Historic District Commission Staff Report - April 5th, 2017

April 5th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 9 Congress Street (lighting)

- Approved

2. 56 Dennett Street (decking)

- Approved

3. 53 Green Street (vent/ HVAC)

- Approved
- 4. 250 Market Street (emergency access stairs)5. 35 Park Street (garage door)
- Approved

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 401 State Street (Minor-sign)
- 2. 200 Marcy Street (Minor-HVAC)
- 3. 306 Marcy Street (Minor stairs & landing)
- 4. 37 Congress Street (Minor-awning & façade)
- 5. 9 Commercial Alley (Minor windows)
- 6. 73 Prospect Street (Moderate new addition)
- 7. 437 Marcy Street (Moderate tower)

WORK SESSIONS:

A. 401 State Street (Minor - Stairs)

April 12th MEETING

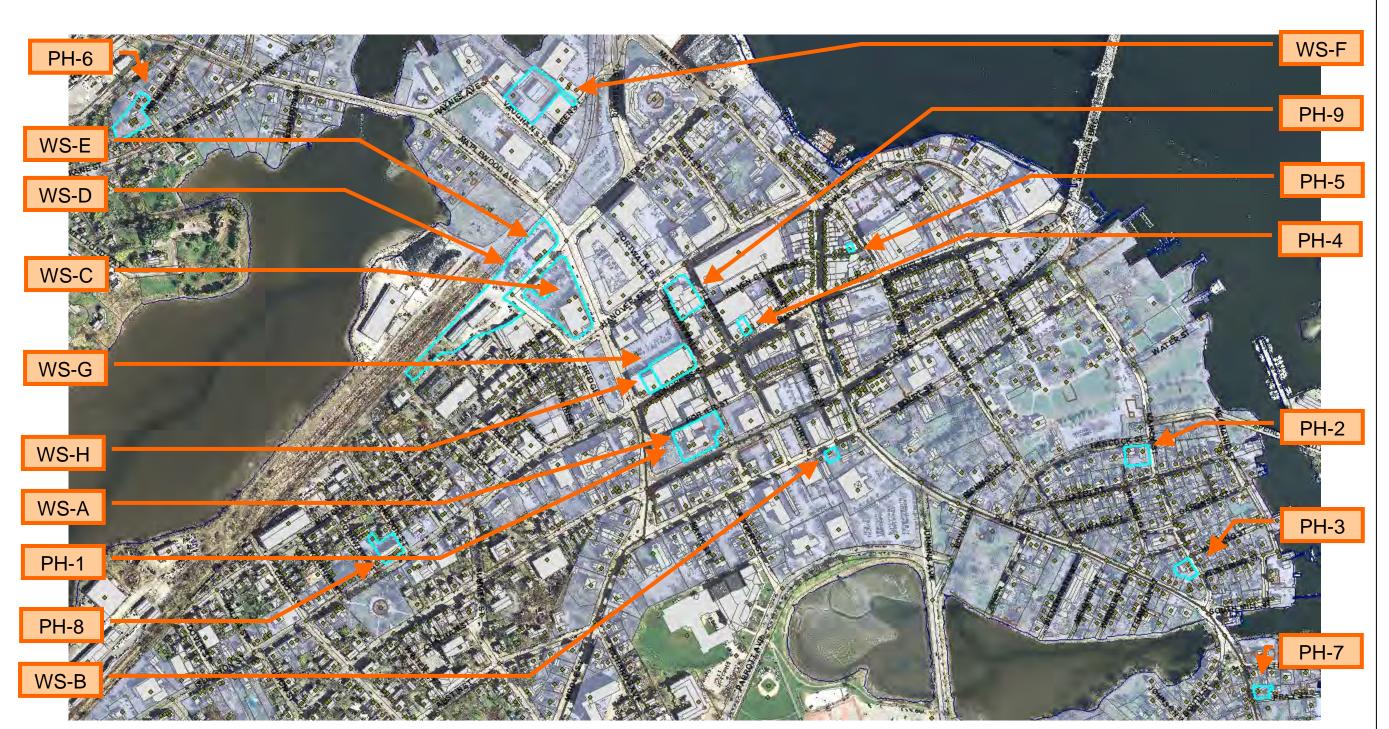
ADMINISTRATIVE ITEMS / OLD BUSINESS:

