# Staff Report – July 1st & 8th, 2020

#### July 1st MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

#### Administrative Approvals:

- 1. 55 Congress Street (LUHD-151) TBD
- 2. 30 Maplewood Ave. (LUHD-152) Recommend Approval
- 3. 17 South St. (LUHD-153)
- 4. 56 Middle St. (LUHD-155)
- 5. 58 State St. (LUHD-156)
- 6. 28 Chestnut St. (LUHD-157)
- 7. 135 Congress St. (LUHD-158)
- 8. 25 Maplewood Ave (LUHD-115) TBD

# **PUBLIC HEARINGS – OLD BUSINESS:**

- A. 35 Howard St. #35 (LU-20-32) (windows)
- B. 44 Gardner St. (LU-20-27) (Sunroom & Bay Window)

# **PUBLIC HEARINGS – NEW BUSINESS:**

- 1. 379 New Castle Ave. (LU-20-56) (2<sup>nd</sup> Story Addition)
- 138 Maplewood Ave. (LU-20-71) (2<sup>nd</sup> Floor Addition) 2.
- 150 Congress St. (LU-20-65) (Trash Enclosure) 3.
- 15 Middle St. (LU-20-97) (Siding, Windows & Dormers) 4.

#### July 8th MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

Administrative Approvals:

1. 28 Dearborn Street (LUHD-144) - Recommend Approval

# **PUBLIC HEARINGS – NEW BUSINESS:**

- 5. 241 South St. (LU-20-96) (Garage & Porch)
- 6. 73 Northwest St. (LU-20-103) (Siding)
- 7. 105 Chapel St. (LU-20-111) (Connector Building)

# **WORK SESSIONS – OLD BUSINESS:**

- A. 299 Vaughan St. (LUHD-98) (5 Story Hotel)
- Β.

# WORK SESSIONS - NEW BUSINESS:

## - TBD

- TBD
- Recommend Approval
  - Recommend Approval
  - Recommend Approval

132-134 Middle St. (LHDC-105) (Roof and Stairs) C. 34 Highland St. (LUHD-142) (Window Replacement) D. 84 Pleasant St. (LUHD-141) (Storefront & Rear Addition)

1. 377 Maplewood Ave. (LUHD-145) (Reno Rear Building)



# LOCATOR MAP

# **HISTORIC DISTRICT COMMISSION**

# MEETING DATE: July 1st & 8th, 2020 <u>APPLICATIONS: 23</u>

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

35 HOWARD STREET (LU-20-32) **CERTIFICATE OF APPROVAL PUBLIC HEARING #A** 

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

- Zoning District: <u>GRB</u>
- Land Use: <u>Two-Family</u>
- Land Area: 3,500 SF +/-
- Estimated Age of Structure: c.1858
- Building Style: Colonial
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Howard Street
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: To replace 10 existing windows

#### C. Other Permits Required:

Board of Adjustment	🗌 Planning Board 🛛 City
🗹 Condo Association	Abutting Property Owner

#### D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rear Lot

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

Principal

- - Significant Demolition

City Council

Mid-Block

#### F. Sensitivity of Neighborhood 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, AC Hotel)

#### 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:

• This contributing historic structure is located along Howard Street in the South End and is setbacks on narrow lots.

#### J. Previous HDC Comments and Suggestions:

• The HDC has not previously reviewed this application.

#### K. Application Scope of Work, Staff Comments and Suggestions for Consideration:

- window restoration as a preferred alternative.
- application to the July meeting.

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

#### L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image



Aerial View

surrounded with many other wood and brick, 2-3 story contributing structures with no front yard

• To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. According to the applicant, the windows are approximately 110 years old and in fair to poor condition. Consistent with the Design Guidelines the applicant was directed to also explore

• Note that the condo association will need to approve of the proposed changes so the applicant is working on obtaining that approval. As a result the Applicant has request to postpone this



# **HISTORIC SURVEY** RATING

	3.	5 HOWARD	STREET (LU-20-32)	- PUBLIC HEARING #	A (MINOR)	
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Avera	
No	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSI	ESSOR'S INFO)		
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2	Floor Area Ratio (GFA/ Lot Area)					
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		HDC	COMMENIS	HDC SUGGESHONS		
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18	Walls					
19	Siding / Material					
20	Projections (i.e. bays, balconies)					
21	Doors and windows					
22	Window Openings and Proportions					
23						
24						
	Awnings					
	Doors					
37	Landscaping (i.e. gardens, planters, street trees)					
38	<b>Driveways</b> (i.e. location, material, screening)					
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	Project Information         GENERAL BUILDING INFORMATION         1       Gross Floor Area (SF)         2       Floor Area Ratio (GFA/ Lot Area)         3       Building Height / Street-Width Ratio         4       Building Height - Zoning (Feet)         5       Building Height - Street Wall / Cornice (Feet)         6       Number of Stories         7       Building Coverage (% Building on the Lot)         PROJECT REVIEW ELEMENT         8       Scale (i.e. height, volume, coverage)         9       Placement (i.e. setbacks, alignment)         10       Massing (i.e. modules, banding, stepbacks)         11       Architectural Style (i.e. traditional – modern)         12       Roofs         13       Style and Slope         14       Roof Projections (i.e. chimneys, vents, dormers)         15       Roof Material         19       Siding / Material         20       Projections (i.e. bays, balconies)         21       Doors and windows         22       Window Openings and Proportions         23       Window Shutters / Hardware         25       Awnings         26       Doors         27       Porches and Balconies	Project Information         Existing Building           GENERAL BUILDING INFORMATION         (ESTIMA)           1         Gross Floor Area (SF)         (Estima)           2         Floor Area Ratio (GFA/Lot Area)         (Estima)           3         Building Height / Street-Width Ratio         (Estima)           4         Building Height - Zoning (Feet)         (Feet)           5         Building Coverage (% Building on the Lot)         (Estima)           7         Building Coverage (% Building on the Lot)         (Estima)           8         Scale (i.e. height, volume, coverage)         (Placement (i.e. setbacks, alignment)           10         Massing (i.e. modules, banding, stepbacks)         (Estima)           11         Architectural Style (i.e. traditional – modern)         (Ease Scale (i.e. height, volume, coverage)           12         Roofs         (Ease Scale (i.e. height, volume, coverage)         (Ease Scale (i.e. height, stand)           13         Style and Slope         (Ease Scale (i.e. height, stand)         (Ease Scale (i.e. height, stand)           14         Roof Projections (i.e. chimneys, vents, dormers)         (Ease Scale (i.e. hays, balconies)           15         Roof Materials         (Ease Scale (i.e. hays, balconies)           16         Cornice Line         (Ease Scale (	Project Information         Existing Building         Proposed Building           GENERAL BUILDING INFORMATION         (ESTIMATED FROM THE TAX MAPS & ASSI Building Height / Taning (Feet)           1         Gross Floor Area (SF)         (ESTIMATED FROM THE TAX MAPS & ASSI Building Height / Taning (Feet)           5         Building Height / Taning (Feet)         (ESTIMATED FROM THE TAX MAPS & ASSI Building Height / Street-Width Ratio           6         Number of Stories         (ESTIMATED FROM THE TAX MAPS & ASSI Building (Leverage (% Building on the Lot))           7         Building (Leverage (% Building on the Lot))         (ESTIMATED FROM THE TAX PROJECT REVIEW ELEMENT           8         Scale (i.e. height, volume, coverage)         (Eatrantic (Leverage (% Building))           9         Placement (i.e. setbacks, alignment)         (Eatrantic (Leverage (% Building))           10         Massing (i.e. madules, banding, stepbacks)         (Eatrantic (Leverage))           11         Architectural Style (i.e. traditional - modern)         (Eatrantic (Leverage))           12         Roof Projections (i.e. chimneys, vents, dormers)         (Eatrantic (Leverage))           13         Style and Slope         (Eatrantic (Leverage))           14         Roof Projections (i.e. chimneys, vents, dormers)         (Eatrantic (Leverage))           15         Roof Material         (Eatrantic (Leverage))	Project Information         Exiting Biology         Project Motions (Average)           GENERAL BUILDING INFORMATION         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Cross Floar Area (SF)         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Building Height - Zoning (Feet)         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Building Height - Zoning (Feet)         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Building Height - Zoning (Feet)         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Building Coverage (F8 building on the Lot)         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Building Coverage (F8 building on the Lot)         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Brown of Stories         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           Root Role (I.S. bright, Volume, coverage, F8 building on the Lot)         (ESTIMATED ROM THE TAX MAPS & ASSESSOR'S INFO)           It Architectural Style (I.e. traditional - 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Intrinsity, vents, dormers	

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APPROPRIATENESS	ROPERTY EVALUATION FORM         PORTSMOUTH HISTORIC DISTRICT COMMISSION         PORTSMOUTH HISTORIC DISTRICT COMMISSION         ROPERTY: 35 HOWARD SI.       Case No.: <u>A</u> Date: <u>7-1-20</u> Scision:       Approved with Stipulations       Denied         Continued       Postponed       WithIrawn
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🗆 Yes 🗆 No

aracter:

to the city residents and visitors:

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

44 GARDNER STREET (LU-20-27) **CERTIFICATE OF APPROVAL PUBLIC HEARING #B** 

City Council

Significant Demolition

Mid-Block

#### A. Property Information - General:

- **Existing Conditions:** 
  - Zoning District: <u>GRB</u>
    Land Use: <u>Single Family</u>
  - Land Area: 6.267 SF +/-

  - Estimated Age of Structure: c.1895
  - Building Style: Queen Anne Number of Stories: 2.5

  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Gardner St. and Walton Alley
  - Unique Features: NA
  - Neighborhood Association: South End
- B. Proposed Work: To add a kitchen bay and porch and sunroom addition

#### C. Other Permits Required:

Board of Adjustment	Planning Board	

☐ Abutting Property Owner

- D. Lot Location:
  - Terminal Vista

Condo Association

Intersection / Corner Lot Rearlot

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

Principal

- F. Sensitivity of Neighborhood 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, AC Hotel)

#### 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:

• This contributing historic structure is located along Gardner Street in the South End and is on narrow lots.

