	3	Building Height / Street-Width Ratio		Ν	NODERATE PROJ	FCT
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)			ONT DECK AND 2 STC	ORY ADDITION
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	
L X	8	Scale (i.e. height, volume, coverage)				🗌 Ap
ONTEXT	9	Placement (i.e. setbacks, alignment)				
		Massing (i.e. modules, banding, stepbacks)				
	11	Architectural Style (i.e. traditional – modern)				
S	12	Roofs				
ER	13	Style and Slope				
AB	14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials				
MEMBERS	16	Cornice Line				
Σ	17	Eaves, Gutters and Downspouts				
	18	Walls				□ Ap □ Ap
O		Number and Material				
COMMISSION DESIGN & MATERIALS	20	Projections (i.e. bays, balconies)				
NIS	21	Doors and windows				
\leq	22	Window Openings and Proportions				
	23	Window Casing/ Trim				
	24	Window Shutters / Hardware				□ Ap
L D	25	Storm Windows / Screens / Awnings				🗆 Ap
	26	Doors				
	27	Porches and Balconies				
DIS.	28	Projections (i.e. porch, portico, canopy)				
	29	Landings/ Steps / Stoop / Railings				
<u>U</u>	30	Lighting (i.e. wall, post)				
R	31	Signs (i.e. projecting, wall)				□ Ap
2	32	Mechanicals (i.e. HVAC, generators)				🗆 Ap
HISTORIC	33	Decks				🗆 Ap
-	34	Garages (i.e. doors, placement)				🗆 Ap
z	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Ap
5 IG		Grading (i.e. ground floor height, street edge)				🗆 Ap
DESI	<u> </u>	Landscaping (i.e. gardens, planters, street trees)				
SITE		Driveways (i.e. location, material, screening)				
S	••	Parking (i.e. location, access, visibility)				
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Ap
	1. Pre 2. Ass 3. Co	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value v Criteria / Findings of Fact:	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	ntain the special character of the I aplement and enhance the archite note the education, pleasure and	ectural and historic cha

TEXT	
Structures	-
age)	
ONLY –	ROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION OPERTY:57 MOUT VERNON Case No.:B Date: 8-7-19 Coperty:57 MOUT VERNON Case No.:B Date: 8-7-19 Continued Approved with Stipulations Denied Continued Postponed Withdrawn
APPROPRIATENESS	
propriate 🗆 Inappropriate	ALUA RIC DISTR NON Ca Approved v Postponed
propriate 🗆 Inappropriate	
propriate Inappropriate propriate Inappropriate propriate Inappropriate	PERTY SMOUTH H Y: <u>57 MOU</u> Approved Continued
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propriate 🗆 Inappropriate	
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propriate 🗆 Inappropriate	ROPERTY PORTSMOUTH HI OPERTY:57 MOUT cision:
propriate 🗆 Inappropriate	
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aracter: to the city residents and visitors:

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

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

55 LAFAYETTE STREET CERTIFCATE OF APPROVAL WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Single-Family
- Land Area: 6,251 SF +/-
- Estimated Age of Structure: vacant lot
- Building Style: NA
- Number of Stories: NA
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>Public view from Lafayette Road</u>
- Unique Features: NA
- Neighborhood Association: Wibird
- B. Proposed Work: To construct new home with garage.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vist

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 alterations, additions or expansions)

J. Neighborhood Context:

K. Staff Comments and/ or Suggestions for Consideration:

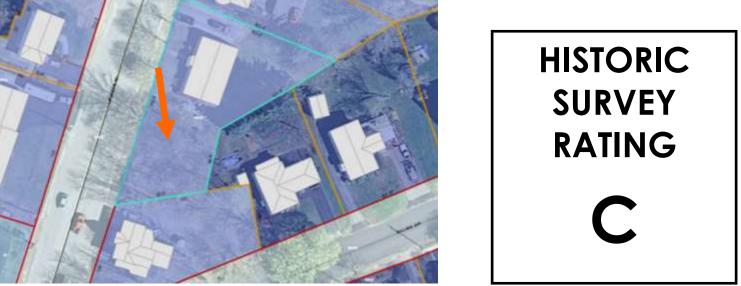
The Applicant is proposing to:

- Construct a new single family house on this newly-created, vacant lot.
- use modern materials such as Azek trim and vinyl siding.