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 239 Islington Street (Minor -steps & planters)
- 2. 178 Fleet Street (Minor-windows and doors)

WORK SESSIONS:

- B. 206 Court Street (Moderate 3 story addition)
- C. 46-64 Maplewood Ave. (Major -3.5 story building)
- D. 163 Deer Street (Major a new mixed-use building)
- E. 157 Deer Street (Major a new mixed-use building)
- F. 299 Vaughan Street (Major Hotel)
- G. 113 Congress Street (Major storefront windows)
- H. 135 Congress Street (Major glass addition)



MEETING DATES: April 5th and 12th

APPLICATIONS:

Project Evaluation Form: **401 STATE STREET** Permit Requested: **CERTIFICATE OF APPROVAL** PUBLIC HEARING #1 Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
 Land Use: <u>Mixed-Use</u>
 Land Area: <u>30,760 SF +/-</u>
- Estimated Age of Structure: c.1880
 Building Style: High Victorian Gothic
 Number of Stories: 5

- Historical Significance: <u>Focal Structure</u>
 Public View of Proposed Work: <u>View from State Street</u>
 Unique Features: <u>Important structure to commemorate American colonial revival</u>

☐ City Council

Neighborhood Association: <u>Downtown Residents</u>

<u>B.</u>	Proposed Work:	<u>Io install a fre</u>	<u>ee-standing sign.</u>
<u>C</u> .	Other Permits Rec	<u>quired:</u>	
	☑ Board o	of Adjustment	☐ Planning Board

D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
☐ Principal	Accessory	☐ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	tive 🗹 Low Sensitivit	y 🗌 "Back-of-Hous e "

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:

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

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.

Staff Comments and Suggestions for Consideration:

- The applicant proposes to install a 30" x 20.5" free-standing sign.
- Note that on 4-21-17 the Board of Adjustment denied the application. Thus, the Application has been withdrawn from the HDC.

