Historic District Commission Staff Report – June 7th, 2017

June 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

138-140 Maplewood Avenue - TBD **404 Middle Street** - Approved 540 Marcy Street - Approved 160 Middle Street - Approved 143 Daniel Street - Approved 33 Deer Street - Approved 314 Court Street - Approved 18 Sheafe Street - Approved 239 Islington Street - Approved

PUBLIC HEARINGS - OLD BUSINESS:

A. 113 Congress Street (Minor - awning & façade)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 7 Hancock Street (Minor-windows and door)
- 2. 220 South Street (Minor-windows)
- 3. 99 Bow Street (Minor art sculpture)
- 4. 299 Vaughan Street (Major-Hotel)

- 5. 177 State Street (Moderate windows and chimney)
- 6. 401 State Street (Moderate stairs)
- 7. 82 Court Street (Moderate windows)
- 8. 46-64 Maplewood Ave. (Major- 4 story mixed-use building)

June 14th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Pending Review

WORK SESSIONS:

- A. 135 Congress Street (Major storefront windows)
- B. 244 South Street (Moderate large rear addition)
- C. 10 Humphrey's Court (Minor dormer modification)
- D. 206 Court Street (Major rear addition)
- E. 163 Deer Street Lot 4 (Major- mixed-use building)
- F. 157 Deer Street Lot 5 (Major- mixed-use building
- G. 410 Islington Street (Major-multiple principal buildings)
- H. 73 Court Street (Major-addition for universal access)
- I. 25 Maplewood Ave. (Major- mixed-use building



Project Evaluation Form: 113 CONGRESS STREET **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #A Meeting Type:**

Α.	Property	/ Information	- General:
л.	I I OPCIII	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	OCHCIAI.

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Commercial
- Land Area: 8,241 SF +/-
- Estimated Age of Structure: c.1931
- Building Style: <u>Modern</u> Number of Stories: <u>1</u>
- Historical Significance: Intrusion

G. Design Approach (for Major Projects):

- Public View of Proposed Work: View from Congress Streets
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B. Proposed Work:</u> Replace front windows with a retractable window and scre
--

C. Other Permits Required:		
☐ Board of Adjustment	☐Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivit	y 🗌 "Back-of-House"

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	s, additions or expansions)	ĺ
---	-----------------------------	---

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

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

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

I. Neighborhood Context:

• The building is located in the heart of the business district on Congress Street and is surrounded by a wide variety of significant and non-contributing structures.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - i. Replace the storefront windows with retractable window with a roll-down screen.
- Note At the last meeting in April, the HDC requested additional information on the window. design. The Applicant is requesting to postpone this to the July meeting.

Design Guideline Reference – Guidelines for Windows & Doors (08) and Signs & Awnings (11).

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORHO	OOD CONTEXT
Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMATI	D FROM THE TAX MAPS & A	SSESSOR'S INFO)		
1	Gross Floor Area (SF)					
<u>.</u>	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MINOR PRO) IFCT	
4	Building Height – Zoning (Feet)				JLCI	
5	Building Height – Street Wall / Cornice (Feet)		LIATZIAI 🗕	NEW STOREFRON	IT WINDOW	S ONLY -
6	Number of Stories		INSTALL	NEW STORETRO		3 OILL
7	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	ADDIICAN	IT'S COMMENTS	HDC SUGGES	PIONS	APPROPRIATENESS
_		AFFLICAN	II 2 COMMENI2	HDC 30GGE	SIIONS	
	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate
_	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate
	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate
	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
	, ,					☐ Appropriate ☐ Inappropriate
	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate
	Roof Materials					☐ Appropriate ☐ Inappropriate
	Cornice Line					□ Appropriate □ Inappropriate
	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate
	Walls					□ Appropriate □ Inappropriate
	Siding / Material					□ Appropriate □ Inappropriate
	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
_	Doors and Windows					☐ Appropriate ☐ Inappropriate
	Window Openings and Proportions					□ Appropriate □ Inappropriate
	Window Casing/ Trim					□ Appropriate □ Inappropriate
	Window Shutters / Hardware					□ Appropriate □ Inappropriate
	Awnings					□ Appropriate □ Inappropriate
	Doors					□ Appropriate □ Inappropriate
	Porches and Balconies					□ Appropriate □ Inappropriate
	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate
	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
ı	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate
5	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate
	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
0	Decks					□ Appropriate □ Inappropriate
G	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate
	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate
	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate
	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate
	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate
reserv ssessi conse	Ind Intent: ve the integrity of the District: ment of the Historical Significance: ervation and enhancement of property value teria / Findings of Fact:	□ Yes □ ↑ □ Yes □ ↑ es: □ Yes □ ↑	√o 5. Co	I uintain the special characte mplement and enhance th mote the education, pleas	e architectural an	

7 HANCOCK STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1

A.	Pro	perty	Info	orm	atio	n -	Ge	neral:
----	-----	-------	------	-----	------	-----	----	--------

Existing Conditions:

- Zoning District: <u>MRO</u>Land Use: <u>Single Family</u>
- Land Area: 9,975 SF +/-

- Estimated Age of Structure: c.1915 (moved in 1963)
 Building Style: Bungalow
 Historical Significance: Contributing
 Public View of Proposed Work: View from Hancock Street
- Unique Features: <u>NA</u>
 Neighborhood Association: <u>South End</u>

B. Proposed Work: Lo replace 5 rear	windows and rear	<u>door.</u>
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivity	y \square "Back-of-House
G. Design Approach (for Major Project	<u>'s):</u>	
\Box Literal Replication (i.e. 6-160	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small al	terations, additions or	expansions)

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

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

I. Neighborhood Context:

• The building is located along Hancock Street and is surrounded with wood-sided 2 to 2.5 story historic structures with moderate frontyard setbacks and accessory buildings located in the side and rear yard.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace 5 rear windows; and
- Replace a rear door.

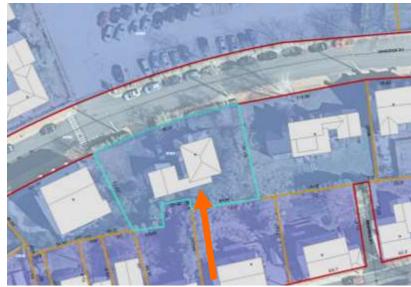
Design Guideline Reference – Guidelines for Window and Doors (08).

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





Aerial and Street View Image



Zoning Map

	7 HANCOCK STREET – PUBLIC HEARING #1 (MINOR PROJECT)										
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY							NEIGHBORHOOD CONTEXT				
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures			
		No.		Building	Building (+/-)	(Average)		(Average)			
	H	140.	GENERAL BUILDING INFORMATION	(FSTIAA	ATED FROM THE TAX MAPS & ASS	SESSOR'S INFO)					
STAFF		1	Gross Floor Area (SF)	(LSIIM	ATED I ROM THE TAX MAI 3 & AS.	31330 K 3 H41 O)					
٧.		2	Floor Area Ratio (GFA/ Lot Area)								
SI		3	Building Height / Street-Width Ratio			MINOR PRO) IECT		FC IISSI		
		4	Building Height – Zoning (Feet)			MINORPRO	JJECI				
	_	5	Building Height – Street Wall / Cornice (Feet)		- REPLACE 5 RE	AR WINDOWS A	ND 1 REAR I	DOOR ONLY -			
	F	<u>6</u>	Number of Stories Building Coverage (% Building on the Lot)		KLI LACE 5 KL	AK WINDOWS A	MID I NEAN	DOOK ONLI	OMMISSION O.:1 Date: 6- Ulations Defitherawn		
			PROJECT REVIEW ELEMENT	ADDIIC	NIT'S COMMANDITS	IIDC SUCC	ECTIONIC	A DDD ODDI A TENESS	ON F COMMIS No.:1 Dat tipulations withdrawn		
				APPLICA	ANT'S COMMENTS	HDC SUGG	E311ON3	APPROPRIATENESS			
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
	8	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
	_	12	Architectural Style (i.e. traditional – modern) Roofs					☐ Appropriate ☐ Inappropriate			
RS	-	13	Style and Slope					□ Appropriate □ Inappropriate	— ш		
3EI	-	14	Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	STRI App		
Š		15	Roof Materials					□ Appropriate □ Inappropriate			
MEMBERS		16	Cornice Line					□ Appropriate □ Inappropriate	##STO CCK S		
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	— ଲ ୪ ୪ ଅ −		
Z	\LS	18	Walls					☐ Appropriate ☐ Inappropriate			
2	ER!	19	Siding / Material					□ Appropriate □ Inappropriate			
15.5	MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
COMMISSION	≥	21	Doors and Windows					□ Appropriate □ Inappropriate	ERTY AOUTH H ADDITH H Approved Continued		
Ş	Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	\square \square \square \square \square		
O	DESIG	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	ଳ ଓ୍ୟା ଅ		
		24 25	Window Shutters / Hardware Awnings					□ Appropriate □ Inappropriate	PORTSM PERTY:Z		
\Box	Ž	26	Doors					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
TRICT	UILDING	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate			
ISI	B	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	PR		
DIS		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	— —		
<u>ပ</u>		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
R		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
2	L	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	APPLY TO		
HISTORIC	L	33	Decks					☐ Appropriate ☐ Inappropriate	A STATE OF THE STA		
	-	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
	Z.	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	70 III		
	DESIGN	36 37	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
	<u> </u>	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
	SIE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	The second of the second		
	_	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
	<u>Н.</u> Р		se and Intent:						,		
•		-	eserve the integrity of the District:		No 4. Mair	ntain the special characte	er of the District:		□ Yes □ No		
			sessment of the Historical Significance:			plement and enhance th		d historic character:	□ Yes □ No		
			enservation and enhancement of property val	ues: 🗆 Yes 🗈		•		the District to the city residents and vis	sitors: □ Yes □ No		
	R ₄	eview	Criteria / Findings of Fact:								
•			onsistent with special and defining character o	f surroundina prope	erties: 🗆 Yes 🗆 No - 3. Rela	tion to historic and archite	ectural value of exis	sting structure: Yes No			
			mpatibility of design with surrounding propertie			patibility of innovative te		=			
	_		, , , , , , , , , , , , , , , , , , , ,			, , , , , , , , , , , , , , , , , , , ,	5	01 1 = =			

Project Evaluation Form: **220 SOUTH STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

<u>A.</u>	F	rc	pert	У	Info	rm	<u>ation</u>	-	General:
	_	•							

Existing Conditions:

- Zoning District: SRB
- Land Use: Two-Family Land Area: 10,842 SF
- Estimated Age of Structure: c.1875

- Building Style: Queen Anne
 Number of Stories: 2.5
 Historical Significance: C
 Public View of Proposed Work: View from South Street
- Unique Features: <u>NA</u>
 Neighborhood Association: South End

	• Neighborhood Association. 30	JOHN LING	
<u>B.</u>	Proposed Work: To replace windo	ows and remove ask	pestos siding with cedar shingles.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	Principal	Accessory	\square Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oxedsymbol{arDelta}$ Sensi	tive \Box Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>'s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
	\square Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	terations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• This 2.5 story structure is located on South Street in the South End and is surrounded with many contributing structures. The neighborhood is predominantly 2.0 to 2.5 story wood-sided structures with a shallow setback from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant is proposing to:
 - i. Replace the existing windows with Marvin windows; and,
 - ii. Replace asbestos siding with cedar shingles.
- Note the applicant was informed that additional specifications for the windows are needed in order to hold this public hearing. As such, the applicant has requested a continuance to the July meeting.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			220 000111		HEARING #2 (MIN	ION I NOJECI)					
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures					
	Na		Building	Building (+/-)	(Average)	(Average)	 				
	No.	GENERAL BUILDING INFORMATION	/ESTIAA A T	ED FROM THE TAX MAPS & ASS	SESCOP'S INIEO)		— 《 .				
SIAFF	1	Gross Floor Area (SF)	(ESTIMA)	ED FROM THE TAX MAPS & ASS	SESSOR STINFO)						
₹	2	Floor Area Ratio (GFA/ Lot Area)					FO.				
ラ っ	3	Building Height / Street-Width Ratio		A	NODERATE PR	O IECT					
	4	Building Height – Zoning (Feet)		IV	NODERAIE PR	OJECI					
	5	Building Height – Street Wall / Cornice (Feet)	_	INISTALL PEPLACI	E WINDOWS AND	ARESTOS SIDING ONLY -					
	6	Number of Stories	-	- INSTALL REPLACE WINDOWS AND ABESTOS SIDING ONLY -							
	7	Building Coverage (% Building on the Lot)					─ ○				
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGES		<u> </u>				
	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate					
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate					
ပ္ပ	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
	12	Roofs				□ Appropriate □ Inappropriate					
<u>:</u>	13	Style and Slope				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate					
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
	15	Roof Materials				□ Appropriate □ Inappropriate	EVA				
,	16	Cornice Line				□ Appropriate □ Inappropriate	─ >				
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	ш				
\LS	18	Walls				☐ Appropriate ☐ Inappropriate					
TERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	—				
✓	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate					
≥		Doors and Windows				☐ Appropriate ☐ Inappropriate	—				
Z	22	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate	<u> —</u> Ш				
DESIG	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate					
		Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	<u> </u>				
S	25	Awnings				☐ Appropriate ☐ Inappropriate					
	26	Doors Pour la Pala ania				□ Appropriate □ Inappropriate					
BUILDING	27	Projections (i.e. perch. pertice, agree)				□ Appropriate □ Inappropriate					
	28 29	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	— •				
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate					
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate					
	33	Decks				□ Appropriate □ Inappropriate					
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate					
_	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate	The same				
5	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	CA HE				
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate					
SITE	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate	Marie H				
S	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate					
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate					

Project Address: 99 BOW STREET **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 10,454 SF +/-

- Estimated Age of Structure: 2010
 Building Style: Federal Revival
 Number of Stories: 4.5
 Historical Significance: NA
 Public View of Proposed Work: View from Bow Street
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown

<u>в. </u>	Proposed Work:	to replace a projecting sign with art sculpture.
<u>C.</u>	Other Permits Rec	<u>uired:</u>

\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished / Constructed	l <u>:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivity	/ □ "Back-of-House'

<u>G.</u>	<u>Design</u>	Approach	<u>(for Majo</u>	<u>r Projects):</u>	
	_		-	-	

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

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

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

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

H. Project Type:

\square Consent Agenda (i.e. very small alterations, additions or expan	sions)
---	--------

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

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

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

I. Neighborhood Context:

• The building is located along Bow Street and is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on shallow lots with no setback from the sidewalk.

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

The Applicant is proposing to:

- Remove the existing projecting sign;
- Add a new bowsprit artwork sculpture (9 feet in length) above the entryway;
- Add stained glass artwork in the archways; and
- Add granite bases/ panels to the front of the building.

Design Guideline Reference - Guidelines for Signs & Awnings (11).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			99 BOW STR	EET – PUBLIC H	EARING #3 (MINC	OR PROJECT)	<u>Pa</u>
		INEO / EVALUATION ODITEDIA				~	
		INFO/ EVALUATION CRITERIA		T PROPERTY	A booth or Characterist	NEIGHBORHOOD CONTEXT Surrounding Structures (Average)	
	No.	Project Information	Existing Building	Proposed Building (+/-	Abutting Structures	Surrounding Siluctures (Average)	
.		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & A	ASSESSOR'S INFO)		
	11	Gross Floor Area (SF)					~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
STA	2	Floor Area Ratio (GFA/ Lot Area)			MAJOR PRO) IFCT	FOR AISSION te: 6-7-
-	<u>3</u>	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet)					
-	<u> </u>	Building Height – Street Wall / Cornice (Feet)	- ADD A	RT SCULPTURE	ON FACADE AND	STAINGLASS WINDOWS ONLY -	Als te:
	6	Number of Stories	7.22.7.		3		→ ₹ 5
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICANT	'S COMMENTS	HDC SUGGES	STIONS APPROPRIATENESS	ON I
	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	
=	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	
5 _	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	
0	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
ر ا ا	12	Roofs				☐ Appropriate ☐ Inappropriate	
MEMBERS	13	Style and Slope Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
B -	14 15	Roof Materials				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
≲ │ ├	16	Cornice Line				□ Appropriate □ Inappropriate □ Lappropriate □ Lappropriate	
¥⊢	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	EV HISTO
S	18	Walls				□ Appropriate □ Inappropriate	ШЗЗ
ດ ≨	19	Number and Material				□ Appropriate □ Inappropriate	RTY OUTH HILL
SI SI	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
S §	21	Doors and windows				□ Appropriate □ Inappropriate	
≶∣≈_	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
COMMISSION DESIGN & MATERIAL	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	
	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	PERTY ERTY
	25	Storm Windows / Screens				☐ Appropriate ☐ Inappropriate	
<u>'</u>	26	Doors				□ Appropriate □ Inappropriate	
BUILDIN	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	
DIS	20	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	<u> </u>
	29 30	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
<u> </u>	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
ጟ ⊢	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
∠ ⊢	33	Decks				□ Appropriate □ Inappropriate	
HISTORIC	34	Garages / Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
-	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	200 0 110
X	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	THE RESIDENCE OF THE PERSON NAMED IN COLUMN 2 IS NOT THE PERSON NA
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)	-			☐ Appropriate ☐ Inappropriate	THE RESERVE TO SHARE THE PARTY OF THE PARTY
	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate	AND THE WARRY OF THE RESIDENCE
SIE	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	;
<u>Inten</u> 1 2	nt: 1. Pre 2. Ass	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Co	·	er of the District: ne architectural and historic character: sure and welfare of the District to the city residents and	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐
		,		J 0, FIC	лноте тте вайсаноп, ріваз	sole and wellare of the district to the city residents and	violitio,
		Criteria / Findings of Fact:	currounding propertie	o: □Voc□No 2 Do	lation to historia and archita	potural value of existing structures.	
		onsistent with special and defining character of impatibility of design with surrounding properties	<u> </u>			ectural value of existing structure: Yes No chnologies with surrounding properties: Yes No	

299 VAUGHAN STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Urban General (CD5)</u>
- Land Use: Retail and Public Parking Lot
- Land Area: 56,192 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: <u>Industrial</u> Historical Significance: <u>NC</u>
- Public View of Proposed Work: <u>View from Green and Vaughan Streets</u>
- Unique Features: Abuts North Mill Pond
- Neighborhood Association: North End

<u>B.</u>	<u>Proposed Work:</u>	<u>Construct</u>	t a 5-stor	<u>y hotel</u>	building	with	<u>parking.</u>

C. Other Permits Require	<u>:d:</u>		
☐ Board of Ac	ljustment	✓ Planning Board	☐ City Council
D. Lot Location:			
☐ Terminal Vi	sta	☐ Gateway	☐ Mid-Block
✓ Intersection	n / Corner Lot	Rear Lot	
E. Existing Building to be	Altered/ Dem	olished / Constructed	<u>d:</u>
✓ Principal		Accessory	Demolition
F. Sensitivity of Context:			
☐ Highly Sens	sitive 🗹 Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (fo	r Major Projec	<u>ts):</u>	
\Box Literal Repli	cation (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
☐ Invention w	vithin a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
✓ Abstract R	eference (i.e. P	ortwalk, 51 Islington, 55 Cc	ongress Street)
\Box Intentional	Opposition (i.e.	. McIntyre Building, 3S Arts	oace, Coldwell Banker)
H. Project Type:			
☐ Consent Ag	genda (i.e. very	small alterations, ad	ditions or expansions)
☐ Minor Proje	ct (i.e. small alt	erations, additions or	expansions)
☐ Moderate	Project (i.e. sig	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• The lot is located along Green and Vaughan Streets. It is surrounded with mainly brick 1-5 story structures with shallow front yard setbacks. Architectural styles in this neighborhood vary considerably from historically significant traditional wood-sided structures to large contemporary brick and masonry structures.