Design Guideline Reference – All Sections for New Residential Construction



Aerial and Street View Image



Zoning Map

• This historically-significant neighborhood and vacant lot is located along Lafayette Road. The property is surrounded with many modern and historically significant structures (on the Hill). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

Note that while the house is traditionally design to fit within the middle street context, it proposes to



			55 LAFA)		K SESSION #1 (N	AODERATE)						
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	_S .					
	No.	GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)		−∠ ,					
STAFF	1	Gross Floor Area (SF)					~ ~ ~ ~ ~					
₹	2	Floor Area Ratio (GFA/ Lot Area)		8.8.4								
5	3	Building Height / Street-Width (ROW) Ratio		////	ODERATE PR							
	4	Building Height – Zoning (Feet)	_	- NEW HOUSE WITH GARAGE ONLY -								
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	-									
	0 7	Building Coverage (% Building on the Lot)	-									
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGEST							
н	8	Scale (i.e. height, volume, coverage)			1120 0000131	Appropriate Inappropriate						
TEXT	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate						
NO.	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate						
Ŭ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	$-$ A \mathbb{R}^{2}					
	12	Roofs				🗆 Appropriate 🗆 Inappropriate						
2	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						
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate						
ERL	19	Number and Material				🗆 Appropriate 🗆 Inappropriate						
AT	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	🗲 E C					
IGN & MATERIAL	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	_ 5 <					
Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate						
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	— Ш Ѯ					
Ö	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate						
NG DES	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate						
	26	Doors					- O ō ā					
BUILDING	27	Protections (i.e. parch partice agreenty)										
	28	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings										
2	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate						
	30	Signs (i.e. projecting, wall)				Appropriate Inappropriate						
	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate						
	33	Decks				Appropriate Inappropriate	No. of Street					
	34	Garages / Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate						
•	35	Fence / Walls / Screenwalls (i.e. materials, type)				Appropriate Inappropriate						
z	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate						
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	BOSH WERE					
		Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate						
SITE	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate						
l s	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate						

<u>H. Purpose</u>

and Intent:

1.	Preserve the integrity of the District:
\mathbf{r}	Assessment of the all listeric of Circuific one of

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

 \Box Yes \Box No 🗆 Yes 🗆 No

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

266-278 STATE STREET **CERTIFCATE OF APPROVAL** WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: <u>4,642 SF +/-</u>
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 4-5
- Historical Significance: <u>Contributing and New Construction</u> Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To restore the historic Times Building and infill the vacant lot.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

🗌 Terminal 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 alterations, additions or expansions)

Neighborhood Context: J.

Κ. Staff Comments and/ or Suggestions for Consideration: The Applicant is proposing to:

- consideration should be given to preservation of the granite stairwell along State Street
- into the overall project design. Revised plans will submitted at the 8-7-19 meeting.

Design Guideline Reference – See complete Design Guidelines.

Aerial Image, Street View and Zoning Map:





Zoning Map

• The remaining building and vacant lots (due to the fire) are located along State, Pleasant and Church Streets. The property is surrounded with many brick and wood--sided historic buildings ranging from 2 to 4 stories in height. Most buildings have no setback along the front or side yards.

• Restore the Times Building including the traditional storefront and a 6/6 window pattern. Note • Add a 4-story (plus a penthouse level) mixed-use infill building. Note that the applicant has revised the penthouse level to address the issues of the firewall projection, penthouse height and the railing system location and design. Note that the firewall may not be required due to adequate setbacks and fire protection in the building. Additionally, the BOA recently approved the variance to allow the added height and for the penthouse floor to be within 15 feet of the rear outside building wall. Note that the applicant has begun designs to incorporate the abutting property at 84 Pleasant Street



