Historic District Commission

Staff Report – April 15th, 2020

April 15th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. **403 Deer St. Unit 13 (LUHD-120)** - TBD
2. **20 Partridge St. (LUHD-122)** - Recommend Approval
3. **40 Howard Street. (LUHD-127)** - Recommend Approval
4. **420 Islington Street (LUHD-128)** - Recommend Approval
5. **36 Richmond St. (LUHD-129)** - Recommend Approval
6. **73 Daniel St. (LUHD-131)** - Recommend Approval
7. **28 Chestnut St. (LUHD-132)** - TBD
8. **105 Daniel St. (LUHD-135)** - Recommend Approval
9. **74 Congress St. (LUHD-136)** - Recommend Approval
10. **249 Pleasant St. (LUHD-134)** - Recommend Approval
11. **673 Middle Street (LUHD-130)** - Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

1. 50 Austin St. (LU-20-102) (Porch Addition) – Postponed
2. 35 Howard St. #35 (LU-20-32) (windows) – Postponed
3. 56 Dennett St. (LU-20-36 (Rear Addition) – Postponed
4. **232 Court St. (LU-20-)** **(Chimney & Windows)**
5. 44 Gardner St. (LU-20-107) (Bay Window) – Postponed

WORK SESSIONS – OLD BUSINESS:

A. 299 Vaughan St. (LU-19-101) (5-Story Hotel) – Postponed
B. 132-134 Middle St. (LUHD-105) (Façade) – Postponed
C. 134 South St. (LUHD-108) (Façade & Roof Deck) – Postponed
D. 165 Court St. (LUHD-109) (Storefront System) – Postponed
E. 125 Bow St. (LUHD-112) (Roof and Siding) – Postponed

WORK SESSIONS – NEW BUSINESS:

1. 105 Chapel St. (LUHD-) (Connector Addition) – Postponed
2. 279 New Castle Ave. (LUHD-) (2nd Story Addition) – Postponed
3. 241 Chapel St. (LUHD-) (Garage and Porch) – Postponed
4. 138 Maplewood Ave. (LUHD-) (2nd story addition) – Postponed
5. **137 Castle Ave. (LUHD-)** **(Patio Roof)**