J. Staff Comments / Suggestions:

- The Applicant is seeking to replace the existing building and parking areas with a 5-story, 132 room hotel.
- The HDC has held at least 3 work sessions on the project and has identified concerns regarding the
 - 1. The placement and location of mechanical equipment;
 - 2. The roof edge and/or skyline elements; and
 - 3. The quality and finish on the proposed metal siding.
- Note that revised plans from the Applicant appear to show some changes to the roof edge, mechanical locations, and some minor material changes on the facade. More detail on the roof-top mechanicals and the rear roof edge may be helpful to better understand the visual impacts from Market Street and Maplewood and Raynes Ave.
- The project also requires a CUP from the Planning Board due to the increased building footprint.
- Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

NC

			299 VAUC	SHAN STREET - P	UBLIC HEARING #	#4 (MAJOR)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	-14
		GENERAL BUILDING INFORMATION		TED FROM THE TAX MAPS & AS			, , , ,	· ·
STAFF	1	Gross Floor Area (SF)			•	<u> </u>		
ζ	2	Floor Area Ratio (GFA/ Lot Area)						
•	3	Building Height / Street-Width Ratio			MAJOR PRO) IECT		O S to
	4	Building Height – Zoning (Feet)			MAJORING	JJLCI		FOR MISSION 4 Date:6
	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT	A 5-STORY MIXE	D-IISE HOT	FI RIIII DING -	
	6	Number of Stories		COMBINGE	A 5 515K1 MIXE	D OOL HOI	LL DOILDING	Z
		Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	ADDIICAL	NT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	
	•		AFFLICAI	41.3 COMMENTS	HDC 30GG	ESTICINS		
EXT	8	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
Z	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
00	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	AT AT
	12	Roofs					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	13	Style and Slope					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
:	15	Roof Materials					□ Appropriate □ Inappropriate	
j 📗	16	Cornice Line					□ Appropriate □ Inappropriate	> 5 4
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
: S	18	Walls					☐ Appropriate ☐ Inappropriate	HIS:
RIA	19	Siding / Material					☐ Appropriate ☐ Inappropriate	- E S
\TE	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
×	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
DESIGN & MATERIALS	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
5	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	_ М ≥ ⋄
DES	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	□ □ 55 53
	25	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate	
BUILDING	26	Doors					☐ Appropriate ☐ Inappropriate	
i I	27	Porches and Balconies					□ Appropriate □ Inappropriate	
2 8	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
<u> </u>	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	the second
	33	Decks					□ Appropriate □ Inappropriate	
-	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	10000
Z	35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	ALL DESIGNATION
DESIGN	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	
S	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
	40 Purpor	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:					☐ Appropriate ☐ Inappropriate	
	1. Pre 2. As 3. Co eview	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valuer or Criteria / Findings of Fact:		No 5. Cor No 6. Pror	·	e architectural anure and welfare c	of the District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ itors: ☐ Yes ☐
		onsistent with special and defining character of mpatibility of design with surrounding properties	<u> </u>		ation to historic and archite npatibility of innovative tec		_	

177 STATE STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5 Existing Conditions:

Zoning District: <u>CD4</u> Land Use: <u>Mixed-Use</u>

Land Area: 2,460 SF +/-

Estimated Age of Structure: c.1850

Building Style: <u>Italianate</u>
Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from State and Penhallow Streets</u>

	 Unique Features: <u>Part of a resi</u> Neighborhood Association: <u>Do</u> 	dential row block owntown	
<u>B.</u>	Proposed Work: To replace windo	ws and make chim	ney repairs.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	$lacktriangle$ Highly Sensitive \square Sensit	ive \square Low Sensitivity	√ 🗌 "Back-of-House"
<u>G.</u>	Design Approach (for Major Projects	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or	expansions)
	☑ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)

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

Neighborhood Context:

• This historically significant building is located at the corner of Penhallow and State Streets. It is surrounded with many 2.5 – 3 story brick structures with shallow setbacks to the street and small pocket garden areas.

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

The Application is proposing to:

- Replace the historic windows with custom built mahagany windows to match the existing;
- Repoint and repair the chimneys in-kind; and
- Repoint the existing brick walls.

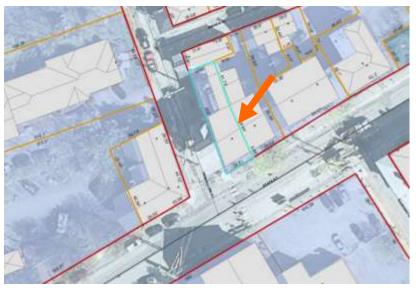
Design Guideline Reference – Guidelines for Exterior Maintenance (03) and Windows and Doors (08).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION ss Floor Area (SF)	Existing	CT PROPERTY		EIGHBORHOOD CONTEXT			
	Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
ss Floor Area (SF)	(ESTIMATI	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
33 1 1001 7 100 [31]	<u> </u>						
r Area Ratio (GFA/ Lot Area)							
ding Height / Street-Width Ratio	MINOR PROJECT						
ding Height – Zoning (Feet)	WIINOR PROJECT						
ding Height – Street Wall / Cornice (Feet) hber of Stories	_	REPLACE WIND	OWS. REPOINT AND	D REPAIR CHIMNEY ONLY –			
ding Coverage (% Building on the Lot)							
PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTION	ONS APPROPRIATENESS			
	7.1.1.07.11	i o o o mimizi (i o					
le (i.e. height, volume, coverage) cement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate			
ssing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate			
hitectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate □ Lappropriate □ Lappropriate			
fs				□ Appropriate □ Inappropriate			
e and Slope				□ Appropriate □ Inappropriate			
f Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate			
f Materials				□ Appropriate □ Inappropriate			
nice Line				☐ Appropriate ☐ Inappropriate			
es, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate			
ls				☐ Appropriate ☐ Inappropriate			
ng / Material				□ Appropriate □ Inappropriate			
ections (i.e. bays, balconies)				□ Appropriate □ Inappropriate			
ors and Windows				□ Appropriate □ Inappropriate			
dow Openings and Proportions dow Casing/ Trim				□ Appropriate □ Inappropriate			
dow Casing/ IIIM dow Shutters / Hardware				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
nings				□ Appropriate □ Inappropriate			
ors .				□ Appropriate □ Inappropriate			
ches and Balconies				□ Appropriate □ Inappropriate			
ections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate			
dings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate			
ting (i.e. wall, post)				□ Appropriate □ Inappropriate			
s (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate			
chanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate			
ks				☐ Appropriate ☐ Inappropriate			
ages/Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate			
ce / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate			
ding (i.e. ground floor height, street edge) dscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate			
eways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate			
king (i.e. location, access, visibility)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate			
essory Buildings (i.e. sheds, greenhouses)							
l Intent:				□ Appropriate □ Inappropriate			
e the integrity of the District:			ntain the special character of				
nent of the Historical Significance:	□ Yes □ N		•	rchitectural and historic character:			
vation and enhancement of property valu	es:	No 6. Pron	note the education, pleasure	and welfare of the District to the city residents and			

Project Evaluation Form: 401 STATE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #6

Α.	Pro	perty	Information	-	General:
----	-----	-------	-------------	---	-----------------

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 30,760 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: <u>High Victorian Gothic</u> Number of Stories: <u>5</u>
- Historical Significance: Focal Structure
- Public View of Proposed Work: No View from State Street
- Unique Features: Important structure to commemorate American colonial revival
- Neighborhood Association: Downtown Residents

B. Proposed Work: To replace the exter	<u>rior masonry stairs</u>	s with metal stairs.
C. Other Permits Required:		
\Box Board of Adjustment \Box	Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista \square	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot \Box	Rear Lot	
E. Existing Building to be Altered/ Demolish	ned:	
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensitive	✓ Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Projects):		
\Box Literal Replication (i.e. 6-16 Cong	gress, Jardinière Building	g, 10 Pleasant Street)
\square Invention within a Style (i.e., Po	rter Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Portwa	lk, 51 Islington, 55 Cong	gress Street)
☐ Intentional Opposition (i.e. McIr	ntyre Building, Citizen's	Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very smo	all alterations, add	itions or expansions)
☑ Minor Project (i.e. small altera	tions, additions or	expansions)
☐ Moderate Project (i.e. signific	ant additions, alte	rations or expansions)

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

I. Neighborhood Context:

• This exceptionally large, multi-storied brick structure is a landmark building that is located along State Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5 to 3 story wooden residential structures with narrow setbacks from the street.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to replace the existing masonry stairs with metal stairs due to structure
- The project includes relocating the stairs, thus, removal and filling of the brick wall will be required.

<u>Design Guideline Reference</u>: See Guidelines for Porches, Stoops and Decks (06) and Masonry & Stucco (07)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			401 STAT	E STREET -	- PUBLIC	HEARING #6 (MINOR)			
		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY			NEIGHBORHOOD	CONTEXT		
	No.	Project Information	Existing Building	Propose Building (+		Abutting Structures (Average)		ounding Structures (Average)	S	
		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX N	AAPS & ASSESSO	OR'S INFO)				
STAFF	1	Gross Floor Area (SF)	,						N FOR	
≥	2	Floor Area Ratio (GFA/ Lot Area)								
S	3	Building Height / Street-Width Ratio			A.	AINIOP PRO	IFCT			
	4	Building Height – Zoning (Feet)	MINOR PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)		_ INIS	TAIL NE	W STAIRS AND	PAILINGS ON	I V _	 	
	<u>6</u>	Number of Stories		- 1143	NALL INL	W SIAIRS AID	MAILINGS ON	L I —	∠ ≥	
	7	Building Coverage (% Building on the Lot)			<u> </u>	-				
		PROJECT REVIEW ELEMENT	HDC CC	MMENTS		HDC SUGGES	TIONS	APPROPRIATENESS	<u> </u>	
ONTEXT	8	Scale (i.e. height, volume, coverage)						☐ Appropriate ☐ Inappropriate		
	10	Placement (i.e. setbacks, alignment)						□ Appropriate □ Inappropriate	─ : ✓ ≥	
8	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)						□ Appropriate □ Inappropriate		
<u> </u>	10	Roofs						□ Appropriate □ Inappropriate		
RS	12 13	Style and Slope						□ Appropriate □ Inappropriate		
三	14	Roof Projections (i.e. chimneys, vents, dormers)						☐ Appropriate ☐ Inappropriate	— → ∪	
M M	15	Roof Materials						□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate		
OMMISSION MEMBERS	16	Cornice Line						□ Appropriate □ Inappropriate	─ > 0	
	17	Eaves, Gutters and Downspouts						 □ Appropriate □ Inappropriate 	<u>ш</u> із	
	18	Walls						 □ Appropriate □ Inappropriate 	─	
	19	Siding / Material						□ Appropriate □ Inappropriate		
	20	Projections (i.e. bays, balconies)						 □ Appropriate □ Inappropriate 		
	21	Doors and Windows						□ Appropriate □ Inappropriate		
	22	Window Openings and Proportions						□ Appropriate □ Inappropriate		
∑ 5	23	Window Casing/ Trim						□ Appropriate □ Inappropriate	— ш ѯ	
CC DESI	24	Window Shutters / Hardware						□ Appropriate □ Inappropriate	_ _ \	
	25	Awnings						□ Appropriate □ Inappropriate		
RICT	26	Doors						□ Appropriate □ Inappropriate		
	27	Porches and Balconies						☐ Appropriate ☐ Inappropriate		
DIST	28	Projections (i.e. porch, portico, canopy)						☐ Appropriate ☐ Inappropriate		
Δ	29	Landings/ Steps / Stoop / Railings						☐ Appropriate ☐ Inappropriate		
<u>ပ</u>	30	Lighting (i.e. wall, post)						☐ Appropriate ☐ Inappropriate		
~	31	Signs (i.e. projecting, wall)						□ Appropriate □ Inappropriate		
ე	32	Mechanicals (i.e. HVAC, generators)						□ Appropriate □ Inappropriate		
HISTORIC	33	Decks						□ Appropriate □ Inappropriate		
≖	34	Garages (i.e. doors, placement)						□ Appropriate □ Inappropriate		
	35	Fence / Walls (i.e. materials, type)						□ Appropriate □ Inappropriate	The second secon	
ESIGN	36	Grading (i.e. ground floor height, street edge)						□ Appropriate □ Inappropriate	100 - 100 -	
DES	37	Landscaping (i.e. gardens, planters, street trees)						□ Appropriate □ Inappropriate	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	
ш	38	Driveways (i.e. location, material, screening)						□ Appropriate □ Inappropriate		
SIT	39	Parking (i.e. location, access, visibility)						□ Appropriate □ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)						□ Appropriate □ Inappropriate		
<u>H.</u>	Purpo:	se and Intent:								
		eserve the integrity of the District:	□ Yes □ No)	4. Maintain	the special character	of the District:			
		sessment of the Historical Significance:	□ Yes □ No			ment and enhance the		oric character:		
		pnservation and enhancement of property values			•			District to the city residents and v		
		. , ,	_ : 33 _ 110					2 2 2 2 3 7 2 3 3 3 3 3 3 3 3 3 3 3 3 3	- ,	
		<u>r Criteria / Findings of Fact:</u> Onsistent with special and defining character of su	ırralındina propartica	e. LAS LA	3 Palation	to historic and architec	tural value of ovicting	structure: □ Yes □ No		
		mpatibility of design with surrounding properties:	moonaing properties			bility of innovative tech				
	z. C0	impanding of design with suffounding properties:		□ 1 €2 □ 140	4. Compan	billy of it it lovative tect	inologies with surroun	and brobernes. \Box 165 \Box 140		