#### J. <u>Previous HDC Comments and Suggestions:</u>

• The HDC previously reviewed this application and supported the design as presented. The Applicant received a variance from the BOA on April 21st for the coverage requirement.

#### K. Staff Comments and Suggestions for Consideration:

- double-hung windows on the structure.

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

#### L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image



Aerial View

surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks

• The proposed sunroom and porch is designed to match the existing historic style and appearance. The second floor window appears to be a different dimension and arill pattern than the other 2/1



			4	4 GARDNE	R STREET (LU-20-27)	- PUBLIC HEARI	NG #B (MINOR)		
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			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Avera		
		No	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)			
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Z		2	Floor Area Ratio (GFA/ Lot Area)						
S		3	Building Height / Street-Width Ratio			MINOR PRO	IECT		
		4	Building Height – Zoning (Feet)						
		5	Building Height – Street Wall / Cornice (Feet)	- Por	nove Rear Porch 8	Poplace with Su	eplace with Sunroom & Expand		
		6	Number of Stories	- 1611		kepiace will st			
		7	Building Coverage (% Building on the Lot)			-			
			PROJECT REVIEW ELEMENT	HDC	C COMMENTS	HDC SUGGES	TIONS		
	EXT	8	Scale (i.e. height, volume, coverage)						
	Ĩ	9	Placement (i.e. setbacks, alignment)						
	CONT	10	Massing (i.e. modules, banding, stepbacks)						
	0	11	Architectural Style (i.e. traditional – modern)						
SS		12	Roofs						
MEMBERS		13	Style and Slope						
AB		14	Roof Projections (i.e. chimneys, vents, dormers)						
		15	Roof Materials						
Σ		16	Cornice Line						
Ζ		17	Eaves, Gutters and Downspouts						
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STRICT	BUILDING	27	Porches and Balconies						
D	-	28	Projections (i.e. porch, portico, canopy)						
		29	Landings/ Steps / Stoop / Railings						
SIC		30	Lighting (i.e. wall, post)						
ō		31	Signs (i.e. projecting, wall)						
ST		32	Mechanicals (i.e. HVAC, generators)						
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		34	Garages (i.e. doors, placement)						
	S N	35	Fence / Walls (i.e. materials, type)						
	ESIC	36	Grading (i.e. ground floor height, street edge)						
	Δ	37	Landscaping (i.e. gardens, planters, street trees)						
	SITE	38	Driveways (i.e. location, material, screening)						
	•••	39	Parking (i.e. location, access, visibility)						
	Η.		Accessory Buildings (i.e. sheds areenhouses )						
		1. Pre 2. As: 3. Co	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	□ Yes □ □ Yes □ □ Yes □	No 5. Compl		of the District: architectural and historic cho e and welfare of the District to		
		1. Co	<u>Criteria / Findings of Fact:</u> onsistent with special and defining character of mpatibility of design with surrounding properties				tural value of existing structure mologies with surrounding pro		

<b>TEXT</b>	
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Kitchen Bay –	ROPERTY EVALUATION FORM         PORTSMOUTH HISTORIC DISTRICT COMMISSION         PORTSMOUTH HISTORIC DISTRICT COMMISSION         ROPERTY:       44 GARDNER ST       Case No.:B       Date: 7-1-20         Continued       Approved with Stipulations       Denied         Continued       Postponed       WithIrawn
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🗆 Yes 🗆 No

aracter: to the city residents and visitors:

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

#### 379 NEW CASTLE AVE. (LU-20-56) **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

#### **Existing Conditions:**

- Zoning District: SRB
- Land Use: <u>Single Family</u>
- Land Are: 8,712 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: Little Harbor Neighborhood

#### **B.** Proposed Work: To construct a 2<sup>nd</sup> story addition and rebuild chimneys.

#### C. Other Permits Required:

	Board	of Adjustment	
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- Condo Association
- D. Lot Location:
  - Terminal Vista
  - Intersection / Corner Lot
- E. Existing Building to be Altered/ Demolished:

- Accessory
- Demolition

Mid-Block

Planning Board
City Council

Abutting Property Owner

#### F. Sensitivity of Context:

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

Gateway

Rearlot

#### 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)

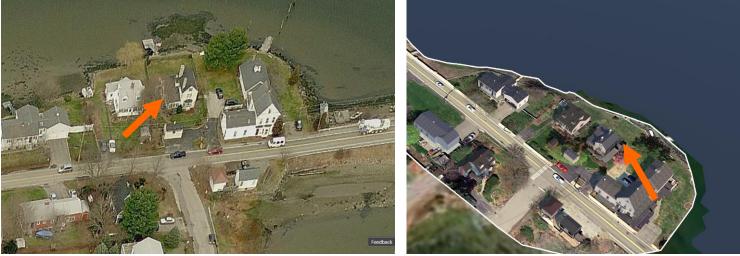
#### I. Neighborhood Context:

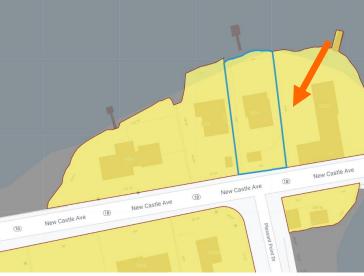
- small side or rear garden areas along the waterfront.
- J. Staff Comments and/ or Suggestions for Consideration:

  - with 2nd floor deck, as shown on plans.
  - including a 12 sf addition as shown on plans.
  - •
  - Add a second floor to the existing south side Analed Bay.
  - chimneys with brick chimneys and new roof.
  - systems and general upgrade of interior finishes.

#### Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Masonry & Stucco (07) and Windows and Doors (08).

#### Aerial Image, Street View and Zoning Map:





Zoning Map

• This contributing structure is located behind a recently constructed garage along New Castle Ave. It is surrounded with many wood 2 -2.5 story structures with moderate front yards and

The Application is proposing to make extensive renovations to the structure including the following: • Remove 1 Story additions at north side, repair or replace foundations, rebuild as 1 and 2 Story

• Remove 1 1/2 story structure on west side, repair or replace foundation, rebuild as 2-story

Remove and rebuild the east porch with a 6' exist & proposed setback where 10' is required.

Exterior Renovations include; new windows and doors, new siding and trim, replace stone

• Interior Renovations include; new kitchen, 3 new bathrooms, new heating and electrical

Aerial and Street View Image



			379 N	NEW CASTL	.E AVE. (LU-20-56)	- PUBLIC HEARIN	NG #1 (MODERATE)			
			INFO/ EVALUATION CRITERIA	SUB	JECT PROPERTY		NEIGHBORHOOD CON			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Avera			
	Ē	No	GENERAL BUILDING INFORMATION	(ESTIA	MATED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
STAFF	F	1	Gross Floor Area (SF)	(2011)			I			
<	Ē	2	Floor Area Ratio (GFA/ Lot Area)							
ST	Ē	3	Building Height / Street-Width Ratio							
	Ī	4	Building Height – Zoning (Feet)			MINOR PRC	JECI			
		5	Building Height – Street Wall / Cornice (Feet)	<ul> <li>Construct a 2<sup>nd</sup> Story Addition and Rebuild Chimr</li> </ul>						
		6	Number of Stories		- Construct a 2"	<sup>a</sup> story Addition	and kebula Chimn			
		7	Building Coverage (% Building on the Lot)							
			PROJECT REVIEW ELEMENT	APPLIC	CANT'S COMMENTS	HDC SUGG	ESTIONS			
	хт	8	Scale (i.e. height, volume, coverage)							
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~		17	Eaves, Gutters and Downspouts							
6	ALS	18	Walls							
COMMISSION MEMBERS	MATERIALS	19	Siding / Material							
<u>S</u>	IAT	20	Projections (i.e. bays, balconies)							
Ξ	N N	21	Doors and Windows							
Σ	N.	22	Window Openings and Proportions							
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DIS		28	Projections (i.e. porch, portico, canopy)							
	-	29	Landings/ Steps / Stoop / Railings							
2	-	30	Lighting (i.e. wall, post)							
HISTORIC	-	31	Signs (i.e. projecting, wall)							
Ĕ	-	32	Mechanicals (i.e. HVAC, generators)							
₹	-	33	Decks							
<b>_</b>		34	Garages/Barns / Sheds (i.e. doors, placement)							
	z	35	Fence / Walls (i.e. materials, type)							
	DESIGN	36	Grading (i.e. ground floor height, street edge)							
		37	Landscaping (i.e. gardens, planters, street trees)							
	SITE	38	Driveways (i.e. location, material, screening)							
	S	39	Parking (i.e. location, access, visibility)							
		40	Accessory Buildings (i.e. sheds, greenhouses)							
		1. Pre 2. As 3. Co	<u>se and Intent:</u> eserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value <u>v Criteria / Findings of Fact:</u>		□ No 5. Com	•	er of the District: ne architectural and historic cho ure and welfare of the District to			
			onsistent with special and defining character of s	surrounding prop	perties: 🗆 Yes 🗆 No 🛛 3. Rela	ition to historic and archite	ectural value of existina structure			
			ompatibility of design with surrounding properties	- · ·			chnologies with surrounding pro			