"Postponed" - May 6th

LOCATOR MAP

PH-4

WS-5
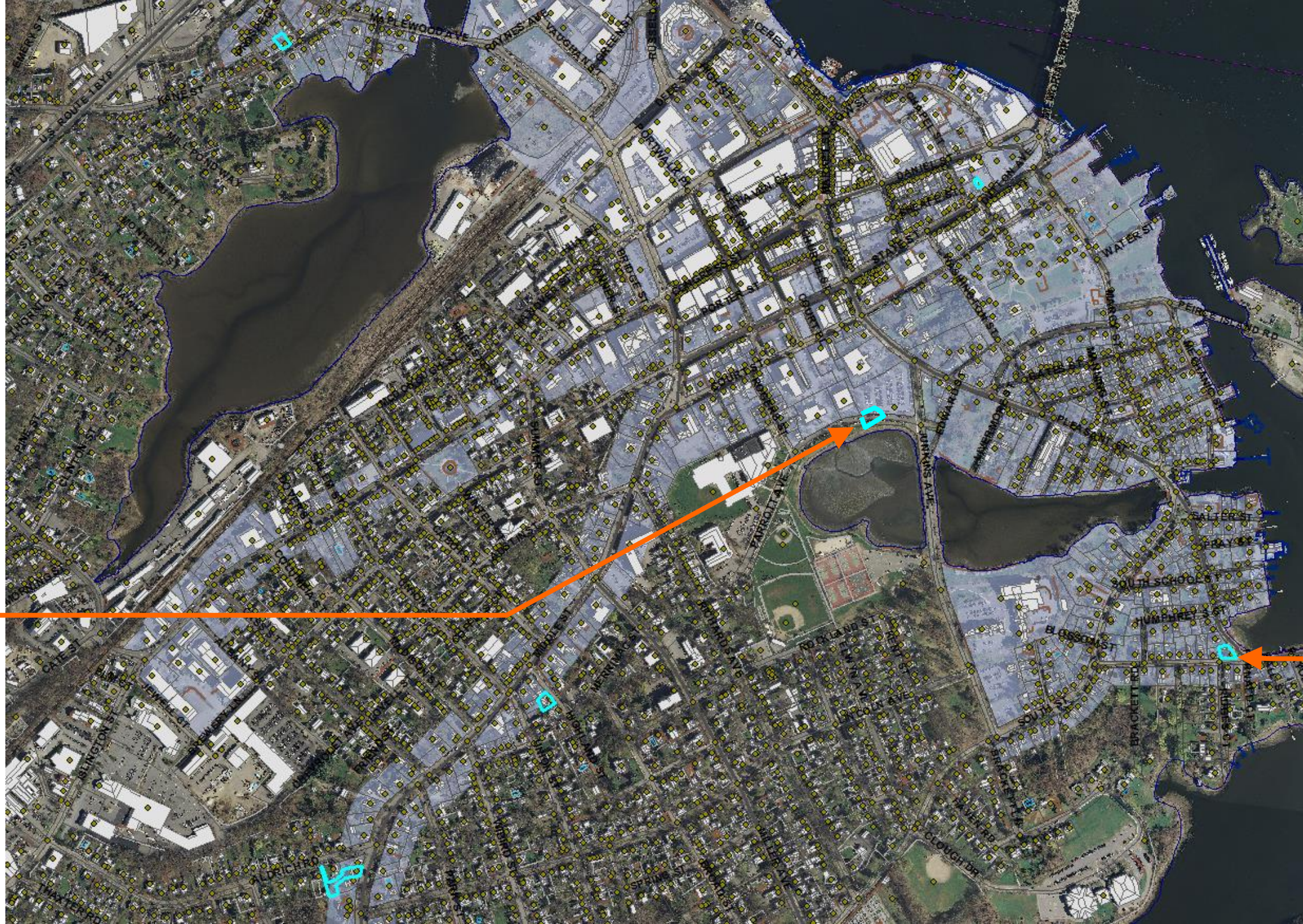
HISTORIC DISTRICT COMMISSION

MEETING DATE: April 15th
APPLICATIONS: 12

Historic District Commission

Project Evaluation Form: <u>232 COURT STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #4 (LU-20-45)</u>

A. Property Information - General:
Existing Conditions:
- Zoning District: <u>CD4-L1</u>
- Land Use: <u>Two-Family</u>
- Land Area: <u>3,485 SF +/-</u>
- Estimated Age of Structure: <u>c.1780</u>
- Building Style: <u>Georgian</u>
- Number of Stories: <u>2.5-3.0</u>
- Historical Significance: <u>Contributing</u>
- Public View of Proposed Work: <u>Limited view from the public way.</u>
- Unique Features: <u>Potentially two houses that were joined.</u>
- Neighborhood Association: <u>Rogers Street</u>

B. Proposed Work: <u>To remove a chimney & replace rear and side windows.</u>

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☐ Mid-Block

☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood 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 historic structure is located along Court and Pleasant Streets and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have small front yard setbacks and off-street parking is limited. The ground-floors uses of the abutting properties are either office, museum space, or retail uses.

J. Previous HDC Comments and Suggestions:
- The applicant received HDC approval in February 2020 for the dormer on the rear of the structure and another approval in October 2019 for replacement windows on the rear kitchen.

K. Staff Comments and Suggestions:
- The work proposed by the applicant is located out of view from the public. The applicant proposes to restore all the street-facing windows facing Court and Pleasant Streets. Note that some windows on the Pleasant Street façade need replacement so windows from the rear will be relocated to the street-facing façade. The chimney is non-functioning and in serious disrepair. Retaining the chimney would likely require full reconstruction.