82 COURT STREET Project Address: Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #7 Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 25,969 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: <u>Italianate</u> Number of Stories: <u>3.0</u>
- Historical Significance: Focal
- Public View of Proposed Work: View from Court and Church Streets
- Unique Features: Landmark Building
- Neighborhood Association: Downtown

	B.	Proposed Work:	<u>To replace</u>	<u>7 windows</u>	with res	<u>toration</u>	<u>windows.</u>
--	----	----------------	-------------------	------------------	----------	-----------------	-----------------

<u> </u>	TO TO PIGGO 7 THINK	40 110 111111 100101010110	<u> </u>
C. Othe	er Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot L	ocation:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existi	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition

F. Sensitivity of Context:

\checkmark	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:

r type.
\square Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
✓ Moderate Project (i.e. significant additions, alterations or expansions)

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

I. Neighborhood Context:

• The property is located along Court Street. It is surrounded with many 2.5 - 3 story historic structures with little to shallow front yard setbacks and small landscaped side yards.

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

This application proposes to:

• Replace the seven replacement windows with solid wood restoration windows.

Note that the applicant has requested a continuance to the July meeting for this project while they develop detailed and dimensioned drawings of the restoration windows.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		<u> </u>	CI SINCEL I OBEI	C HEARING #7 (<i>N</i>	MODERATE)	
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
AI -		Building	Building (+/-)	(Average)	(Average)	
NO.	CENTERAL RUIL DING INFORMATION	/FCTIAA A		coroconic INICO)		;;
-		(ESIIMA)	IED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		─ ∠ ≥ 1
2						
				AODEDATE D	DO ICOT	O 5 7
4				MODERAIE P	KOJECI	MIS.
5	Building Height – Street Wall / Cornice (Feet)		CONSTRU	ICT A 2 STORY DI	FAR ARRITION ONLY	ξ
6	Number of Stories		- CONSTRU	JCI A 3-SIORT RI	EAR ADDITION ONLY -	Zξ
7					1	
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS	O O
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropria	ite -
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropria	
10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropria	
11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropria	
12	Roofs				□ Appropriate □ Inappropria	
13	Style and Slope				□ Appropriate □ Inappropria	
14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropria	ite 🗸 💥
15	Roof Materials				☐ Appropriate ☐ Inappropria	te de
16	Cornice Line				☐ Appropriate ☐ Inappropria	
17					□ Appropriate □ Inappropria	tte tte Lite tte
18						
19						ite
20						
21						
22						
23						RTSM (Te
24						
25	1					
27						ite a G
31						
32					• • • • • • • • • • • • • • • • • • • •	
33	Decks					
34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropria	
35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropria	The second secon
36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropria	
37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropria	A STATE OF THE REST
38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropria	ite
39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropria	
40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropria	ite
1. Pro 2. As 3. Co	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	es: Yes =	No 5. Cor No 6. Pror	mplement and enhance the mote the education, pleas	ne architectural and historic character: sure and welfare of the District to the city residents and	□ Y □ Y d visitors: □ Y
	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 37 38 39 40 Purpo	Project Information	No. GENERAL BUILDING INFORMATION CESTIMA	Project Information Existing Building Proposed Building (+/-)	Project Information Existing Building Proposed Building (+/-) Abutting Structures (Average)	Root Project Information Estilling Bridging (+7) Abutting Surctures (Average)

Project Address:

Permit Requested:

Meeting Type:

A. Property Information - General:
Existing Conditions:

46-64 MAPLEWOOD AVE.

CERTIFICATE OF APPROVAL / CUP

PUBLIC HEARING #8

- Zoning District: <u>Urban General (CD4)</u>
- Land Use: Parking Lot
- Land Area: <u>56,675 SF</u> +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave., Deer and Bridge Streets
- Unique Features: NA
- Neighborhood Association: North End

<u>B.</u>	Proposed Work:	Construct c	4-stor	<u>y mixed-use</u>	building.

C. Other Permits Required:		
☑ Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☐ Mid-Block
✓ Intersection / Corner L	ot 🗌 RearLot	
E. Existing Building to be Altered/ De	emolished / Constructed	<u>.</u>
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Se	ensitive \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Proj	<u>ects):</u>	
\Box Literal Replication (i.e. 6	-16 Congress, Jardinière Buildir	ng, 10 Pleasant Street)
lacksquare Invention within a Style	e (i.e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e	. Portwalk, 51 Islington, 55 Con	gress Street)
\square Intentional Opposition	(i.e. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		

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

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

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

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

I. Neighborhood Context:

• The vacant lot is located along the intersection of Maplewood Ave., Deer Street and Bridge Street. It is surrounded with a wide variety of 1-5 to 5-story brick-clad structures with shallow to no front yard setbacks. Note that the 1 to 1.5 story structures are also being considered for replacement with 4 and 5 story buildings.

J. Staff Comments / Suggestions:

- The maximum building height for this property is 3.5 stories or up to 40 feet. Based on feedback from the Commission during the Work Sessions, the Applicant is now considering a four (4) story building as the top floor level will exceed the maximum allowable height as well as exceed the required setback for a penthouse unit. Given the project is vested under the Zoning Ordinance in place in 2015, the proposed height increase will require a CUP from the HDC.
- Under the CUP, the Applicant is proposing the public benefits to include the following:
 - 1. <u>Civic Space</u> Wide pedestrian sidewalks & alleyways between & through the buildings;
 - 2. Parking underground & covered parking;
 - 3. <u>Building Materials</u> High quality materials such as masonry, high-quality windows,...; and
 - 4. <u>Building Scale Elements</u> Horizontal bands, arcades, eave bands and decorative building caps, the use of high quality building materials, and a wide variety of scaling elements such as horizontal bands, bays, awnings, pilasters and columns, awnings and a pedestrian arcade on the ground-floor.

Note, the HDC will need to review the review criteria for the CUP and determine whether the proposed public benefits are sufficient for approval of the CUP to allow the taller building. The CUP application also will require referral to the Planning Board prior to closing of the public hearing.

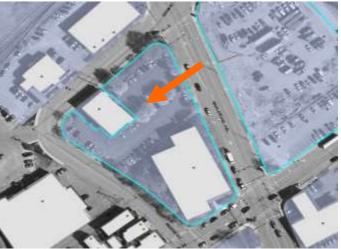
• <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			46-64 MAPLEWOOI	D AVE. – P	UBLIC HEARING	#8 (MAJ	OR)	
		INFO/ EVALUATION CRITERIA	SUBJECT PROPE	RTY		NEIGHBOR	HOOD CONTEXT	
		Project Information		oposed ding (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	Y 12
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE				(**************************************	
<u> </u>	1	Gross Floor Area (SF)			•	<u> </u>		
	2	Floor Area Ratio (GFA/ Lot Area)						
•	3	Building Height / Street-Width Ratio			MAJOR PRO) IECT		SSIC ate:
	4	Building Height – Zoning (Feet)						T S S
	5	Building Height – Street Wall / Cornice (Feet)		CONSTRUC	CT A 4-STORY M	NVED HICE	RIIII DING _	— ₹ △
	6	Number of Stories	_ ,	COMPLE	SI A 4-310KI N	IIVED 03E	BUILDING -	Z
	7	Building Coverage (% Building on the Lot)						N FOR OMMISSION Vo:8 Date:6-
		PROJECT REVIEW ELEMENT	APPLICANT'S COMME	NTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ O ö z
×	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
ō	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	∠ ≥ ∪
S	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	UAT.
.]	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	EV HISTO EWO
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	— т Х
VLS	18	Walls					□ Appropriate □ Inappropriate	
. IS	19	Siding / Material					☐ Appropriate ☐ Inappropriate	
ATE	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	
Ž	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
DESIGN & MATERIALS	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
<u> </u>	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	— М №
DES	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	一
	25	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate	
	26	Doors					☐ Appropriate ☐ Inappropriate	OPE ORTSM ERTY:44
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
BUILDING	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	— ~ ~ o
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	<u> </u>
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
)	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					□ Appropriate □ Inappropriate	
┋╽╶╎	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	- Sill Sill Sill Sill Sill Sill Sill Sil
	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
Z ()	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DESIG	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
E	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SIT	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н.		se and Intent:					Appropriate Inappropriate	
<u>-</u>	-			4				- v
		eserve the integrity of the District:	□ Yes □ No		ain the special characte			☐ Yes
		sessment of the Historical Significance:	□ Yes □ No	·	element and enhance th			☐ Yes
	3. Cc	enservation and enhancement of property val	ues: 🗆 Yes 🗆 No	6. Promo	ote the education, pleas	ure and welfare	of the District to the city residents and vi	visitors: □ Yes
j. R	eview	Criteria / Findings of Fact:						
		onsistent with special and defining character o	f surrounding properties: 🗆 Yes 🗆	No 3. Relatio	on to historic and archite	ectural value of	existing structure:	
		mpatibility of design with surrounding properties			patibility of innovative te			
	Z. CU	mpanomy of acaign with softconding properties		- 110 -1 , Cυπρ		Similar Gles Will	someonaing properties. — 1 tes = 110	