TEXT 1 Structures age)	<b>1-20</b>	
<b>1EYS –</b> APPROPRIATENESS	TON FORM         T COMMISSION       T COMMISSION         T COMMISSION       T COMMISSION         Se No.:1       Date: 7-1-2         Stipulations       Denied         Withdrawn       Denied	
propriate       Inappropriate         propriate       Inappropriate	PROPERTY EVALUATION FORM         PORTSMOUTH HISTORIC DISTRICT COMMISSION         PORTSMOUTH HISTORIC DISTRICT COMMISSION         PROPERTY:379 NEW CASILE AVE. Case No.:1       Date: 7-1-20         Decision:       Approved       Approved with Stipulations       Denied         Decision:       Approved       Postponed       Withdrawn	
propriate   Inappropriate propriate   Inappropriate		A RANK ME

aracter: to the city residents and visitors:

□ Yes □ No □ Yes □ No □ Yes □ No

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

#### 138 MAPLEWOOD AVE. (LU-20-71) **CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

#### A. Property Information - General:

- Zoning District: <u>CD4-L1</u>
- Land Use: Multi-Family
- Land Area: <u>8,233 +/- SF</u>
- Estimated Age of Structure: <u>c.1800</u> Building Style: <u>Federal</u>
- Number of Stories: 1
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>Partial view from Maplewood Ave.</u>
- Unique Features: Garage constructed in 1997 •
- Neighborhood Association: North End

#### **<u>B.</u>** Proposed Work: Add a second floor to the existing garage for a new dwelling unit.

#### C. Other Permits Required:

Board of Adjustment	🗌 Planning Board 🛛 City Council
Condo Association	Abutting Property Owner
D. Lot Location:	
Terminal Vista	Gateway 🗹 Mid-Block
□ Intersection / Corner Lot	🗌 Rear Lot
E. Existing Building to be Altered/ Dem	olished:
Principal	$\blacksquare$ Accessory $\Box$ Demolition
F. Sensitivity of Context:	
$\Box$ Highly Sensitive $oldsymbol{ extsf{M}}$ Sens	itive 🗌 Low Sensitivity 🗌 "Back-of-House'
G. Design Approach (for Major Projec	ts only):
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Building, 10 Pleasant Street)
$\Box$ Invention within a Style (i.e	e., Porter Street Townhouses, 100 Market Street)
🗌 Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Congress Street)
🗌 Intentional Opposition (i.e	. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
🗌 Consent Agenda (i.e. ven	y small alterations, additions or expansions)
🗌 Minor Project (i.e. small al	terations, additions or expansions)

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

#### Neighborhood Context: Ι.

the site was cleared during Urban Renewal.

#### **Previous HDC Comments and Suggestions:** J.

• The HDC previously reviewed this application in May and suggested that arched doors be with a large dormer located on the north side of the building.

#### K. Staff Comments and/ or Suggestions for Consideration:

requirements are meet with respect to all openings and the proposed siding.

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

### Proposed Design, 3d Massing View and Zoning Map:





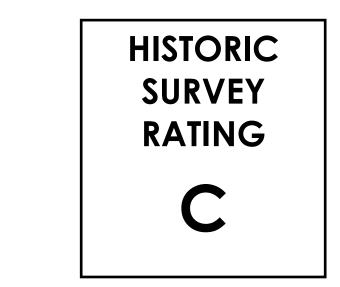
Zoning Map

• This single-story accessory structure is located along the North Mill Pond and is surrounded on the northern side of Maplewood Ave. by a wide variety of contributing structures that are primarily large multi-family wood houses situated on small lots with shallow setbacks from the street edge. Many other structures in the neighborhood are newer buildings that have been developed after

considered on the garage as well as expressed some concerns over the massing of the structure

• Given the proximity to the property line the applicant should ensure that the fire separation

Proposed Building Design and 3D Massing Model Images



		138 M	APLEWOOD	AVE. (LU-20-	-71) – PUBLIC HE	ARING #2 (M	ODERATE)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORI	HOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structu (Average)	res	Surrounding Structures (Average)	<
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAP	S & ASSESSOR'S INFO)			
		1 Gross Floor Area (SF)						<b>~</b>
		2 Floor Area Ratio (GFA/ Lot Area)						
		3 Building Height / Street-Width Ratio			MODERATE			
	_	4 Building Height – Zoning (Feet)			MODERAIL			
	_	5 Building Height – Street Wall / Cornice (Feet)		_ Δ	dd Second Floo	r to Existina C	Garage –	
	-	<ul><li>6 Number of Stories</li><li>7 Building Coverage (% Building on the Lot)</li></ul>						
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC S	UGGESTIONS	APPROPRIATENESS	
	н	8 Scale (i.e. height, volume, coverage)					Appropriate      Inappropriate	- <b>-</b>
		<ul> <li>9 Placement (i.e. setbacks, alignment)</li> </ul>						┥┍╸
		10 Massing (i.e. modules, banding, stepbacks)						ା
	ŭ⊨	11 Architectural Style (i.e. traditional – modern)					Appropriate Inappropriate	
		12 Roofs					Appropriate Inappropriate	⊣ –'
	F	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	
	12	18 Walls					🗆 Appropriate 🗆 Inappropriate	
		19 Siding / Material					🗆 Appropriate 🗆 Inappropriate	_ ≻
		20 Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate	
	٤	21 Doors and Windows					🗆 Appropriate 🗆 Inappropriate	
	× Z	22 Window Openings and Proportions					🗆 Appropriate 🗆 Inappropriate	_ Ш
		23 Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate	
Ľ	<u>ن</u>	24 Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropriate	
Ġ	2	25 Awnings					🗆 Appropriate 🗆 Inappropriate	<u> </u>
2		26 Doors					🗆 Appropriate 🗆 Inappropriate	
		27 Porches and Balconies					🗆 Appropriate 🗆 Inappropriate	
C		<b>28</b> Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropriate	<b>_</b>
		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	ALC: NOTE
		34 Garages/ Barns / Sheds (i.e. doors, placement)					🗆 Appropriate 🗆 Inappropriate	-
	ESIGN	35 Fence / Walls (i.e. materials, type)					🗆 Appropriate 🗆 Inappropriate	7
C T		<b>36 Grading</b> (i.e. ground floor height, street edge)					🗆 Appropriate 🗆 Inappropriate	
	– נ	<b>37</b> Landscaping (i.e. gardens, planters, street trees)					🗆 Appropriate 🗆 Inappropriate	
SITE		38 Driveways (i.e. location, material, screening)					Appropriate Inappropriate	1 de la
U.	' -	<b>39 Parking</b> (i.e. location, access, visibility)					Appropriate Inappropriate	
		40 Accessory Buildings (i.e. sheds, greenhouses)					🗆 Appropriate 🗆 Inappropriate	
Í	<u>ר ז.</u>	<u>irpose and Intent:</u>			Maintain the section of the	randor of the District		
		Preserve the integrity of the District:			Maintain the special cha		and historia character	
	2	Assessment of the Historical Significance:			Complement and enhan			•1
	3	Conservation and enhancement of property value	s: 🗆 Yes 🗆 I	NO 6	Promote the education,	pleasure and welfare	of the District to the city residents and visi	itors:
	1	view Criteria / Findings of Fact: Consistent with special and defining character of s Compatibility of design with surrounding properties:	<b>.</b>		Relation to historic and a Compatibility of innovativ		-	

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

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

150 CONGRESS STREET (LU-20-65) **CERTIFICATE OF APPROVAL PUBLIC HEARING #3** 

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

#### • Zoning District: <u>CD5</u>

- Land Use: Commercial
- Land Area: <u>9,583 SF +/-</u>
- Estimated Age of Structure: c.1920
- Building Style: NA
- Number of Stories: 2.0
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Porter Street</u>
- Unique Features: Non-Contributing Addition
- Neighborhood Association: Downtown
- B. Proposed Work: To partially demolish an addition for a new trash enclosure.