<u>Design Guideline Reference</u>: See guidelines for Signs and Awnings (11)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			Z	101 STATE STREE	I – PUBLI	IC HE	ARING #1 (CONSENT	AGENDA)		
			INFO/ EVALUATION CRITERIA	SUBJECT I	PROPERTY		NEIC	GHBORHOOD CONTEX	<t< td=""><td></td></t<>	
			Project Information	Existing	Propose		Abutting Structures	Surrounding Stru		
		Vo.		Building	Building (+	+/-)	(Average)	(Average)		
			GENERAL BUILDING INFORMATION	(FSTIMATED F	ROM THE TAX N	1APS & AS	SSESSOR'S INFO)			
STAFF		1	Gross Floor Area (SF)	(LOTHVI) (TED 11	(01111111111111111111111111111111111111	17 11 0 0 7 10				FORI MISSION Date: 4-5-
\leq		2	Floor Area Ratio (GFA/ Lot Area)							
S		3	Building Height / Street-Width Ratio				MINOR PROJEC	\frown T		SSS
		4	Building Height – Zoning (Feet)				MINOKIKOJE	\smile I		F(MISS ates ann
		5	Building Height - Street Wall / Cornice (Feet)		– IN	IATZI	L A FREE-STANDING S	SIGN ONLY -		
		7	Number of Stories Building Coverage (% Building on the Lot)					SIGN GIVET		
		/	PROJECT REVIEW ELEMENT	LIDC COM	INACNITO	I	LIDO CHOOFCIANI	C AD		COMMISOUS 1 Date Stipulations
		8	Scale (i.e. height, volume, coverage)	HDC COM	IIVIEINIS		HDC SUGGESTION:		PROPRIATENESS	$ \stackrel{\square}{\sim}$
	$+\times-$	9	Placement (i.e. setbacks, alignment)						oriate □ Inappropriate priate □ Inappropriate	⊣ ⊢ ′∪
		10	Massing (i.e. modules, banding, stepbacks)						priate Inappropriate priate	AT RIC Se N Se N with
	()	11	Architectural Style (i.e. traditional – modern)						priate Inappropriate priate	STRICANO STR
	-	12	Roofs						priate □ Inappropriate	
R		13	Style and Slope						priate □ Inappropriate	ALU/ ALU/ IC DISTI EET Cas pproved ostponec
MEMBERS		14	Roof Projections (i.e. chimneys, vents, dormers)						oriate □ Inappropriate	ALU/ ALU/ RIC DISTI REET Cas Approved T
\geq		15	Roof Materials						priate □ Inappropriate	
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		17	Eaves, Gutters and Downspouts					☐ Approp	priate 🗆 Inappropriate	EVA HISTORI ATE STRE
	<	18	Walls			1	:	☐ Approx	priate 🗆 Inappropriate	
OMMISSION	ш	19	Siding / Material	Withdrawn / Variance Denied Appropriate Inappro					ERTY MOUTH H 401 STAI Approved	
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		25	Awnings						priate □ Inappropriate priate □ Inappropriate	
\Box	Z	26	Doors						priate Inappropriate priate	PORT PORT ROPERT
STRI		27	Porches and Balconies						priate □ Inappropriate	
	18 -	28	Projections (i.e. porch, portico, canopy)						oriate □ Inappropriate	1 / 1
		29	Landings/ Steps / Stoop / Railings						priate 🗆 Inappropriate	
\bigcirc		30	Lighting (i.e. wall, post)						priate 🗆 Inappropriate	
N K		31	Signs (i.e. projecting, wall)					□ Approx	priate 🗆 Inappropriate	
Γ		32	Mechanicals (i.e. HVAC, generators)						priate 🗆 Inappropriate	
HISTORIC		33	Decks						priate 🗆 Inappropriate	
		34	Garages (i.e. doors, placement)						<u>oriate □ Inappropriate</u>	
		35	Fence / Walls (i.e. materials, type)						<u>priate 🗆 Inappropriate</u>	
		36	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)						oriate Inappropriate	
		37 38	Driveways (i.e. location, material, screening)						<u>priate □ Inappropriate</u> priate □ Inappropriate	
		39	Parking (i.e. location, material, screening)						oriate Inappropriate	
	-	40	Accessory Buildings (i.e. sheds, greenhouses)						oriate Inappropriate	The second secon
	1. 2. 3.	Pre Ass Co	e and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value of Criteria / Findings of Fact:		Yes No Yes No	5. Cor	ntain the special character of the nplement and enhance the arch note the education, pleasure and	e District: itectural and historic charac	cter:	□ Yes □ No □ Yes □ No ors: □ Yes □ No
			w Chiena / Findings of Fact. Insistent with special and defining character of	surrounding properties.	TYEST NO	3 Role	ation to historic and architectural	value of existing structure:		□ Yes □ No
			mpatibility of design with surrounding propertie		Yes No		npatibility of innovative technolog	S	rties:	□ Yes □ No