Project Evaluation Form: **135 CONGRESS STREET Permit Requested: CERTIFICATE OF APPROVAL**

Meeting Type: WORK SESSION #A

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

- Zoning District: <u>CD5</u>
- Land Use: Commercial Land Area: 6,680A +/-
- Estimated Age of Structure: c.c.1905
- Style of Structure: Neo-Classical Number of Stories: $\underline{3}$

- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>From the Worth Lot and Congress Street</u>
- Unique Features: former YMCA Building
- Neighborhood Association: <u>Downtown</u>

<u>B.</u>	Proposed Work:	To restore	the r	<u>nistoric </u>	<u>building</u>	and	add	a rear	<u>addition.</u>

<u>D. 11000.</u>	10 10 10 10 110 1110 11151	one beliating and a	<u>aa a roar aaamon:</u>
C. Other	Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Loc	<u>cation:</u>		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	Rear Lot	
E. Existing	Building to be Altered/Demo	olished:	
	✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitiv	rity of Context:		
	☑ Highly Sensitive ☐ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Desigr	n Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\hfill \square$ Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Poi	twalk, 51 Islington, 55 Con	gress Street)
	☑ Intentional Opposition (i.e.)	. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project	t Type:		
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☐ Minor Project (i.e. small alte	erations, additions or	expansions)
	✓ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• This structure is located along Congress and is surrounded with many other masonry 1-2 story contributing and non-contributing structures. Importantly, the Worth Lot directly abuts the rear addition.

J. Staff Comments and Suggestions for Consideration:

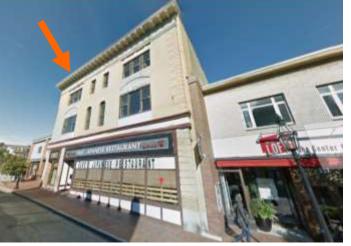
- The applicant proposes to:
 - Restore the Congress Street façade to its original design
 - Rehabilitate the entire building
 - Add a glass addition to the rear of the building to maintain the view and appearance of the large historic glass windows on the rear wall.

Note, the HDC is scheduled to have a site walk at the property at 5:45 p.m. on Wednesday June 7th.

Design Guideline Reference - Guidelines for Masonry & Stucco (07), Small Scale **New Construction and Additions (10)**

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJECT PROP	ERTY	NEIG	HBORHOOD CONTEXT
	Project Information		roposed	Abutting Structures	Surrounding Structures
No.		Building Bui	ilding (+/-)	(Average)	(Average)
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM TH	E TAX MAPS & ASSE	SSOR'S INFO)	
1		(20111111112111111111111111111111111111			
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio		AA	ODEDATE DDO I	ECT .
4	Building Height – Zoning (Feet)		/4/	ODLKAIL FROJ	LCI
5		_ PESTOI	E EACADE	AND INSALL NEW C	- VINO NOITIOUS 22A IS
6		- KESIOI	IL I AÇADL	AND INSALL INLW G	LA33 ADDITION ONLI –
7			<u> </u>	<u>-</u>	
		HDC COMMENTS	;	HDC SUGGESTIONS	
8					□ Appropriate □ Inappropriate
9					□ Appropriate □ Inappropriate
10					□ Appropriate □ Inappropriate
11	· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate
12					☐ Appropriate ☐ Inappropriate
13	,				☐ Appropriate ☐ Inappropriate
14					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate
	·				☐ Appropriate ☐ Inappropriate
ļ					□ Appropriate □ Inappropriate
19					□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate
23					☐ Appropriate ☐ Inappropriate
					☐ Appropriate ☐ Inappropriate
25	9				☐ Appropriate ☐ Inappropriate
26					☐ Appropriate ☐ Inappropriate
27					☐ Appropriate ☐ Inappropriate
20					☐ Appropriate ☐ Inappropriate
29					□ Appropriate □ Inappropriate
30					□ Appropriate □ Inappropriate
31					□ Appropriate □ Inappropriate
32	· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate
33					□ Appropriate □ Inappropriate
34					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
37					□ Appropriate □ Inappropriate
38					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:				□ Appropriate □ Inappropriate
	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 37 38 39 39 39 39 39 30 30 30 30 30 30 30 30 30 30 30 30 30	No. GENERAL BUILDING INFORMATION	No. GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Street Wall / Comice (Feet) 5 Building Height - Street Wall / Comice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT B 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 Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. boys, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Coping Irim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. porch, portico, canopy) 21 Landings/ Steps / Stoop / Railings 31 Signs (i.e. projecting, well) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. garand floor height, street trees) 37 Landscaping (i.e. garand floor height, street trees) 38 Driveways (i.e. location, materials, screening) 39 Parking (i.e. location, materials, screening) 30 Parking (i.e. location, materials, screening) 30 Parking (i.e. location, materials, screening) 31 Parking (i.e. location, materials, screening)	No. GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSE 1. Gross Floor, Area (SF) 2. Floor Area (SF) 3. Building Height - Spring (Feet) 5. Building Height - Spring (Feet) 5. Building Height - Spring (Feet) 6. Number of Stories 7. Building December (See Building on the Lot) PROJECT REVIEW ELEMENT B. Scale (i.e. height), volume, coverage) 9. Placement (i.e. setbacks, dilgnment) 10. Massing (i.e. modules, banding, stepbacks) 11. Architectural Style (i.e. traditional - modern) 12. Roots 13. Style and Slope 14. Roof Projections (i.e. chimneys, vents, dormers) 15. Root Material 16. Comice tine 17. Eaves, Gutters and Downspouts 18. Walls 19. Siding / Material 20. Projections (i.e. bays, balconies) 21. Doos and windows 22. Window Openings and Proportions 23. Window Cosing/Tim 24. Window Shutters / Hardware 25. Awmings 26. Doors 27. Porches and Balconies 28. Projections (i.e. porch, portico, canopy) 29. Landings' Steps / Stoop / Railings 30. Lighting (i.e., wall, post) 31. Sing, i.e. projections (i.e. porch, portico, canopy) 29. Landings' Steps / Stoop / Railings 30. Lighting (i.e., wall, post) 31. Sing, i.e. projections (i.e. porch, portico, canopy) 29. Landings' Steps / Stoop / Railings 30. Lighting (i.e., wall, post) 31. Sing, i.e. projections (i.e. porch, portico, canopy) 32. Mechanicals (i.e. HVAC, generators) 33. Decks 34. Garages (i.e. doors, placement) 35. Fence / Walls (i.e. materials, type) 36. Grading (i.e. grandens, planters, street trees) 37. Parking (i.e. location, naterial, street rees) 38. Driveway (i.e. location, naterial, street rees) 39. Parking (i.e. location, naterial, street rees) 31. Driveway (i.e. location, naterial, street rees) 31. Driveway (i.e. location, naterial, street rees) 32. Driveway (i.e. location, naterial, street rees) 33. Driveway (i.e. location, naterial, street rees) 34. Grading (i.e. location, naterial, street rees) 35. Parking (i.e. location, naterial, street rees	No. Building Building Building (+/-) (Average)

Project Address:	244 SOUTH STREET	
Permit Requested:	CERTIFICATE OF APPR	OVAL
Meeting Type:	WORK SESSION #B	
Existing Conditions: • Zoning District: GRB • Land Use: Single-Family • Land Area: 7,776 SF +/- • Estimated Age of Structure: Georgian • Historical Significance: Contriest Public View of Proposed Wore • Unique Features: NA • Neighborhood Association: Section 1988	<u>buting</u> c: <u>View from South Street</u>	
B. Proposed Work: To add a rear ac	<u>Idition and make exterior renova</u>	tions & add chimney
C. Other Permits Required:		
•	☐ Planning Board ☐ City Cour	ncil .
D. Lot Location:Terminal Vista	☐ Gateway ☑ Mid-Bloc	با.
☐ Intersection / Corner Lot		K
·		
E. Existing Building to be Altered/ DemPrincipal	olisned: Accessory Demolitic	an.
F. Sensitivity of Context:	☐ Accessory ☐ Demoinic	011
	itive \square Low Sensitivity \square "Back-o	f-House''
G. Design Approach (for Major Projec	<u>ts):</u>	
Literal Replication (i.e. 6-16	Congress, Jardinière Building, 10 Pleasant St	reet)
\square Invention within a Style (i.e.	e., Porter Street Townhouses, 100 Market Stre	et)
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:		
\square Consent Agenda (i.e. ver	γ small alterations, additions or expa	nsions)
	erations, additions or expansions) gnificant additions, alterations or exp	pansions)

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

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

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

N. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- i. Add a 2.5 story rear addition with ground-floor parking.
- ii. Replace windows, add a door
- iii. Repair the siding and trim
- iv. Add a chimney; and
- V. Add a rear deck.

Design Guideline Reference – Guidelines for Small Scale New Construction & Additions (10).