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment Abutting Property Owner Condo Association

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

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

Principal

- Accessory
  - Significant Demolition

Mid-Block

#### F. Sensitivity of Neighborhood 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, AC Hotel)

#### 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:

are associated with service-related functions of the buildings on both sides.

#### J. HDC & Staff Comments and Suggestions for Consideration:

- former Salvation Army building at 15 Middle Street.
- Street.

#### Design Guideline Reference – Guidelines for Masonry & Stucco (07) and Site Elements and Streetscapes (09).

K. Proposed Design, Street View and Aerial View:



Street View Image of Existing Conditions & 3D Massing Model



Aerial View

• This non-contributing addition is located along Porter Street and is surrounded with other woodand brick-clad contributing buildings. Buildings along Porter Street have no front yard setback and

• This project has been reviewed by the HDC as part of the 15 Middle Street renovation plans for the

• The application include a partial demolition of the CMU-block building along the street frontage in order to support a proposed dumpster enclosure that will service both 150 Congress and 15 Middle





	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	IBORHOOD CONTEXT	
	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)					$\mathbf{O}$
	3 Building Height / Street-Width Ratio					
	<b>4</b> Building Height – Zoning (Feet)			MINOR PROJEC		<b>⊢</b> S
_	5 Building Height – Street Wall / Cornice (Feet)					<b>≥</b>
_	6 Number of Stories		– Partial Den	nolition and New Dum	npster Enclosure –	N FOR MMISSION
	7 Building Coverage (% Building on the Lot)				-	
	PROJECT REVIEW ELEMENT	HDC (	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
X	8 Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
ONTEXT	9 Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
<u></u>	10 Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	<b>_                                    </b>
5	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	<b>EVA</b> HISTORIC
-	15 Roof Materials				Appropriate Inappropriate	- 🖌 6
-	16 Cornice Line				Appropriate Inappropriate	
S	17 Eaves, Gutters and Downspouts				Appropriate      Inappropriate	— Ш S
M	18 Walls				Appropriate Inappropriate	_
ATERIALS	<ul><li>19 Siding / Material</li><li>20 Projections (i.e. bays, balconies)</li></ul>				Appropriate Inappropriate	_ <b>≻</b> ב
¥	20     Projections (i.e. bdys, bdiconies)       21     Doors and windows				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	- 1- 5
∞	22 Window Openings and Proportions				Appropriate      Inappropriate	– <b>č</b> č
ъ В	23   Window Openings and Hopomons				Appropriate      Inappropriate	
DESIG	24 Window Shutters / Hardware				Appropriate Inappropriate	ר <b>ר</b> צ
	25 Awnings					
DING	26 Doors					
BUILD	27 Porches and Balconies					<b>_ ∡</b>
BL	28 Projections (i.e. porch, portico, canopy)					
	29 Landings/ Steps / Stoop / Railings					- <b>Q</b>
	30 Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
Ī	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	1.1
-	35 Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	11 / 1 ×
ESIGN	<b>36</b> Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	11 -/ 11
DES	37 Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	TT III
SITE I	38 Driveways (i.e. location, material, screening)				Appropriate Inappropriate	
SI	<b>39 Parking</b> (i.e. location, access, visibility)				Appropriate      Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
<u>H. I</u>	urpose and Intent:					
	. Preserve the integrity of the District:			ntain the special character of the D		
	2. Assessment of the Historical Significance:	🗆 Yes 🗆 🛛	No 5. Con	plement and enhance the archite	ctural and historic character:	

2. Compatibility of design with surrounding properties:

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

 Yes

 No

 3. Relation to historic and architectural value of existing structure:

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



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

#### 15 MIDDLE STREET (LU-20-97) **CERTIFICATE OF APPROVAL PUBLIC HEARING #4**

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

- Zoning District: <u>CD4</u>
- Land Use: Inn
- Land Area: 6,100 SF +/-Estimated Age of Structure: c.1860 Building Style: <u>Greek Revival</u>
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Middle and Porter Street</u>
- Unique Features: Former Church
- Neiahborhood Association: Downtown
- **B.** Proposed Work: To install non-combustible siding, window and dormers.

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment

Condo Association

Abutting Property Owner

#### D. Lot Location:

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

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

🗹 Principal	I
-------------	---

- Significant Demolition

Mid-Block

#### F. Sensitivity of Context:

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

Gateway

#### G. Desian 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:

little to no front yard setback and off-street parking is limited.

#### J. Previous HDC Comments and Suggestions:

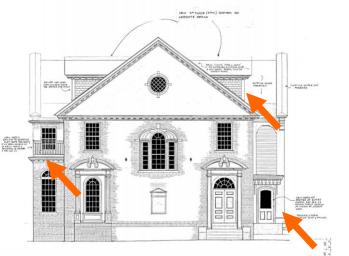
time as Site Plan Approval is granted by the Planning Board.

#### K. Staff Comments and/ or Suggestions for Consideration:

- The Application is proposing to:
  - Install non-combustible siding for fire separation.
  - Shorten CMU building to provide dumpster storage.
  - A detail has been added for the dormers.
  - constitute approval for any change of use in the attic level.

#### Design Guideline Reference – Small Scale New Construction & Additions (10), Exterior Woodwork (05), Stucco & Masonry (07) & Windows & Doors (08).

#### L. Proposed Design, 3d Massing View and Aerial View:





Zoning Map

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

• The HDC previously reviewed this application in May and suggested that the dormers be added back into the design even if the floor area of the attic remains uninhabitable until such

A stipulation should be included in the decision to confirm that HDC approval does not





Aerial and Street View Image



INFO/ EVALUATION C		SUBJE	CT PROPERTY	NEIGH	IBORHOOD CONTEXT	
Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
GENERAL BUILDING INFOR	MATION	(FSTIMAT	ED FROM THE TAX MAPS & ASS			- 5 .
1 Gross Floor Area (SF)						2
2 Floor Area Ratio (GFA/ Lot Area)						<b>FO</b>
<b>3</b> Building Height / Street-Width Ratio				MINOR PROJEC	°T	
4 Building Height – Zoning (Feet)	(5 1)					
<ul> <li>5 Building Height – Street Wall / Cornic</li> <li>6 Number of Stories</li> </ul>			– Insto	all Siding, Railing and	Dormers –	
<ul> <li>7 Building Coverage (% Building on the</li> </ul>	Lot)					
PROJECT REVIEW ELE		HDC C	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	- O C
8 Scale (i.e. height, volume, coverage					Appropriate Inappropriate	
<ul><li>9 Placement (i.e. setbacks, alignment.</li></ul>						
10 Massing (i.e. modules, banding, step	packs)					UAT
11 Architectural Style (i.e. traditional – m	odern)				🗆 Appropriate 🗆 Inappropriate	
12 Roofs					🗆 Appropriate 🗆 Inappropriate	2
13 Style and Slope					🗆 Appropriate 🗆 Inappropriate	
14 Roof Projections (i.e. chimneys, vents	dormers)				Appropriate Inappropriate	EVA
15     Roof Materials       16     Cornice Line					Appropriate Inappropriate	
17 Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	Т́ш
18 Walls					Appropriate Inappropriate	
19 Siding / Material						─ <b>` &gt;</b> ``
20 Projections (i.e. bays, balconies)						
21 Doors and windows					Appropriate Inappropriate	
22 Window Openings and Proportions					🗆 Appropriate 🗆 Inappropriate	
23 Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate	<u>–</u> ш;
24 Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropriate	
25 Awnings					🗌 Appropriate 🗌 Inappropriate	- <b>n</b> a
<ul><li>26 Doors</li><li>27 Porches and Balconies</li></ul>					□ Appropriate □ Inappropriate	
<ul><li>27 Porches and Balconies</li><li>28 Projections (i.e. porch, portico, cano</li></ul>					Appropriate Inappropriate	<b>מ</b> '
29 Landings/ Steps / Stoop / Railings	Jy]				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
30 Lighting (i.e. wall, post)					Appropriate      Inappropriate	
31 Signs (i.e. projecting, wall)						
32 Mechanicals (i.e. HVAC, generators)						
33 Decks					🗆 Appropriate 🗆 Inappropriate	
34 Garages (i.e. doors, placement)					🗆 Appropriate 🗆 Inappropriate	
<b>35</b> Fence / Walls (i.e. materials, type)					🗆 Appropriate 🗆 Inappropriate	
36 Grading (i.e. ground floor height, stre					Appropriate Inappropriate	T at
<ul> <li>37 Landscaping (i.e. gardens, planters, s</li> <li>38 Driveways (i.e. location, material, scr</li> </ul>					Appropriate Inappropriate	
<ul> <li>38 Driveways (i.e. location, material, scr</li> <li>39 Parking (i.e. location, access, visibility)</li> </ul>					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
40 Accessory Buildings (i.e. sheds, greet					Appropriate Inappropriate	-
rpose and Intent:						
. Preserve the integrity of the District			No <u>4 Main</u>	tain the special character of the D	District.	
<ol> <li>Assessment of the Historical Signific</li> </ol>				plement and enhance the archite		
3. Conservation and enhancement of				•	welfare of the District to the city residents and visi	
			0.11011		sense of the bisher to the city residents and vis	