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

L. Proposed Design, Street View and Ariel View:
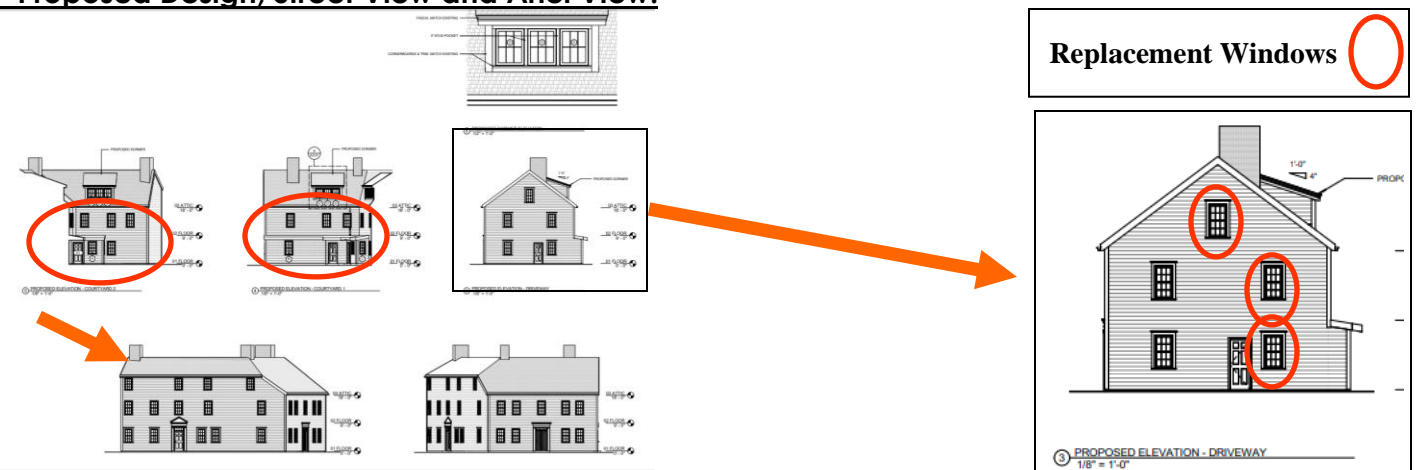
Proposed Chimney Removal & Window Replacement (All on Rear and 3 on Side as shown)

Ariel View

HISTORIC SURVEY RATING

C

232 COURT STREET (LU-20-45) – PUBLIC HEARING #4 (MINOR)

INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY	NEIGHBORHOOD CONTEXT	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)			
	2	Floor Area Ratio (GFA/ Lot Area)			
	3	Building Height / Street-Width Ratio	**MINOR PROJECT**		
	4	Building Height – Zoning (Feet)			
	5	Building Height – Street Wall / Cornice (Feet)	**– REMOVE 1 CHIMNEY AND REPLACE REAR & SIDE WINDOWS –**		
	6	Number of Stories			
	7	Building Coverage (% Building on the Lot)	-		

		PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
CONTEXT	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
BUILDING DESIGN & MATERIALS	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
SITE DESIGN	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

HISTORIC DISTRICT COMMISSION MEMBERS

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 232 COURT STREET Case No.:4 Date:4-15-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:
1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **137 NEW CASTLE AVE.**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #5 (LUHD-126)**

A. Property Information - General:

Existing Conditions:
- Zoning District: <u>GRB</u>
- Land Use: <u>Single Family</u>
- Land Area: <u>5,510 SF +/-</u>
- Estimated Age of Structure: <u>c.1850</u>
- Building Style: <u>Greek Revival</u>
- Number of Stories: <u>3</u>
- Historical Significance: <u>Contributing</u>
- Public View of Proposed Work: <u>View from Marcy Street & New Castle Ave.</u>
- Unique Features: <u>NA</u>
- Neighborhood Association: <u>South End</u>