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

		244 30	JIII JIKEEL – WOI	RK SESSION #B (N	MODERAIL)					
	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT					
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures					
		Building	Building (+/-)	(Average)	(Average)					
N		/FCT1AA	ATED EDOMATHE TAY MADE O	ecceconic INICO)						
	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF)	(E311W	ATED FROM THE TAX MAPS & A	33E33OK 3 INFO)	<u> </u>	— 22 :				
<u> </u>	2 Floor Area Ratio (GFA/ Lot Area)									
	3 Building Height / Street-Width Ratio			AODEDATE D	DO IFOT	0				
	4 Building Height – Zoning (Feet)		ſ	MODERATE P	KOJECI	P. C.				
	5 Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT A REAR ADDITION AND NEW CHIMNEY ONLY -							
	6 Number of Stories		- CONSTRUCT A	KEAK ADDIIION	AND NEW CHIMNET ONLT -	Z				
	7 Building Coverage (% Building on the Lot)				1	— 5 9				
	PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS					
₹ ₹	8 Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropria	te F				
⋝ ⊨	9 Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropria					
<u> </u>	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropria:	ite 🔍 🔍				
	1 Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropria	ite 5				
	2 Roofs				☐ Appropriate ☐ Inappropria					
	3 Style and Slope				☐ Appropriate ☐ Inappropria	te (
	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropria:					
	5 Roof Materials				☐ Appropriate ☐ Inappropria	ite (
	6 Cornice Line				□ Appropriate □ Inappropria	te L				
	7 Eaves, Gutters and Downspouts8 Walls				□ Appropriate □ Inappropria	re to				
< −	9 Siding / Material				□ Appropriate □ Inappropria					
	20 Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropria: ☐ Appropriate ☐ Inappropria:					
∀ 2	21 Doors and Windows				☐ Appropriate ☐ Inappropria:	te Z				
જ	22 Window Openings and Proportions				□ Appropriate □ Inappropria:	\				
	23 Window Casing/ Trim				□ Appropriate □ Inappropria:					
S	24 Window Shutters / Hardware				□ Appropriate □ Inappropria	te Le				
	25 Awnings				□ Appropriate □ Inappropriate	ite				
<u>N</u> 2	26 Doors				☐ Appropriate ☐ Inappropriate	te C				
_	Porches and Balconies				□ Appropriate □ Inappropria					
	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropria					
2	29 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropria					
3	30 Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropria	te				
	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropria					
	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropria					
	33 Decks				☐ Appropriate ☐ Inappropria					
$ z ^{\frac{3}{2}}$										
						ALC: UNKNOWN THE PARTY OF THE P				
<u>ш</u> 3						THE RESERVE OF THE PERSON NAMED IN				
-										
					Appropriate Inappropria	ie				
33 33 34 4. Pur 1. 2. 3.	Garages/Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Tandscaping (i.e. gardens, planters, street trees) Priveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) Pose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property values	□ Yes □ Yes □ Yes □ Yes □	No 5. Cor	•	Appropriate Inappropriate Inappropriate Appropriate Inappropriate Inappr	te te te te te te te te				

Project Address: 10 HUMPHREY'S COURT **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #C Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 4,250 SF +/-
- Estimated Age of Structure: c.1955

- Building Style: <u>Colonial Revival</u>
 Historical Significance: <u>Non-Contributing</u>
 Public View of Proposed Work: <u>View from Humphrey's Court</u>
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	<u>Proposed Work:</u>	<u>Io modify</u>	the	previousl	y-approved	garage c	and conn	<u>iector</u>	<u>addition</u>
				•					

B. Proposed Work: To modify the pre	eviously-approved <u>c</u>	garage and connector additi							
C. Other Permits Required:									
☑ Board of Adjustment	☐ Planning Board	☐ City Council							
D. Lot Location:									
☐ Terminal Vista	☐ Gateway	☑ Mid-Block							
$\ \square$ Intersection / Corner Lot	☐ Rear Lot								
E. Existing Building to be Altered/ Demolished:									
✓ Principal	Accessory	Demolition							

S

F. Sensitivity of Context:

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)

H. Project Type:

☐ Cons	ent Agenda	(i.e. very small	alterations,	additions o	r expansions)
--------	------------	------------------	--------------	-------------	---------------

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

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

P. Neighborhood Context:

• The building is located along Humphrey's Court and is surrounded with wood-sided 1.5 to 2.5 story historic structures with shallow setbacks and accessory buildings located in the rear yard.

Q. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Modify the previous building design to change to a two-car garage;
- Modify the dormer; and
- Change the door and window styles.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

R. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		10 F	UMPHREY'S	COURT - WORK	SESSION #C (MC	DDERATE PR	OJECT)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT	~ 1
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	17
	NI -		Building	Building (+/-)	(Average)		(Average)	< 4
	No.	CENTER AL RUIU DINIC INTORNA ATION			CCTCCORIC INITO)			>
	-	GENERAL BUILDING INFORMATION	(ESIIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			~ ≥ •
	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio			AODEDATE D			FO MISSIO Date:
	4	Building Height – Zoning (Feet)		r	MODERATE P	KOJECI		$\mathbf{L} \otimes \mathbf{S}$
	5	Building Height - Street Wall / Cornice (Feet)		4405	NIEV CARACE AS	DITION ON		_ Z ;;
	6	Number of Stories		- MOL	DIFY GARAGE AD	NO NOILIUK	LY -	フ 호양
	7	Building Coverage (% Building on the Lot)						> 0 0 0
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	Üž
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT TRIC Cas
Ŏ	10	Massing (i.e. modules, banding, stepbacks)					Appropriate Inappropriate	Q & Q
O	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
	12	Roofs					☐ Appropriate ☐ Inappropriate	D SS IN
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					- Appropriate - mappropriate	→ ≥ ∪
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	> 0 8
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					- Appropriate - mappropriate	HS:
l ₹	18	Walls					☐ Appropriate ☐ Inappropriate	
핕	19	Siding / Material					☐ Appropriate ☐ Inappropriate	MP!
DESIGN & MATERIALS	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	PERTY TSMOUTH H
~		Doors and Windows						
DESIGN	22	Window Openings and Proportions Window Casing/ Trim						ШξТ
ESIC	23 24	Window Casing/ Irim Window Shutters / Hardware					□ Appropriate □ Inappropriate	마 첫 히
	25						a representate a mappingmane	- ~
Z	26	Awnings Doors					□ Appropriate □ Inappropriate	
UILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	R P P P
BU	28	Projections (i.e. porch, portico, canopy)					= , (spide.id= ::dpideid=::d	<u> </u>
8	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	~
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	_
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					□ Appropriate □ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	//
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	III E I
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
ESI	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
l D	38						□ Appropriate □ Inappropriate	<
SITE	39						□ Appropriate □ Inappropriate	Janes V
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pr 2. As	ese and Intent: Deserve the integrity of the District: Deserve the integrity of the District: Deservation and enhancement of property value	☐ Yes ☐	No 5. Cor	intain the special characte mplement and enhance the mote the education, pleas	ne architectural an	nd historic character: If the District to the city residents and visitors:	□ Yes □ Yes
<u>l. l</u>	Reviev	v Criteria / Findings of Fact: onsistent with special and defining character of ompatibility of design with surrounding properties	surrounding proper	ties: □ Yes □ No 3. Rela	·	ectural value of ex	isting structure: Yes No	L 103

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

Α.	Pro	perty	Information	-	General:
----	-----	-------	-------------	---	----------

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Institutional
- Land Area: 2,969 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court and Church Streets
- Unique Features: Karnan House
- Neighborhood Association: Downtown

B. Proposed Work: To add a 3-Story	<u>rear addition with e</u>	<u>levator.</u>
C. Other Permits Required:		
☑ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivit	y \square "Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
\square Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress 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)

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

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

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

J. Neighborhood Context:

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

L. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- Renovate the existing historic building
- Add a modern, 3-Story addition with an internal egress stair and elevator.

Note that the applicant has requested this applicant be withdrawn.

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





Aerial and Street View Image



Zoning Map

		INICO / EVALUATIONI ODITEDIA	CIIDIE	CT DD∩DEDTV		NEICHBODHOOD CONTEVT	
	1	INFO/ EVALUATION CRITERIA	SUBJE! Existing	CT PROPERTY Proposed	Abutting Structures	NEIGHBORHOOD CONTEXT Surrounding Structures	
		Project Information	Building	Proposed Building (+/-)	(Average)	Surrounding Structures (Average)	
	No).	bollanig		((in stuge)	>
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		 ≥
	1	Gross Floor Area (SF)					
	2			_			
	3				MODERATE P	ROJECT	I I
	4						
	5			– CONSTRU	JCT A 3-STORY RI	EAR ADDITION ONLY –	7
	7	Building Coverage (% Building on the Lot)					
	+ '	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS	-
-	_		AITLICAN	I 3 CONVINCENTS	1100 3000		
}	8 9 10	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inapproprio	
	10	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding stopbacks,)				□ Appropriate □ Inapproprio	
6	3 1					□ Appropriate □ Inapproprio	
_	12	,				□ Appropriate □ Inappropria	
i	13					□ Appropriate □ Inappropria	
	14	, ,				□ Appropriate □ Inappropria	
	15					☐ Appropriate ☐ Inapproprio ☐ Appropriate ☐ Inapproprio	
	16					□ Appropriate □ Inappropria	
	17					□ Appropriate □ Inappropria □ Appropriate □ Inappropria	
9						□ Appropriate □ Inappropria	
;	18 19 20 20 20 20 20 20 20 20 20 20 20 20 20					□ Appropriate □ Inappropria	
į	20					□ Appropriate □ Inappropria	
3	2					□ Appropriate □ Inappropria	_
•	ა					□ Appropriate □ Inappropria	
Ć						□ Appropriate □ Inappropria	4 -
1	23 24					□ Appropriate □ Inappropria	
						□ Appropriate □ Inappropria	
	20					□ Appropriate □ Inappropria	
:	25					□ Appropriate □ Inappropria	
-	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropria	
	29					□ Appropriate □ Inappropria	
	30					□ Appropriate □ Inappropria	
	3					□ Appropriate □ Inappropria	
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropria	
	33	B Decks				□ Appropriate □ Inappropria	
	34					□ Appropriate □ Inapproprio	ıte
	3.5	, , , ,				☐ Appropriate ☐ Inapproprio	ite
9	3					□ Appropriate □ Inapproprio	ıte
5	37	. • .				☐ Appropriate ☐ Inapproprio	
į	38	, ,				☐ Appropriate ☐ Inapproprio	
į	39	3 (111 111)				☐ Appropriate ☐ Inapproprio	
	40	, , , , , ,				☐ Appropriate ☐ Inapproprio	ite
	1. I 2. / 3. (Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value Wew Criteria / Findings of Fact:	□ Yes □ 1 □ Yes □ 1 es: □ Yes □ 1	No 5. Co	•	er of the District: he architectural and historic character: sure and welfare of the District to the city residents an	d visitors:

Project Address:

Permit Requested:

Meeting Type:

A. Property Information - General:

163 DEER STREET (LOT 4)

CERTIFICATE OF APPROVAL

WORK SESSION #E

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Commercial Bank
- Land Area: 17,130 SF +/-
- Estimated Age of Structure(s): c.1985
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Deer and Bridge Streets</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

B .	Proposed Work:	<u>Construct</u>	a 4-story	<u>y mixed-use</u>	building

C. Other Permits Required:		
☐ Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/Den	nolished / Constructed	<u>d:</u>
☑ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $lacktriangle$ Sens	itive \square Low Sensitivity	y 🗌 "Back-of-House'
G. Design Approach (for Major Projec	<u>:ts):</u>	
Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.	e., Porter Street Townhouse	es, 100 Market Street)
☑ Abstract Reference (i.e. f	Portwalk, 51 Islington, 55 Co	ongress Street)
☐ Intentional Opposition (i.e	e. McIntyre Building, 3S Arts	pace, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. ver	y small alterations, ad	ditions or expansions)
\square Minor Project (i.e. small al	terations, additions or	expansions)
\square Moderate Project (i.e. sig	gnificant additions, alte	erations or expansions)
☑ Major Project (i.e. very lo	arge alternations, add	itions or expansions)

Page 29 of 38

I. Neighborhood Context:

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

J. <u>Background & Suggested Action:</u>

- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first and second phase the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The applicant has inserted the proposed buildings into the City's 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).