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

#### 241 SOUTH STREET (LU-20-96) **CERTIFICATE OF APPROVAL PUBLIC HEARING #5**

#### **Existing Conditions:**

- Zoning District: GRB
- Land Use: Single-Family Land Area: 12,903 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Georgian
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from South Street</u>
- Unique Features: NA
- Neighborhood Association: South End

#### **B.** Proposed Work: To replace porch with garage, living space and new porch.

#### C. Other Permits Required:

Condo Association

Abutting Property Owner

Planning Board City Council

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

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

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)

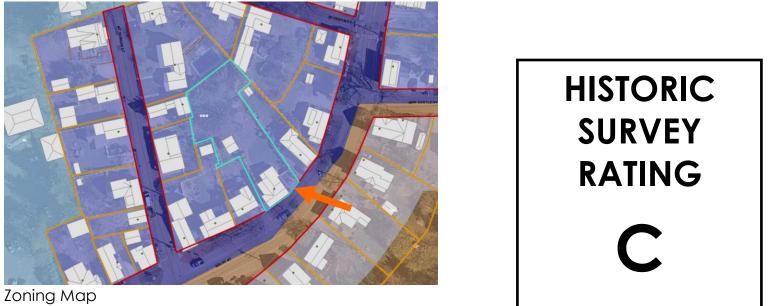
#### I. Neighborhood Context:

- J. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:
  - door with vertical panels and a transom lite above the door.
  - plank).
  - All man-doors are proposed to be fiberalass (perhaps field-painted).
  - Anderson 100 Series windows are proposed for the addition.

#### Design Guideline Reference - Small Scale New Construction & Additions (10), Exterior Woodwork (05), & Windows & Doors (08).

#### K. Aerial Image, Street View and Zoning Map:





• The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

• In support of the suggestion of the HDC the applicant is proposing a solid wood garage

• It appears that the siding is now proposed to be wood to match the house (versus hardi-

Proposed Elevation and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT				
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
-		GENERAL BUILDING INFORMATION	(FSTIMA)	IED FROM THE TAX MAPS & AS						
-	1	Gross Floor Area (SF)	(LOTIMA)							
-	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio			<b>~</b> ⊤					
	4	Building Height – Zoning (Feet)			MINOR PROJEC					
	5	Building Height – Street Wall / Cornice (Feet)		Donair Sidina a	nd Trive and add a N	aw Carago and Darah				
	6	Number of Stories		ew Garage and Porch –						
	7	Building Coverage (% Building on the Lot)	Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
F	8	Scale (i.e. height, volume, coverage)				Appropriate 🗆 Inappropri				
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropria				
N	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropria				
ΰ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropri				
	12	Roofs				🗆 Appropriate 🗆 Inappropria				
ſ	13	Style and Slope				🗆 Appropriate 🗆 Inappropria				
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inapproprie				
	15	Roof Materials				🗆 Appropriate 🗆 Inappropria				
	16	Cornice Line				🗆 Appropriate 🗆 Inappropria				
ERIALS	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropria				
	18	Walls				🗆 Appropriate 🗆 Inapproprie				
EK.	19	Siding / Material				🗆 Appropriate 🗆 Inapproprie				
AI	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropria				
≤	21	Doors and Windows				🗆 Appropriate 🗆 Inapproprie				
z.	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inapproprie				
SIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inapproprie				
B	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inapproprie				
5	25	Awnings				🗆 Appropriate 🗆 Inapproprie				
LDIN	26	Doors				🗆 Appropriate 🗆 Inapproprie				
BUIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inapproprie				
_	28	Projections (i.e. porch, portico, canopy)				🗌 Appropriate 🗆 Inappropria				
-	29	Landings/ Steps / Stoop / Railings				🗌 Appropriate 🗆 Inapproprie				
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropria				
┝	31	Signs (i.e. projecting, wall)				Appropriate Inappropri				
┝	32	Mechanicals (i.e. HVAC, generators)								
┝	33	Decks								
-	34	Garages/Barns / Sheds (i.e. doors, placement)								
Z,	35	Fence / Walls (i.e. materials, type)								
ESIG	36 37	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)								
	37	Driveways (i.e. location, material, screening)				Appropriate 🗆 Inappropria Appropriate 🗆 Inappropria				
SITE	39	Parking (i.e. location, access, visibility)								
	40	Accessory Buildings (i.e. sheds, greenhouses)								
	1. Pre 2. As:	se and Intent: eserve the integrity of the District: ssessment of the Historical Significance:		No 5. Com	ntain the special character of the applement and enhance the archi	District: tectural and historic character:				
		onservation and enhancement of property value <u> v Criteria / Findings of Fact:</u>		ino 6. Pron	iore the education, pleasure and	d welfare of the District to the city residents ar				

# Denied **PROPERTY EVALUATION FORM** PROPERTY:241 SOUTH STREET Case No.:5 Date: 7-8-20 PORTSMOUTH HISTORIC DISTRICT COMMISSION Withdrawn Approved with Stipulations Decision: 🗌 Approved



# tors:

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

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

#### 73 NORTHWEST STREET (LU-20-103) **CERTIFICATE OF APPROVAL PUBLIC HEARING #6**

#### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Sinale-Family
- Land Area: 1.74 A +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Northwest Street</u>
- Unique Features: Abuts Rt. 1 Bypass & Jackson House
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To replace wood siding with composite siding.

#### C. Other Permits Required:

- Board of Adjustment
- Condo Association

Planning Board City Council Abutting Property Owner

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

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

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)

#### Ι. Neighborhood Context:

- areas.
- Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:

  - weather.

#### Design Guideline Reference – Guidelines for Exterior Maintenance (03) and Exterior Woodwork (05).

Aerial Image, Street View and Zoning Map:





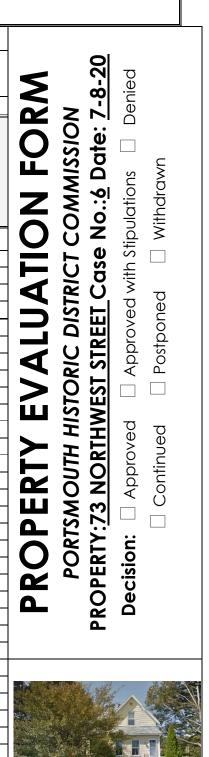
Zoning Map

• The building is located along Northwest Street. It is surrounded with many 1.5 to 2.5 wood – frame and sided structures with shallow setbacks and large side or rear garden

• The applicant proposes to replace the wood siding with composite siding. • A stipulation should be included that requires the smooth side to be exposed to the

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
Ī	3	Building Height / Street-Width Ratio				>T
	4	Building Height – Zoning (Feet)			MINOR PROJEC	
	5	Building Height – Street Wall / Cornice (Feet)		Poplaco V	Vood Siding with Cen	nont Eihor Siding
-	6	Number of Stories		nem-riber slaing –		
	/	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT		APPROPRIATENESS		
+	0				HDC SUGGESTIONS	
CONIEXI	8	Scale (i.e. height, volume, coverage)				
z-	•	Placement (i.e. setbacks, alignment)				Appropriate Inappropri
2	<u>10</u> 11	Massing (i.e. modules, banding, stepbacks)         Architectural Style (i.e. traditional – modern)				Appropriate Inappropri
+		Architectural style (i.e. traditional – modern) Roofs				Appropriate Inappropri
┝	12					Appropriate Inappropri
┢	13	Style and Slope				Appropriate Inappropri
┢	<u>14</u> 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials				□ Appropriate □ Inappropri □ Appropriate □ Inappropri
-	16	Cornice Line				Appropriate Inappropri
-	17	Eaves, Gutters and Downspouts				
2	18	Walls				□ Appropriate □ Inappropri □ Appropriate □ Inappropri
	19	Siding / Material				
	20	Projections (i.e. bays, balconies)				Appropriate Inappropri
Ř	21	Doors and Windows				
∞ -	22	Window Openings and Proportions				
5	23	Window Casing/ Trim				
DESI	24	Window Shutters / Hardware				
ບ ບ	25	Awnings				
	26	Doors				
	27	Porches and Balconies				Appropriate Inappropri
β	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropri
	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropri
F	30	Lighting (i.e. wall, post)				Appropriate Inappropri
ľ	31	Signs (i.e. projecting, wall)				Appropriate Inappropri
Ē	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropri
Ē	33	Decks				Appropriate Inappropri
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropri
_	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropri
ESIGN	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropri
DES	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropri
SIIE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropri
S	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropri
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropri
	1. Pre 2. Ass	<u>se and Intent:</u> eserve the integrity of the District: esessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	tain the special character of the I plement and enhance the archite note the education, pleasure and	
	eview	<u>v Criteria / Findings of Fact:</u> Donsistent with special and defining character of			·	



tors:



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

105 CHAPEL STREET (LU-20-111) **CERTIFICATE OF APPROVAL PUBLIC HEARING #7** 

#### A. Property Information - General:

- **Existing Conditions:** • Zoning District: <u>Civic</u>
  - Land Use: Civic
- Land Area: <u>18,900 SF +/-</u>
- Estimated Age of Structure: c.1807
- Building Style: Federal
- Number of Stories: 2+

- Historical Significance: <u>F</u> Public View of Proposed Work: <u>View from Chapel Street</u> Unique Features: <u>Connector to Saint John's (a focal building)</u>
- Neighborhood Association: Downtown
- B. Proposed Work: To add a connector building for ADA compliance.