B. Proposed Work: <u>To install a new roof over the existing rear patio.</u>

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☐ Mid-Block

☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ 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)
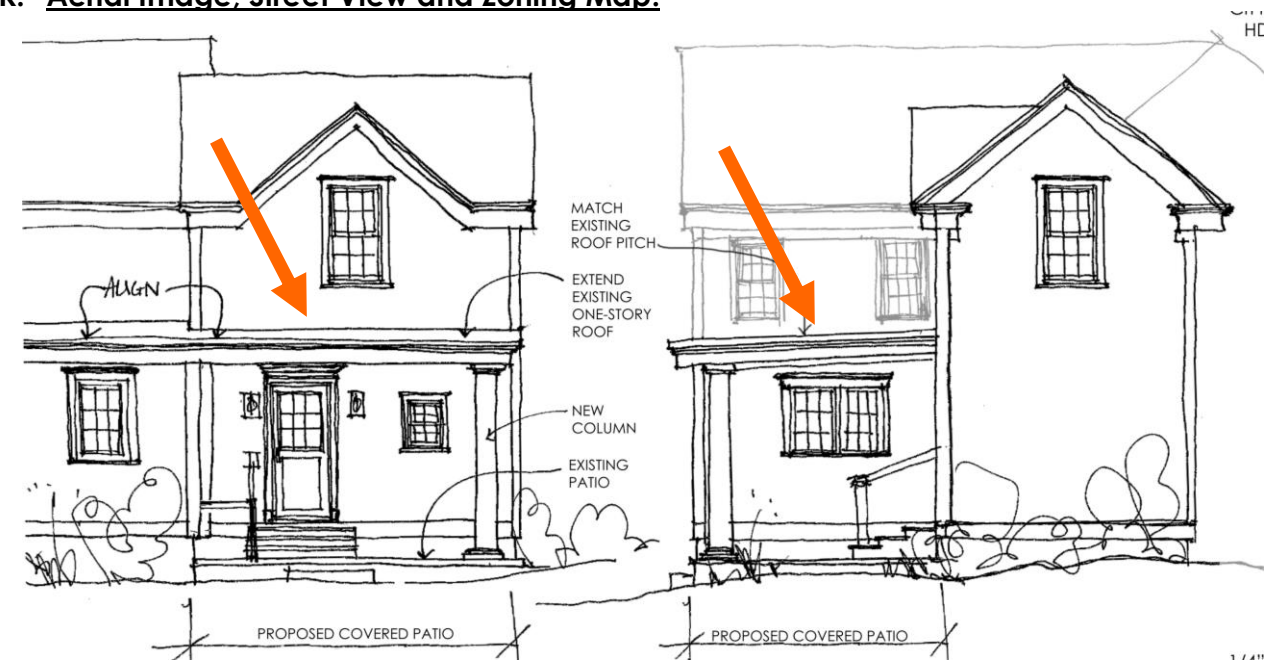
I. Neighborhood Context:
- The building is located along the intersection of New Castle Ave and March Street. It is surrounded by many 2-2.5 story historic structures with no front yard setbacks, shallow side yards and gardens, patios and walkways within the rear yard.

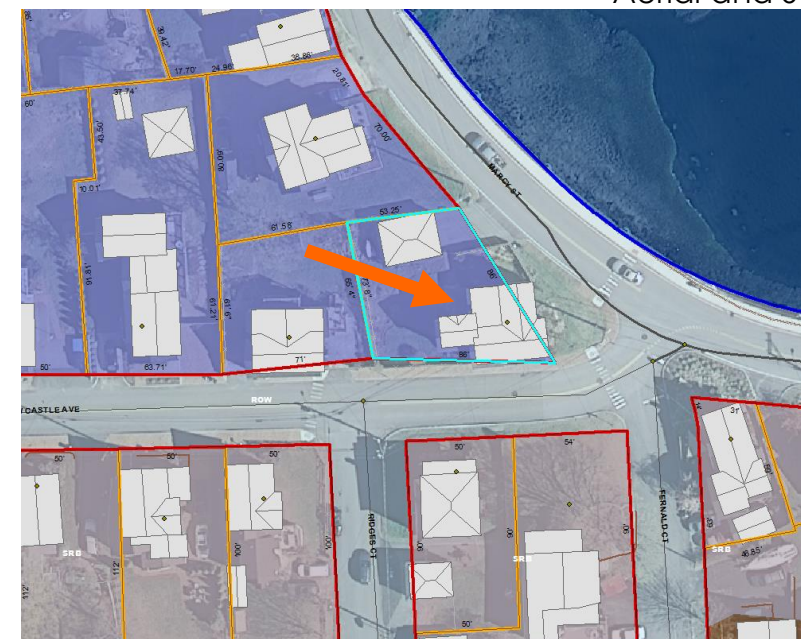### J. Staff Comments and/ or Suggestions for Consideration:
The applicant is proposing to:
- Install a roof covering over the existing rear patio.

Design Guideline Reference: *Guidelines for Porches, Stoops and Decks (06)*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

137 NEW CASTLE AVE. (LUHD-126) – WORK SESSION #5 (MINOR)

STAFF			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
			GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
		1	Gross Floor Area (SF)				
		2	Floor Area Ratio (GFA/ Lot Area)		MINOR PROJECT		
		3	Building Height / Street-Width Ratio		– INSTALL NEW ROOF OVER PATIO –		
		4	Building Height – Zoning (Feet)				
		5	Building Height – Street Wall / Cornice (Feet)				
		6	Number of Stories				
		7	Building Coverage (% Building on the Lot)				

			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
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PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:137 NEW CASTLE AVE. Case No.:5 Date: 4-15-20
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Withdraw4 ☐ Postponed ☐ Continued

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
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