Note – the Applicant has requested to post phone this item to the July HDC meeting.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	163 DEER STREET (LOT 4) – WORK SESSION #E (MAJOR)										
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY							
		Project Information	Existing Building	Proposed Building (+/-)				S 0			
ш		GENERAL BUILDING INFORMATION	Jonania	zonamig (*/ /	1			8 × 117 Senik			
STAFF		Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)		MAJOR PROJECT							
ST		Building Height / Street-Width Ratio									
		Building Height – Zoning (Feet)		- CONSTRUCT A 4-STORY MIXED-USE BUILDING ONLY -							
		Building Height – Street Wall / Cornice (Feet)									
	_ (Number of Stories									
		Building Coverage (% Building on the Lot)						DN FOR COMMISSION E Date: 6-14- pulations De			
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS				C COMMI Io:E Date Stipulations			
	¥ .	Scale (i.e. height, volume, coverage)									
	ONTEXT	Placement (i.e. setbacks, alignment)						REC. With with			
	<u> </u>	Massing (i.e. modules, banding, stepbacks)									
_		1 Architectural Style (i.e. traditional – modern)									
S		2 Roofs						ALUAT RIC DISTRIC REET Case I Approved with			
MEMBERS		3 Style and Slope									
		Roof Projections (i.e. chimneys, vents, dormers)						REE App			
		5 Roof Materials									
	1	6 Cornice Line7 Eaves, Gutters and Downspouts									
Z		8 Walls						HISTO HISTO EER ST			
0	< −	9 Siding / Material									
SS	ш	Projections (i.e. bays, balconies)						────────────────────────────────────			
COMMISSION	3 ===	1 Doors and Windows						FRTY OUTH H Approved Approved Continued			
\	~*	2 Window Openings and Proportions						~~ 6 7 € 5			
S		3 Window Casing/ Trim						Ш \$ ∺ ∩ ∪			
ŭ	DESIG 2	4 Window Shutters / Hardware						RTSA ERTY " =			
		5 Storm Windows / Screens									
	D 2	6 Doors						O O D @			
STRICT	<u> </u>	7 Porches and Balconies						RO RO Cisic			
	E 2	8 Projections (i.e. porch, portico, canopy)						<u> </u>			
0		9 Landings/Steps/Stoop/Railings						—			
\geq		O Lighting (i.e. wall, post)									
HISTORIC	3										
ST	3	Mechanicals (i.e. HVAC, generators)Decks						A Comment			
Ĭ		4 Garages/ Barns / Sheds (i.e. doors, placement)									
	2	5 Fence / Walls / Screenwalls (i.e. materials, type)									
	Z	6 Grading (i.e. ground floor height, street edge)						THE REAL PROPERTY.			
	S 3	7 Landscaping (i.e. gardens, planters, street trees)									
	<u>ш</u> 3	8 Driveways (i.e. location, material, screening)						4			
	SITE 3							1			
		Accessory Buildings (i.e. sheds, greenhouses)						The state of the s			
<u>!</u>	1. 2. 3.	Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	5. Co	aintain the special charac amplement and enhance amote the education, plea	the architectural and	d historic character: the District to the city residents c	☐ Yes ☐ No ☐ Yes ☐ No and visitors: ☐ Yes ☐ No			
<u> </u>	 I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No 										

Meeting Type: WORK SESSION #F

A. Property Information - General:

Existing Conditions:

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

<u>B.</u>	Proposed Work:	<u>Construct</u>	t a 5-s	<u>tory, mixec</u>	<u>l-use building.</u>
	-				_

C. Other Permits Required:							
\square Board of Adjustment $lackimsq$	Planning Board City Council						
D. Lot Location:							
\square Terminal Vista \square	Gateway 🗌 Mid-Block						
lacktriangle Intersection / Corner Lot	Rear Lot						
E. Existing Building to be Altered/ Demolishe	ed / Constructed:						
✓ Principal	Accessory Demolition						
F. Sensitivity of Context:							
\square Highly Sensitive $lackim{igate}{2}$ Sensitive \square	\square Low Sensitivity \square "Back-of-House"						
G. Design Approach (for Major Projects):							
\Box Literal Replication (i.e. 6-16 Congr	ess, Jardinière Building, 10 Pleasant Street)						
\square Invention within a Style (i.e., Port	er Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Portwalk	r, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e. McInt	tyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:							
\Box Consent Agenda (i.e. very sma	Ill alterations, additions or expansions)						
\square Minor Project (i.e. small alteration	\square Minor Project (i.e. small alterations, additions or expansions)						
☐ Moderate Project (i.e. significa	ant additions, alterations or expansions)						
☑ Major Project (i.e. very large o	alternations, additions or expansions)						

Page 31 of 38

J. Neighborhood Context:

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

L. <u>Background & Suggested Action:</u>

- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first and second phase the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The applicant has inserted the proposed buildings into the City's 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).

Note – the Applicant has requested to post phone this item to the July HDC meeting.

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

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

157 DEER STREET (LOT 5) – WORK SESSION #F (MAJOR)								
	ORHOOD CONTEXT	NEIG	-	INFO/ EVALUATION CRITERIA				
	Surrounding Structures (Average)	Abutting Structures (Average)		Project Information				
-17 S S S S S S S S S	(, (creating a)		GENERAL BUILDING INFORMATION				
		MAJOR PROJEC		Gross Floor Area (SF)	1	ᄩ		
		Floor Area Ratio (GFA/ Lot Area)	2	STA				
O % [-] □		Building Height / Street-Width Ratio	3	ω				
	E BUILDING –	CT A 5-STORY MIXED	– C	Building Height – Zoning (Feet)	4	-		
_ ≥ ¥ č				Building Height – Street Wall / Cornice (Feet)	5	-		
NAMI Date				Number of Stories	<u> 6</u>	-		
	A DDD ODDI A TENECC			Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT				
	APPROPRIATENESS							
	☐ Appropriate ☐ Inappropriate			Scale (i.e. height, volume, coverage)	8			
RIC;	☐ Appropriate ☐ Inappropriate			Placement (i.e. setbacks, alignment)	9			
DISTRIC Case	☐ Appropriate ☐ Inappropriate			Massing (i.e. modules, banding, stepbacks)	10	8		
ALU/ IC DISTI EET Cas pproved	☐ Appropriate ☐ Inappropriate			Architectural Style (i.e. traditional – modern)	11	\vdash		
	☐ Appropriate ☐ Inappropriate			Roofs	12	3		
	☐ Appropriate ☐ Inappropriate			Style and Slope	13	MEMBERS		
VA ORIC STREE	☐ Appropriate ☐ Inappropriate			Roof Projections (i.e. chimneys, vents, dormers)	14	₽		
_ Z	☐ Appropriate ☐ Inappropriate			Roof Materials	15	▋▏▕		
⊒ > ፩ ୋ □	□ Appropriate □ Inappropriate			Cornice Line	16	[
HIST EER	☐ Appropriate ☐ Inappropriate			Eaves, Gutters and Downspouts	17			
	☐ Appropriate ☐ Inappropriate			Walls	18	DESIGN & MATERIALS		
	☐ Appropriate ☐ Inappropriate			Siding / Material	19			
	☐ Appropriate ☐ Inappropriate			Projections (i.e. bays, balconies)	20	} ₹		
RT OUT 157	☐ Appropriate ☐ Inappropriate			Doors and Windows	21	 		
PORTSMO PROPERTY: 12 ectision: Application	☐ Appropriate ☐ Inappropriate			Window Openings and Proportions	22	Z		
>PE RTSM PERTY:	☐ Appropriate ☐ Inappropriate			Window Casing/ Trim	23			
ਰ ਨਿੰ≅ੁੰ	☐ Appropriate ☐ Inappropriate			Window Shutters / Hardware	24			
	☐ Appropriate ☐ Inappropriate			Storm Windows / Screens	25	NO		
	☐ Appropriate ☐ Inappropriate			Doors Parada Palacrica	26	BUILDING		
	☐ Appropriate ☐ Inappropriate			Proches and Balconies	27			
	☐ Appropriate ☐ Inappropriate			Projections (i.e. porch, portico, canopy)	28			
	□ Appropriate □ Inappropriate			Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)	29			
	□ Appropriate □ Inappropriate			Signs (i.e. projecting, wall)	30 31			
	□ Appropriate □ Inappropriate			Mechanicals (i.e. HVAC, generators)	32	5		
	 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			Decks	33	5		
	☐ Appropriate ☐ Inappropriate			Garages/Barns / Sheds (i.e. doors, placement)	34			
	□ Appropriate □ Inappropriate			Fence / Walls / Screenwalls (i.e. materials, type)	35	_		
	□ Appropriate □ Inappropriate			Grading (i.e. ground floor height, street edge)	36	Z ()		
	☐ Appropriate ☐ Inappropriate			Landscaping (i.e. gardens, planters, street trees)	37	DESIG		
	☐ Appropriate ☐ Inappropriate			Driveways (i.e. location, material, screening)	38			
	□ Appropriate □ Inappropriate			Parking (i.e. location, access, visibility)	39	SITE		
☐ Yes ☐ N ☐ Yes ☐ N tors: ☐ Yes ☐ N	ct:	ntain the special character of the aplement and enhance the archit note the education, pleasure and	□ Yes □ No □ Yes □ No □ Yes □ No	e and Intent: serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property values	. Pre	H. F		
ors	□ Appropriate □ Inappropriate ct: ral and historic character: are of the District to the city residents and visitor of existing structure: □ Yes □ No	plement and enhance the archit note the education, pleasure and	□ Yes □ No □ Yes □ No ounding properties: □ Yes □ 1	Accessory Buildings (i.e. sheds, greenhouses) e and Intent: serve the integrity of the District: essment of the Historical Significance:	40 Purpos . Pre 2. Ass 3. Co ew C	H. F		