#### C. Other Permits Required:

🗆 Board of Adjustment 🛛 🗌 Planning Board 🖾 City Cour	Board of Adjustment	🗌 Planning Board	City Counc
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Condo Association

Abutting Property Owner

#### D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

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

Principal

Demolition

Mid-Block

#### F. Sensitivity of Context:

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

Accessory

Gateway

#### G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- 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. <u>Neighborhood</u> Context:

lot previously occupied by tightly-spaced buildings.

#### J. Previous HDC Comments and Suggestions:

details as to how the buildings will be connected or terminated and whether a 90 degree orientation would prove easier for constructability.

#### K. Staff Comments and Suggestions for Consideration:

buildings that is also ADA compliant.

#### Design Guideline Reference – Guidelines for Masonry and Stucco (07), Small Scale New Construction & Additions (10), and Windows & Doors (08).



Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View

• The church and rectory are located along Chapel and Bow Streets and are surrounded with many contributing and focal structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk. The church owns a large parking

• The HDC has previously reviewed this application at the June meeting and requested addition

• The applicant proposes to construct a single-story addition or connector building between the rectory and church. The purpose of the connector is to provide covered pedestrian access to the

INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGHBO	ORHOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
Gross Floor Area (SF)				
Floor Area Ratio (GFA/ Lot Area)				
Building Height / Street-Width Ratio		A.	<b>NODERATE PROJEC</b>	<b>`T</b>
Building Height – Zoning (Feet)		//		▲ I
Building Height – Street Wall / Cornice (Feet) Number of Stories		- Construct a Co	onnector Building for AD	A Compliance -
Building Coverage (% Building on the Lot)				
PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
ale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
cement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
ssing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
nitectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
s				🗆 Appropriate 🗆 Inappropriate
and Slope				🗆 Appropriate 🗆 Inappropriate
f Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
Materials				🗆 Appropriate 🗆 Inappropriate
ce Line				🗆 Appropriate 🗆 Inappropriate
s, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
				🗆 Appropriate 🗆 Inappropriate
/ Material				🗆 Appropriate 🗆 Inappropriate
ections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
s and Windows				🗆 Appropriate 🗆 Inappropriate
ow Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
ow Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
ow Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
n Windows / Screens				🗆 Appropriate 🗆 Inappropriate
S				🗆 Appropriate 🗆 Inappropriate
hes and Balconies				🗆 Appropriate 🗆 Inappropriate
ctions (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
ings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
ting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
<b>ns</b> (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
:hanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
<s stairs="" steps<="" td=""><td></td><td></td><td></td><td>🗆 Appropriate 🗆 Inappropriate</td></s>				🗆 Appropriate 🗆 Inappropriate
ages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
ce / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
ling (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
dscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
veways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
king (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
essory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate

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

3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

#### 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

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

#### 299 VAUGHAN STREET (LUHD-98) **CERTIFICATE OF APPROVAL** WORK SESSION #A

#### A. Property Information - General:

#### Existing Conditions: Zoning District: <u>CD5</u>

- Land Use: Commercial
- Land Area: 78.843 SF +/-Estimated Age of Structure: c.1920/1970
- Building Style: Industrial
- Number of Stories: 2.0
- Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>View from Market and Green Streets</u>
- Unique Features: NA
- Neighborhood Association: North End
- B. Proposed Work: To add a new 5-Story Hotel

#### C. Other Permits Required:

Board of Adjustment	🗹 Planning Board	City Council
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- Condo Association
- Abutting Property Owner

#### D. Lot Location:

- Terminal Vista
- 🗌 Rear Lot Intersection / Corner Lot

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

 $\blacksquare$  Principal

- Accessory
- Significant Demolition

Mid-Block

#### F. Sensitivity of Neighborhood 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, AC Hotel)

#### 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:

clearing. It also appears that the proposed building location is not within historically-filled along the waterfront on the North Mill Pond.

#### J. HDC & Staff Comments and Suggestions for Consideration:

no further action is required at this time.

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

K. Proposed Design, Street View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

• This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of tidelands. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and

• This application has requested to be withdrawn from review so other than accepting the request,



# **HISTORIC SURVEY** RATING NC

INFO/ EVALUATION CRITERIA	SUBJECT PROPERT	Ύ Ν	EIGHBORHOOD CONTEXT	
Project Information	Existing Propo Building Building	•	Surrounding Structures (Average)	5
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TA	X MAPS & ASSESSOR'S INFO)		
1 Gross Floor Area (SF)				<b>~</b>
2 Floor Area Ratio (GFA/ Lot Area)				
3 Building Height / Street-Width Ratio		() $($ $L$ $C$ $T$ $($ $T$ $($ $)$ $($		
<b>4</b> Building Height – Zoning (Feet)		QUEST TO V		
5 Building Height – Street Wall / Cornice (Feet)				
6 Number of Stories				
7 Building Coverage (% Building on the Lot)				$\frown$
PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTI		
8 Scale (i.e. height, volume, coverage)			Appropriate      Inappropriate	
<ul> <li>9 Placement (i.e. setbacks, alignment)</li> <li>10 Massing (i.e. modules, banding, doubles, banding,</li></ul>			Appropriate      Inappropriate	- 7
<ul> <li>Massing (i.e. modules, banding, stepbacks)</li> <li>Architectural Style (i.e. traditional – modern)</li> </ul>			Appropriate      Inappropriate	_ ₹
			Appropriate Inappropriate	
12     Roofs       13     Style and Slope			Appropriate Inappropriate	
<ul><li>13 Style and Slope</li><li>14 Roof Projections (i.e. chimneys, vents, dormers)</li></ul>			Appropriate Inappropriate	
14 Roof Projections (i.e. chimneys, venis, domers) 15 Roof Materials			□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	<u> </u>
16 Cornice Line			Appropriate Inappropriate	
17 Eaves, Gutters and Downspouts			Appropriate  Inappropriate	
18 Walls				W
19 Siding / Material				
20 Projections (i.e. bays, balconies)				
21 Doors and windows				
22 Window Openings and Proportions				<u> </u>
23 Window Casing/ Trim				
24 Window Shutters / Hardware				
25 Awnings				
26 Doors				
27 Porches and Balconies				Ž
28 Projections (i.e. porch, portico, canopy)				
29 Landings/ Steps / Stoop / Railings				─ <b>│                                    </b>
30 Lighting (i.e. wall, post)				
<b>Signs</b> (i.e. projecting, wall)				
Mechanicals (i.e. HVAC, generators)				
33 Decks			□ Appropriate □ Inappropriate	
34 Garages (i.e. doors, placement)			□ Appropriate □ Inappropriate	
35 Fence / Walls (i.e. materials, type)			□ Appropriate □ Inappropriate	
<b>Grading</b> (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate	
7 Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate	
<b>38 Driveways</b> (i.e. location, material, screening)			□ Appropriate □ Inappropriate	
<b>39 Parking</b> (i.e. location, access, visibility)			🗆 Appropriate 🗆 Inappropriate	
40 Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate	
urpose and Intent:			· · · · · · · · · · · · · · · · · · ·	
Preserve the integrity of the District:	🗆 Yes 🗆 No	4. Maintain the special character of	f the District:	
Assessment of the Historical Significance:		· · · · ·	architectural and historic character:	

2. Compatibility of design with surrounding properties:

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

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

#### 132-134 MIDDLE STREET (LUHD-105) **CERTIFICATE OF APPROVAL** WORK SESSION #B

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

- Zoning District: CD4-L1
- Land Use: Mi<u>xed-Use</u>
- Land Area: 11.060 SF +/-
- Estimated Age of Structure: c.1865
- Building Style: Mansard
- Number of Stories: 3.0
- Historical Significance: Focal Public View of Proposed Work: <u>View from Middle Street & Haymarket Square</u>
- Unique Features: The Parrot House is a Focal building
- Neighborhood Association: Downtown
- **B.** Proposed Work: To repoint brick, replace the roof & made entryway improvements

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment

Condo Association

Abutting Property Owner

#### D. Lot Location:

- Terminal Vista
- Rearlot Intersection / Corner Lot

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

 $\blacksquare$  Principal

Accessory

Significant Demolition

Mid-Block

#### F. Sensitivity of Neighborhood 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, AC Hotel)

#### 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:

Note that he structure is located on two separate lots.