Aerial and Street View Image



	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	IOOD CONTEXT				
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures		urrounding Structures (Average)				
No.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSES	SOR'S INFO)						
1	Gross Floor Area (SF)	(
2	Floor Area Ratio (GFA/ Lot Area)		MAJOR PROJECT RESTORE TIMES BUILDING & CONSTRUCT NEW 4 STORY INFILL BUILDING ONLY -							
3	Building Height / Street-Width (ROW) Ratio									
1	Building Height – Zoning (Feet)									
5	Building Height – Street Wall / Cornice (Feet)	- RESIORE								
5	Number of Stories									
	Building Coverage (% Building on the Lot)									
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS				
3	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropriate				
_	Placement (i.e. setbacks, alignment)					🗆 Appropriate 🗆 Inappropriate				
╡	Massing (i.e. modules, banding, stepbacks)					🗆 Appropriate 🗆 Inappropriate				
_	Architectural Style (i.e. traditional – modern)					🗆 Appropriate 🗆 Inappropriate				
-	Roofs					🗆 Appropriate 🗆 Inappropriate				
3	Style and Slope					🗆 Appropriate 🗆 Inappropriate				
	Roof Projections (i.e. chimneys, vents, dormers)					🗆 Appropriate 🗆 Inappropriate				
5	Roof Materials					🗆 Appropriate 🗆 Inappropriate				
	Cornice Line					🗆 Appropriate 🗆 Inappropriate				
	Eaves, Gutters and Downspouts					🗆 Appropriate 🗆 Inappropriate				
	Walls					🗆 Appropriate 🗆 Inappropriate				
	Number and Material					🗆 Appropriate 🗆 Inappropriate				
	Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate				
_	Doors and windows					🗆 Appropriate 🗆 Inappropriate				
	Window Openings and Proportions					🗆 Appropriate 🗆 Inappropriate				
	Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate				
	Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropriate				
╡	Storm Windows / Screens					🗆 Appropriate 🗆 Inappropriate				
	Doors					🗆 Appropriate 🗆 Inappropriate				
	Porches and Balconies					🗆 Appropriate 🗆 Inappropriate				
	Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropriate				
	Landings/ Steps / Stoop / Railings					Appropriate 🗆 Inappropriate				
	Lighting (i.e. wall, post)					Appropriate 🗆 Inappropriate				
	Signs (i.e. projecting, wall)					🗆 Appropriate 🗆 Inappropriate				
	Mechanicals (i.e. HVAC, generators)					🗆 Appropriate 🗆 Inappropriate				
	Decks					🗆 Appropriate 🗆 Inappropriate				
	Garages / Barns / Sheds (i.e. doors, placement)					🗆 Appropriate 🗆 Inappropriate				
	Fence / Walls / Screenwalls (i.e. materials, type)					🗆 Appropriate 🗆 Inappropriate				
	Grading (i.e. ground floor height, street edge)					🗆 Appropriate 🗆 Inappropriate				
	Landscaping (i.e. gardens, planters, street trees)					🗆 Appropriate 🗆 Inappropriate				
	Driveways (i.e. location, material, screening)					🗆 Appropriate 🗆 Inappropriate				
	Parking (i.e. location, access, visibility)					🗆 Appropriate 🗆 Inappropriate				
	Accessory Buildings (i.e. sheds, greenhouses)	1				🗆 Appropriate 🗆 Inappropriate				

H. 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:

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:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure: \Box Yes \Box No □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Page 22 of 28



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

179 PLEASANT STREET CERTIFICATE OF APPROVAL WORK SESSION #D

Mid-Block

Significant Demolition

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

- Zoning District: MRO
- Land Use: <u>Single-Family</u> Land Area: <u>32,410 SF +/-</u>
- Estimated Age of Structure: c.1860
- Building Style: <u>Georgian</u> Number of Stories: <u>2.5</u>
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Pleasant Street</u>
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End
- B. Proposed Work: To add a rear addition and garden structures.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

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 alterations, additions or expansions)

I. Neighborhood Context:

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Carriaae house.
- A pool and garden structures are also proposed in the rear yard.
- Note that a site visit has been scheduled for 5:30 p.m. on AUGUST 14TH.

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

K. Aerial Image, Street View and Zoning Map:





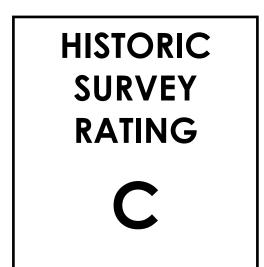
Zonina Map

• This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

Renovate and expand the existing connector buildings between the main house and the

Extensive landscape changes are also proposed for the gardens and driveway areas.