Project Address: 410-30 ISLINGTON STREET **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #G Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L2</u>
- Land Use: Residential Multi-Family
- Land Area: 39,968 SF +/-
- Estimated Age of Structure: <u>c.1850</u> Building Style: <u>Greek Revival / Colonial</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington Street
- Unique Features: Rear Yard Development
- Neighborhood Association: Goodwin's Park

<u>B.</u>	Proposed Work:	To renovate three historic structures & add 3 new structures

<u>b. Floposea i</u>	WOIK. TO TELLOVALE ITILE	FINITION CONTROL	<u>x dad 3 new silocioles.</u>
C. Other Perm	nits Required:		
☐ B	oard of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location	on:		
□т	erminal Vista	☐ Gateway	☑ Mid-Block
	ntersection / Corner Lot	☐ Rear Lot	
E. Existing Buil	lding to be Altered/ Demo	olished / Constructed	<u>l:</u>
	Principal	☐ Accessory	☐ Significant Demolition
F. Sensitivity o	of Context:		
	Highly Sensitive 🗹 Sensit	ive \Box Low Sensitivity	"Back-of-House"
G. Design Ap	proach (for Major Projects	<u>s):</u>	
□ Li	iteral Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
□ Ir	nvention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	ntentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Typ	<u>e:</u>		
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	Minor Project (i.e. small alt	erations, additions or	expansions)
	Moderate Project (i.e. sigr	nificant additions, alte	erations or expansions)

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

L. Neighborhood Context:

• The structure is located along lower Islington Street near the West End. It is surrounded with mainly woodframe 2.5 story historic structures with shallow or no front yard setbacks on relatively small lots.

J. Background & Suggested Action:

The applicant proposed to:

- Renovate the 3 historic structures along Islington Street;
- Add three new townhouse structures with 8 dwelling units within the rear yard of the property; and
- Demolition of the rear additions and attached garages and side ells.

Note the applicant is proposing two options for redevelopment: a three building layout and a 2 buildings layout. Both proposed 8 new dwelling units. I would suggest a site walk would be very helpful as the topography of these lots significantly changes behind the historic structures. Additionally, it will be important to fully understand the relationship between the proposed new structures and the surrounding historic structures on the three streets that line these properties. NOTE THAT A STIE WALK IS SCHEDULE FOR 6-14-17 AT 5:45 P.M.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

410 - 430 ISLINGTON STREET - WORK SESSION #G (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** FORM (Average) (Average) Buildina Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION Date:**<u>6-1</u> COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - RENOVATE 3 HISTORIC STRUCTURES AND ADD 3 NEW STRUCTURES -Number of Stories Z Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) Case □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC SLINGTON 14 Roof Projections (i.e. chimneys, vents, dormers...) 4 □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** ROPERTY:<u>410-30 I</u> Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate Decision: 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate STORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

☐ Yes ☐ No 4. Comp of innovative technologies with surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

73 COURT STREET Project Evaluation Form: Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #H**

Existing Conditions:

- Zoning District: <u>CD4-L</u>
- Land Use: Commercial
- Land Area: 4,350 SF +/-
- Estimated Age of Structure: c.1862
 Building Style: Queen Anne
 Number of Stories: 2.5

- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Court Street</u>
- Unique Features: NA

H. Project Type:

Neighborhood Association: Downtown

B	Proposed Work:	To construct	<u>t a two stor</u>	<u>y addition t</u>	<u>for universal</u>	access.

C. Other Permits Required:							
\square Board of Adjustment	\square Planning Board	☐ City Council					
D. Lot Location:							
\square Terminal Vista	☐ Gateway	☐ Mid-Block					
✓ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	☐ Accessory	$\ \square$ Significant Demolition					
F. Sensitivity of Context:							
☐ Highly Sensitive 🗹 Sensit	ive \square Low Sensitivity	√ 🗌 "Back-of-House"					
G. Design Approach (for Major Projects	<u>s):</u>						
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)					
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
\square Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)					
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)					

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

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

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

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

I. Neighborhood Context:

• This 2.5 story contributing structure is located on Court Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wood houses with narrow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

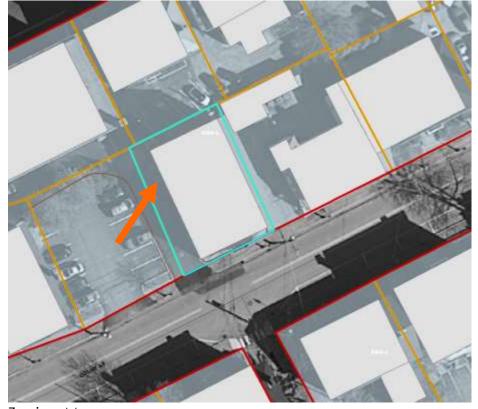
• The applicant proposes add a two-story addition for universal access.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	73 COURT STREET – WORK SESSION #H (MODERATE)										
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORE	HOOD CONTEXT			
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	_		
		No.		Building	Building (+/-)	(Average)		(Average)	4-17 enied		
	-	NO.	GENERAL BUILDING INFORMATION	/ESTIAA	L ATED FROM THE TAX MAPS	ASSESSOD'S INICO)					
STAFF	-	1	Gross Floor Area (SF)	(E31IWA	ALLD FROM THE TAX MAPS	3 & A33E33OK 3 INFO)			FOR ISSION e: 6-14 o De		
١.	-	2	Floor Area Ratio (GFA/ Lot Area)								
SI		3	Building Height / Street-Width Ratio			MACDED ATE D	DO IECT		MISS ate: gare: gare: gawn		
		4	Building Height – Zoning (Feet)		MODERATE PROJECT - CONSTRUCT AN ADDITION FOR UNIVERAL ACCESS ONLY -						
	-	5	Building Height – Street Wall / Cornice (Feet)								
	-	6	Number of Stories		CONSTRUCT	ANADDITION	OITIVENAL	ACCESS CITE			
	1		Building Coverage (% Building on the Lot)	UDC		-	FOTIONIC	A DDD ODDI A TENIESS	ATION F RICT COMMIS e No.: H Date; with Stipulations		
	-	8	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESIIONS	APPROPRIATENESS			
	ONTEXT	9	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	CT C		
	Ν	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate			
	S	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate			
		12	Roofs					□ Appropriate □ Inappropriate	ALU/ RIC DISTR REET Cas Approved A		
MEMBERS	-	13	Style and Slope					☐ Appropriate ☐ Inappropriate			
BE		14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	VAL VORIC STREET Appre		
×		15	Roof Materials					□ Appropriate □ Inappropriate			
ME		16	Cornice Line					□ Appropriate □ Inappropriate			
	,,	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	□ ₩ ⋈ ⊨		
	ALS	18	Walls					□ Appropriate □ Inappropriate	HIS URI		
SI	핕	19	Siding / Material					□ Appropriate □ Inappropriate			
IIS	MATERIALS	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	CO Sprov		
COMMISSION	-త	21 22	Doors and windows Window Openings and Proportions					□ Appropriate □ Inappropriate			
≥	DESIGN	23	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	⊢ III ≥ ii ⊢ ∪		
\mathcal{C}	ESI	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	○ PE ORTSM ERTY: 2 on: □ □		
	9	25	Awnings					□ Appropriate □ Inappropriate			
TRICT	UILDING	26	Doors					☐ Appropriate ☐ Inappropriate			
TR		27	Porches and Balconies					□ Appropriate □ Inappropriate			
DIS	2	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
	_	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate			
2	_	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
O.R.		31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate			
ΣĬ		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	7 6		
HISTORIC		33 34	Decks Garages (i.e. doors, placement)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
		35	Fence / Walls (i.e. materials, type)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
	DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
	ESI	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
	Щ	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
	SIE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
	I. R	1. Pro 2. As 3. Co eview	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: conservation and enhancement of property value or Criteria / Findings of Fact: consistent with special and defining character of		No 5. No 6.	·	ne architectural a sure and welfare	of the District to the city residents and visi	☐ Yes ☐ No ☐ Yes ☐ No tors: ☐ Yes ☐ No		
	2. Compatibility of design with surrounding properties:										

Project Address: 25 MAPLEWOOD AVE. Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #I Meeting Type:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 11,039 SF +/-
- Estimated Age of Structure: c.1970

- Building Style: Modern (to be demolished)
 Historical Significance: NA
 Public View of Proposed Work: View from Maplewood Ave
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Construct a 3 1/2 story mixed-use building.

C. Other Permits Required:				
\square Board of Adjustment	☑ Planning Board	☐ City Counc		
D. Lot Location:				
☐ Terminal Vista	☐ Gateway	☐ Mid-Block		
✓ Intersection / Corner Lot	☐ Rear Lot			
E. Existing Building to be Altered/ Demolished / Constructed:				
✓ Principal	Accessory	☐ Demolition		
F Sensitivity of Context				

	-
<u>G.</u>	Design Approach (for Major Projects):
	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

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

☐ Hiahly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

- 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 expans	sions)
--	--------

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

I. Neighborhood Context:

a. The lot is located along Hanover Street and Maplewood Ave. It is surrounded with mainly brick 2-5 story structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

- The application proposes to replace the existing building with a 3.5 story mixed-use building with underground parking.
- The first two steps of the four-step design review process for major projects is being considered at this time.
- The applicant may also provide an elevation of the proposed building for the meeting. Such elevation will be made available in advance of the meeting as required.

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

K. Aerial Image, Street View and Zoning Map:

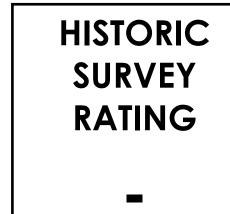




Aerial and Street View Image



Zoning Map



25 MAPLEWOOD AVE. - WORK SESSION #I (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information** Existing **Abutting Structures Surrounding Structures Proposed** FORM (Average) (Average) Buildina Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION No:<u>I</u> Date:<u>6-1</u> Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height – Street Wall / Cornice (Feet) - REPLACE EXISTING BUILDING WITH A NEW 3.5 STORY MIXED-USE BUILDING -Z O Number of Stories Building Coverage (% Building on the Lot) 7 **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Case 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) 4 □ Appropriate □ Inappropriate OD 15 **Roof Materials** □ Appropriate □ Inappropriate **X Cornice Line** 16 □ Appropriate □ Inappropriate MAPLEWO 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ERT **Doors and Windows** 21 □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate PERTY Decision: 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate Ž 27 **Porches and Balconies** □ Appropriate □ Inappropriate **PROI** Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate 40 Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No