#### J. Previous HDC Comments and Suggestions:

#### K. Staff Comments and Suggestions for Consideration:

- and non-contributing materials.
- The front entryway is proposed to be poured-in-place and dyed concrete material. I would uniform, authentic and durable product.
- Similarly, the suggested roof shingles should be carefully examined prior to final selection.

#### Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

#### L. Proposed Design, 3d Massing View and Aerial View:



Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map

• This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height.

• The HDC has reviewed this application and requested additional information on shingle material, plans for electrical service connections and details on the stair and cheek-wall replacement.

The proposed improvements involve removal and replacement of contributing, character-defining

continue to suggest that a pre-cast concrete material be explored in order to provide a more





INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	<b>B</b> 1 <b>O</b>	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSES	SSOR'S INFO)		
	1	Gross Floor Area (SF)	-				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio				-	
	4	Building Height – Zoning (Feet)		M	ODERATE PROJEC		
	5	Building Height – Street Wall / Cornice (Feet)	_				
	6	Number of Stories	— Re	eplace Roof & Trim	i, Repoint Brick and Re	place Front Entryway –	
	7	Building Coverage (% Building on the Lot)		-	· · ·		
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	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	
18		Walls				🗆 Appropriate 🗆 Inappropriate	
19		Siding / Material				🗆 Appropriate 🗆 Inappropriate	
20		Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
21		Doors and windows				🗆 Appropriate 🗆 Inappropriate	
	-	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
	_	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
	-	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
	+	Awnings				🗆 Appropriate 🗆 Inappropriate	
	_	Doors				🗆 Appropriate 🗆 Inappropriate	
		orches and Balconies				🗆 Appropriate 🗆 Inappropriate	
	_	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	
29	ļ	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
		.ighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
		i <b>gns</b> (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
	-	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
		Decks				🗆 Appropriate 🗆 Inappropriate	
	-	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	
	-	ence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
	-	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
	_	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	

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:

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:**

#### 34 HIGHLAND ST. (LUHD-142) **CERTIFICATE OF APPROVAL WORK SESSION #C**

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

- Zoning District: GRA
- Land Use: 4-Unit Multi-Family
- Land Area: <u>5,230 SF +/-</u> Estimated Age of Structure: c.<u>1890</u>
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: <u>Full view of Highland Street</u> Unique Features: <u>Building Bifurcated by Historic district</u>
- Neighborhood Association: Lincoln/ Broad Street

#### **B.** Proposed Work: To replace side and rear windows & restore front windows.

#### C. Other Permits Required:

	Board of Adjustment	🗌 Planning Board	City Council
	Condo Association	$\Box$ Abutting Propert	y Owner
D. Lo	Location:		
	Terminal Vista	Gateway	Mid-Block
	□ Intersection / Corner Lot	🗌 Rear Lot	
<u>E. Exis</u>	ting Building to be Altered/ Demo	olished:	
	Principal		$\Box$ Significant Demolition
<u>F. Sen</u>	sitivity 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:

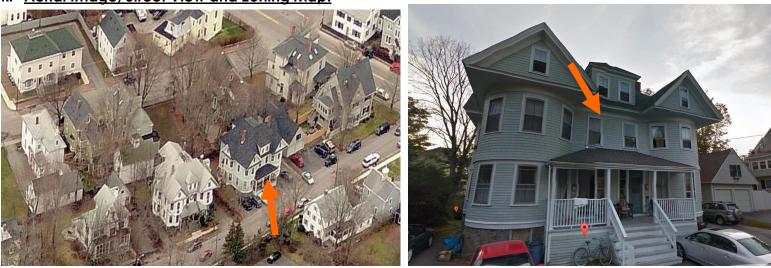
• This structure is located along Highland Street at the edge of the Historic District. It is shallow with wider side and rear yards.

#### J. Staff Comments and Suggestions for Consideration:

- Anderson 100 Series window.
- same approach for the front two basement windows.

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

#### K. Aerial Image, Street View and Zoning Map:





Zoning Map

surrounded with many other wood sided, 2.5 story contributing structures. The front yards are

• The applicant is seeking to replace all the existing historic windows in the structure with an

 Due to a misunderstanding of the prior feedback from the HDC the applicant's sub-contractor has already replaced many windows on the right side and rear of the structure. The subcontractor proceeded with the window replacement despite not having obtained a building permit for the work. As a response, the city directed the owner to cease work on the project and obtain HDC approval for the existing and remaining replacement windows. Also note that a single window was replaced on the front facade and the owner is seeking to either repair the removed window or replace it with a matching true-divided lite wood window from the righthand side of the house. Based on the recent site visit the applicant is now considering the

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUB.I	ECT PROPERTY		NEIGHBORH	OOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
	No.	GENERAL BUILDING INFORMATION	-	ATED FROM THE TAX MAPS & AS			
STAFF	1	Gross Floor Area (SF)	(E311/4//		SSESSOR S INFO)		
≤	2	Floor Area Ratio (GFA/ Lot Area)					
S	3	Building Height / Street-Width Ratio		A	<b>MODERATE P</b>	POIECT	
	4	Building Height – Zoning (Feet)		ľ		NOJLCI	
	5	Building Height – Street Wall / Cornice (Feet)		- Replace V	Vindows on Side	and Rear a	of Building —
	6	Number of Stories		Replace V			bollarig
	7	Building Coverage (% Building on the Lot)			-		
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGO	SESTIONS	APPROPRIATENESS
ONTEXT	8	Scale (i.e. height, volume, coverage)					Appropriate Inappropria
IN	9	Placement (i.e. setbacks, alignment)					Appropriate      Inappropriate
8	10 11	Massing (i.e. modules, banding, stepbacks)         Architectural Style (i.e. traditional – modern)					Appropriate Inappropria
	12	Roofs					
RS	12	Style and Slope					Appropriate 🗆 Inappropria
MEMBER	14	Roof Projections (i.e. chimneys, vents, dormers)					
Š	14	Roof Materials					Appropriate Inappropriate
Ē	16	Cornice Line					
Σ	17	Eaves, Gutters and Downspouts					Appropriate Inappropriate
LS N	18	Walls					Appropriate Inappropria
OMMISSION SIGN & MATERIALS	19	Siding / Material					Appropriate
SS AIE	20	Projections (i.e. bays, balconies)					Appropriate      Inappropriate
<b>2</b>   3	21	Doors and windows					Appropriate Inappropria
≶   ∛	22	Window Openings and Proportions					Appropriate Inappropriate
<u>ด</u> 1 อี	23	Window Casing/ Trim					
	24	Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropria
	25	Awnings					🗆 Appropriate 🗆 Inappropria
DISTRICT BUILDING	26	Doors					🗆 Appropriate 🗆 Inappropria
	27	Porches and Balconies					🗆 Appropriate 🗆 Inapproprio
S a	28	Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropria
	29	Landings/ Steps / Stoop / Railings					🗆 Appropriate 🗆 Inappropria
$\underline{S}$	30	Lighting (i.e. wall, post)					🗆 Appropriate 🗆 Inappropria
X	31	Signs (i.e. projecting, wall)					🗆 Appropriate 🗆 Inappropria
HISTORIC	32	Mechanicals (i.e. HVAC, generators)					🗆 Appropriate 🗆 Inapproprio
2	33	Decks					🗆 Appropriate 🗆 Inapproprio
∽⊢	34	Garages (i.e. doors, placement)					🗆 Appropriate 🗆 Inapproprio
z	35	Fence / Walls (i.e. materials, type)					🗆 🗆 Appropriate 🗆 Inapproprio
DESIGN	36	Grading (i.e. ground floor height, street edge)					🗆 Appropriate 🗆 Inapproprio
	37	Landscaping (i.e. gardens, planters, street trees)					Appropriate Inapproprio
SITE	38	Driveways (i.e. location, material, screening)					Appropriate Inapproprio
S		Parking (i.e. location, access, visibility)					Appropriate Inappropria
	40 Burne	Accessory Buildings (i.e. sheds, greenhouses)					🗆 Appropriate 🗆 Inappropria
<u>H.</u>	-	<u>se and Intent:</u>			intain the analoid sharest	or of the District	
		eserve the integrity of the District:			intain the special character		nd historia abarratar
		ssessment of the Historical Significance:			mplement and enhance t		
	3. Co	onservation and enhancement of property value		INO 6. Pror	more the eaucation, plea	sure and welfare o	of the District to the city residents an
Rev	view C	<u> Criteria / Findings of Fact:</u>					
	1. C	onsistent with special and defining character of s	surrounding prope	erties: 🗆 Yes 🗆 No 🛛 3. Rela	ation to historic and archit	ectural value of e	xisting structure: 🛛 🗆 Yes 🗆 No
	2. Cc	ompatibility of design with surrounding properties	:	🗆 Yes 🗆 No 🛛 4. Cor	mpatibility of innovative te	echnologies with su	urrounding properties: 🛛 🗆 Yes 🗆 No

TEXT	
Structures age)	ied i
g –	ROPERTY EVALUATION FORM         PORTSMOUTH HISTORIC DISTRICT COMMISSION         Continued       Approved with Stipulations         Continued       Postponed       Withdrawn
APPROPRIATENESS	<b>Oŭž</b> ä <sup>≤</sup> ∣
propriate 🗆 Inappropriate	
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🗆 Yes 🗆 No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

aracter: to the city residents and visitors:

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

#### 84 PLEASANT ST. (LUHD-141) **CERTIFICATE OF APPROVAL** WORK SESSION #D

#### A. Property Information - General:

#### Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,016 SF +/-
- Estimated Age of Structure: c.1880 (front building)
- Building Style: Victorian
- Historical Significance: <u>Contributing (front building)</u> Public View of Proposed Work: <u>Primary view from Church Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **<u>B.</u>** Proposed Work: Renovate 84 Pleasant St. and replace the rear addition.