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	GHBORHOOD CONTEXT						
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)						
		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)		MODERATE PROJECT								
	3	Building Height / Street-Width Ratio										
	4	Building Height – Zoning (Feet)										
	5	Building Height – Street Wall / Cornice (Feet)	_	CONSTRUCT REA	DEN STRUCTURES ONLY –							
	6	Number of Stories										
	/	Building Coverage (% Building on the Lot)			-							
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION							
X	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria						
ONTEXT	9	Placement (i.e. setbacks, alignment)				🗌 Appropriate 🗆 Inappropria						
ō	10	Massing (i.e. modules, banding, stepbacks)				🗌 Appropriate 🗆 Inappropria						
0	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropria						
	12	Roofs				🗆 Appropriate 🗆 Inappropria						
	13	Style and Slope				🗆 Appropriate 🗆 Inappropria						
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropria						
	15	Roof Materials				🗆 Appropriate 🗆 Inappropria						
	16	Cornice Line				🗆 Appropriate 🗆 Inappropria						
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropria						
ALS	18	Walls				🗆 Appropriate 🗆 Inappropria						
ERI	19	Siding / Material				🗆 Appropriate 🗆 Inappropria						
AI	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropria						
≥ ∞	21	Doors and windows				🗆 Appropriate 🗆 Inappropria						
Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropria						
SIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropria						
B	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropria						
С С	25	Awnings				🗆 Appropriate 🗆 Inappropria						
ā	26	Doors				🗆 Appropriate 🗆 Inappropria						
ŝUIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropria						
ىت	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropria						
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropric						
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropric						
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropria						
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropria						
	33	Decks				🗆 Appropriate 🗆 Inappropria						
	34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropric						
7	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropric						
DESIGN	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropric						
SES	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropric						
ш	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropria						
SIT		Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropria						
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropria						

2. 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:

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

No.:<u>D</u> Date: <u>8-14-19</u> Denied FORM COMMISSION Withdrawn Approved with Stipulations Z O ATIC Case DISTRICT Postponed EVALU **PLEASANT STREET** PORTSMOUTH HISTORIC Approved Continued **PROPERTY** PROPERTY: 179 **Decision:**

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

DANIEL STREET CERTIFICATE OF APPROVAL WORK SESSION #E

Mid-Block

Significant Demolition

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

Žoning District: CD4

- Land Use: <u>Commercial Parking Lot</u> Land Area: <u>22,430 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>Greek Revival</u> Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Penhallow and Daniel Streets</u>
- Unique Features: Vacant Urban Property
- Neighborhood Association: Downtown
- **B.** Proposed Work: To construct a 3 story commercial building.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

✓ 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"

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 alterations, additions or expansions)

I. Neighborhood Context:

frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Construct a new 3 story / 50,000 SF +/- commercial building on the lot
 - Wide public sidewalks, plazas and courtyards are proposed.
 - Two levels of underground parking are proposed
 - issues raised at the 6-14-19 work session.

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

K. Aerial Image, Street View and Zoning Map:



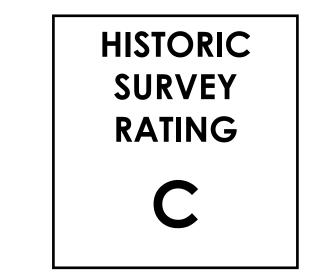


Zoning Map

• This vacant lot is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no

• Note that the applicant will be presenting a revised design plan to address the detailing