#### C. Other Permits Required:

- Planning Board City Council Board of Adjustment
- Condo Association
- Abutting Property Owner(s)

#### D. Lot Location:

- Terminal Vista
- Gateway
- 🗌 Rear Lot Intersection / Corner Lot

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

Principal

Demolition

Mid-Block

#### 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. Neiahborhood Context:

State Street (the so-called Times Building).

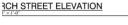
#### J. Background & Suggested Action:

- table system.
- Pleasant Street building.
- Revised Elevation and site plans will be made available at the July 1st meeting.

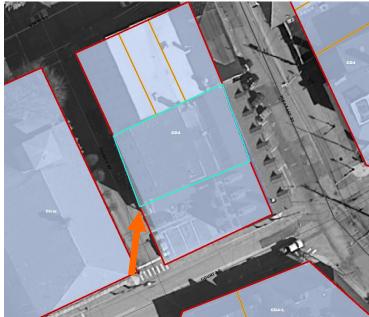
#### Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12).

K. Aerial Image, Street View and Zoning Map:









Zoning Map

• The building is located along Church and Pleasant Streets. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks and little to no open space. Note that the proposed buildings will be fully integrated into the recently-approved building for 278

• The application is proposing to renovate the façade of the historic building along Pleasant Street and remove and replace the non-contributing CMU block addition on the rear with a 4 story addition that is receised from the front roof line. If feasible, the ground-floor along Church Street provides access to the underground parking area via a car elevator and subsurface turn-

 Please note that this application includes four individual properties on State and Pleasant Street and the portion being removed along Church Street is likely a non-contributing addition to the

Aerial and Street View Image



		84 PLE	ASANT STREET	<u>(LUHD-141) – V</u>	WORK SESSION #D (MA	AJOR PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEIG	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	۲ -8-20
STAFF		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				<b>R</b> N 7-8-2(
	1	Gross Floor Area (SF)					<b>N FOR</b> OMMISSION
	2	Floor Area Ratio (GFA/ Lot Area)					$\mathbf{O}$
	3	Building Height / Street-Width Ratio			MAJOR PROJEC	<b>∼</b> T	
	4	Building Height – Zoning (Feet)					at is
	5	Building Height – Street Wall / Cornice (Feet)	– Renovate Façade and Add a Four-Story Addition –				ZŽO
	6	Number of Stories Building Coverage (% Building on the Lot)		Renovale l'açuae ana Ada a l'ou-sioly Adamon			
	/						
		PROJECT REVIEW ELEMENT	APPLICAN	'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
Ž	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
ONTE	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
ļ		Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	_ <b>A</b> E S
	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
MEMBERS	12	Roofs				🗆 Appropriate 🗆 Inappropriate	
BE	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	
≤	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
N N	15	Roof Materials				🗌 Appropriate 🗆 Inappropriate	
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
COMMISSION ESIGN & MATERIALS	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	_ Ш 🖓 Қ
<b>SSIO</b> ERIALS	18	Walls				🗆 Appropriate 🗆 Inappropriate	L S
SS	19	Siding / Material				Appropriate      Inappropriate	_ <b>≻</b> ב א
<b>▼</b>	20	Projections (i.e. bays, balconies) Doors and Windows				Appropriate Inappropriate	- 5 5
₹ a						Appropriate Inappropriate	
O U	22 23	Window Openings and Proportions Window Casing/ Trim				Appropriate Inappropriate	
	23	Window Casing/ Infr Window Shutters / Hardware				Appropriate Inappropriate	
	24	Storm Windows / Screens				Appropriate Inappropriate	
	25	Doors				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	PORTS PERTY:
STRIC	23	Porches and Balconies				Appropriate	
<b>DISTRICT</b> BUILDING D	28	Projections (i.e. porch, portico, canopy)			<u> </u>	Appropriate      Inappropriate	
	29	Landings/ Steps / Stoop / Railings				Appropriate      Inappropriate	
HISTORIC	30	Lighting (i.e. wall, post)				Appropriate      Inappropriate	
R N	31	Signs (i.e. projecting, wall)				Appropriate      Inappropriate	—
Ĭ	32	Mechanicals (i.e. HVAC, generators)				Appropriate      Inappropriate	
¥∣	33	Decks				Appropriate      Inappropriate	1
<b>-</b>	34	Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate      Inappropriate	
z		Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	<b>DIN</b>
DESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	I ORDOLI
	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	

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

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

3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

4. Maintain the special character of the District:

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No 🗆 Yes 🗆 No

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

#### 377 MAPLEWOOD AVE. (LUHD-145) **CERTIFICATE OF APPROVAL** WORK SESSION #1

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Sinale-Family
- Land Area: 5,227 SF +/-
- Estimated Age of Structure: c.1941
- Building Style: Cape
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: Work include partial demolition and renovation to secondary building.

#### C. Other Permits Required:

Planning Board City Council Board of Adjustment

- Abutting Property Owner Condo Association
- D. Lot Location:
  - Terminal Vista
- Gateway Mid-Block

✓ Intersection / Corner Lot ☐ Rear Lot

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

Principal

Demolition

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

Accessory

#### G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)

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

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

#### H. Project Type:

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

#### I. Neighborhood Context:

masonry-sided structures with shallow front yard setbacks narrow side yards.

#### J. Background & Suggested Action:

- and to renovate the existing structure with new windows, siding and roof.
- compliance.

#### Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05) and Windows and Doors (08).

#### K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Maplewood Ave. It is surrounded with 2 to 2.5 story wood- and

• The application is proposing to allow the partial demolition of an existing secondary structure • Please note that a detailed site plan has been requested in order to determine zoning

Street View & 3D Massing Model Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	Na	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
	1	Gross Floor Area (SF)							
STAFF	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio	MODERATE PROJECT						
	4	Building Height – Zoning (Feet)	– Partially Demolish and Renovate a Secondary Building –						
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories	- I diffully Definition and Kentovale a secondary building -						
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
EXT	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate			
ONTE	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate			
0 0		Massing (i.e. modules, banding, stepbacks)				🗌 Appropriate 🗆 Inappropriate			
<u>ہ</u> ا	11	Architectural Style (i.e. traditional – modern)				🗌 Appropriate 🗆 Inappropriate			
MEMBERS	12	Roofs				🗌 Appropriate 🗆 Inappropriate			
8	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate			
٤	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate			
Z	15	Roof Materials				Appropriate Inappropriate			
	16	Cornice Line				Appropriate Inappropriate			
COMMISSION ESIGN & MATERIALS	17 18	Eaves, Gutters and Downspouts Walls				Appropriate Inappropriate			
<b>SSIO</b> ERIALS	10	Siding / Material				Appropriate     Inappropriate			
	20	Projections (i.e. bays, balconies)							
עׂצ	20	Doors and Windows				Appropriate			
≤ ⊴	22	Window Openings and Proportions				Appropriate Inappropriate			
<b>O</b>   ප්		Window Casing/ Trim				Appropriate Inappropriate			
_	24	Window Shutters / Hardware				Appropriate Inappropriate			
	25	Storm Windows / Screens				Appropriate Inappropriate			
	0/	Doors				Appropriate Inappropriate			
STR UILDI	27	Porches and Balconies				Appropriate      Inappropriate			
<b>DISTRICT</b> BUILDING D		Projections (i.e. porch, portico, canopy)				Appropriate      Inappropriate			
	29	Landings/ Steps / Stoop / Railings				Appropriate      Inappropriate			
HISTORIC	30	Lighting (i.e. wall, post)				Appropriate      Inappropriate			
ō	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate			
ST	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate			
	33	Decks				□ Appropriate □ Inappropriate			
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate			
Z V	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate			
ESIGN	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate			
	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate			
SITE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate			
	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate			

#### H. Purpose and Intent:

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

🗆 Yes 🗆 No 🗆 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

#### Case No.:<u>1</u> Date: <u>7-8-20</u> Denied FORM COMMISSION Withdrawn Approved with Stipulations **Z** 0 AII PORTSMOUTH HISTORIC DISTRICT Postponed AVE. ALU. MAPLEWOOD ) E Approved Continued **PROPERTY** PROPERTY:377 **Decision:**