Aerial and Street View Image



INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CON	TEXT			
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Aver	y Structures			
GENERAL BUILDING INFORMATION	(ESTIM)	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
Gross Floor Area (SF)								
Floor Area Ratio (GFA/ Lot Area)								
Building Height / Street-Width Ratio								
Building Height – Zoning (Feet)			MAJOR PRO	JIECI				
Building Height – Street Wall / Cornice (Feet)		- INISTALL A NIEW/	2+ STORY COM	MERCIAL BUILDING				
Number of Stories			3+ 310K1 COM	MERCIAL BUILDING	ONLY -			
Building Coverage (% Building on the Lot)		COMMENTS						
PROJECT REVIEW ELEMENT	HDC		HDC SUGGE		APPROPRIATENESS			
Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)					propriate 🗆 Inappropriate			
sing (i.e. modules, banding, stepbacks)					propriate 🗆 Inappropriate			
ssing (i.e. modules, banding, stepbacks) :hitectural Style (i.e. traditional – modern)					propriate 🗆 Inappropriate			
s					propriate 🗆 Inappropriate			
and Slope					propriate 🗆 Inappropriate			
f Projections (i.e. chimneys, vents, dormers)					propriate 🗆 Inappropriate			
Materials					propriate 🗆 Inappropriate			
					propriate 🗆 Inappropriate			
Gutters and Downspouts					propriate 🗆 Inappropriate			
					propriate 🗆 Inappropriate			
Material					propriate 🗆 Inappropriate			
ions (i.e. bays, balconies)					propriate 🗆 Inappropriate			
and windows					propriate 🗆 Inappropriate			
w Openings and Proportions					propriate 🗆 Inappropriate			
w Casing/ Trim					propriate 🗆 Inappropriate			
v Shutters / Hardware					propriate 🗆 Inappropriate			
gs					propriate 🗆 Inappropriate			
					propriate 🗆 Inappropriate			
s and Balconies					propriate 🗆 Inappropriate			
ions (i.e. porch, portico, canopy)					propriate 🗆 Inappropriate			
gs/ Steps / Stoop / Railings					propriate 🗆 Inappropriate			
(i.e. wall, post)					propriate 🗆 Inappropriate			
.e. projecting, wall)					propriate 🗆 Inappropriate			
anicals (i.e. HVAC, generators)					propriate 🗆 Inappropriate			
					propriate 🗆 Inappropriate			
ges (i.e. doors, placement)					propriate 🗆 Inappropriate			
e / Walls (i.e. materials, type)					propriate 🗆 Inappropriate			
ng (i.e. ground floor height, street edge)					propriate 🗆 Inappropriate			
caping (i.e. gardens, planters, street trees)					propriate 🗆 Inappropriate			
ways (i.e. location, material, screening)					propriate 🗆 Inappropriate			
ing (i.e. location, access, visibility)					propriate 🗆 Inappropriate			
essory Buildings (i.e. sheds, greenhouses)								

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:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

Project Evaluation Form: Permit Requested: Meeting Type:

14 MECHANIC STREET CERTIFICATE OF APPROVAL WORK SESSION #F

Mid-Block

Significant Demolition

A. Property Information - General:

- **Existing Conditions:**
 - Žoning District: <u>General Re</u>sidential B (GRB)
 - Land Use: <u>Single-Family</u> Land Area: <u>8,778 SF +/-</u>

 - Estimated Age of Structure: c.1810
 - Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>

 - Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Mechanic Streets</u>
 - Unique Features: NA
 - Neighborhood Association: South End
- B. Proposed Work: To remove a chimney and add a 1-story addition.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

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 alterations, additions or expansions)

I. Neighborhood Context:

have little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Add a rear one story addition
- Remove a chimney
- Add a new two-story addition on the side
- Add a shed
- Add a patio and landscaping.
- Renovate the existing historic structure.

NOTE THAT THE APPLICANT IS SEEKING A POSTPONEMENT TO THE SEPTEMBER MEETING.

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

K. Aerial Image, Street View and Zoning Map:

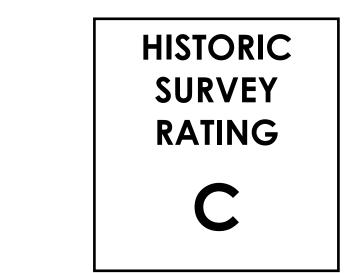




Zoning Map

• This contributing historic structure is located along Hunking and Mechanic Streets and is surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJEC	I PROPERTY	NEIGHB	ORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & ASSES	SSOR'S INFO)						
	1	Gross Floor Area (SF)									
	2										
STA	3		MODERATE PROJECT								
		Building Height – Zoning (Feet)									
	5	Number of Stories	– ADD A T	NO STORY ADDI	ION, SHED, DORMERS	AND A 1-STORY ADDITION -					
	7	Building Coverage (% Building on the Lot)			-						
	 	PROJECT REVIEW ELEMENT	HDC CC	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
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2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 🗆 Yes 🗆 No

🗆 Yes 🗆 No

I. Review Criteria / Findings of Fact:

2. Compatibility of design with surrounding properties:

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:

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

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🗆 Yes 🗆 No 🗆 Yes 🗆 No