Project Address:	200 MARCY STREET
Permit Requested:	CERTIFICATE OF APPROVAL
Meeting Type:	PUBLIC HEARING #2
 A. Property Information - General: Existing Conditions: Zoning District: MRO Land Use: Two-Family 	
 Land Area: 10,170 SF +/- Estimated Age of Structure: c. Building Style: Vernacular Number of Stories: 2.5 	1882 :: <u>View from Hancock and Marcy Streets</u>
 Unique Features: NA Neighborhood Association: Se 	
B. Proposed Work: To install two con	
C. Other Permits Required:	
☐ Board of Adjustment	☐ Planning Board ☐ City Council
D. Lot Location:	
☐ Terminal Vista	☐ Gateway ☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/Demo	olished:
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	_
☐ Highly Sensitive ☐ Sensiti	ive ☑ Low Sensitivity ☐ "Back-of-Hous e "
G. Design Approach (for Major Project	<u>s):</u>
Literal Replication (i.e. 6-16 C	Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e.	., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Por	rtwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
Consent Agenda (i.e. very	y small alterations, additions or expansions)
\square Minor Project (i.e. small alte	erations, additions or expansions)
☐ Moderate Project (i.e. sign	nificant additions, alterations or expansions)
☐ Major Project (i.e. very lard	ge alternations, additions or expansions)

I. Neighborhood Context:

• The building is located along the Marcy Street at the foot of Hancock Street adjacent to Strawbery Banke. It is surrounded by a mix of 2 1/2 story historic wood-clad structures with shallow front yard setbacks with rear yards for gardens, patios and walkways.

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

The applicant is proposing to:

• Install 2 HVAC units with external conduit that is hidden within the building

<u>Design Guideline Reference</u>: See guidelines for Site Elements & Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	20	00 MARCY STREET – PUB	BLIC HEAR	ING #2 (CONSENT /	AGENDA)				
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	′	NEIGH	BORHOOD CONTEXT				
	Project Information	Existing Propose Building Building (-		Abutting Structures (Average)	Surrounding Structures (Average)	< -			
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX N		, , ,		<u> </u>			
- - - - -	1 Gross Floor Area (SF)	,				OR SION			
_	2 Floor Area Ratio (GFA/ Lot Area)					\subseteq 0 4			
)	3 Building Height / Street-Width Ratio	MODERATE PROJECT							
	4 Building Height – Zoning (Feet)	IVIODEKATE PROJECT							
	5 Building Height – Street Wall / Cornice (Feet)	11	NICT A L L T\A	O CONDENSING L	INITE ONITY	Image: state of the state of			
	6 Number of Stories	– II	NOIALLIV	10 CONDENSING C	JINIIS OINLY =	NMMISS			
	7 Building Coverage (% Building on the Lot)								
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS		HDC SUGGESTIONS	APPROPRIATENESS (\bigcirc \bigcirc \ge			
ightharpoons	8 Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate				
Œ	9 Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate				
0	10 Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate				
0	11 Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate ☐	STRI			
	12 Roofs				☐ Appropriate ☐ Inappropriate ■				
	13 Style and Slope				☐ Appropriate ☐ Inappropriate ■				
5	14 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	\mathbf{A}			
-	15 Roof Materials				☐ Appropriate ☐ Inappropriate	<u> </u>			
-	16 Cornice Line				□ Appropriate □ Inappropriate				
	17 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate				
ALS	18 Walls				☐ Appropriate ☐ Inappropriate	$\frac{EV}{HISTO}$			
, <u>H</u>	19 Siding / Material				□ Appropriate □ Inappropriate	>			
	20 Projections (i.e. bays, balconi es)				□ Appropriate □ Inappropriate	_			
. ≥	21 Doors and Windows				☐ Appropriate ☐ Inappropriate	$\overline{\sim}$ \supseteq \subset			
2	22 Window Openings and Proportions				☐ Appropriate ☐ Inappropriate				
SIGN & MATERIALS	23 Window Casing/ Trim				☐ Appropriate ☐ Inappropriate ☐				
) <u> </u>	24 Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	PRTSI RTY			
- 9	25 Awnings				☐ Appropriate ☐ Inappropriate	RITING THE			
BNILDING	26 Doors				☐ Appropriate ☐ Inappropriate				
	27 Porches and Balconies				☐ Appropriate ☐ Inappropriate	\simeq $^{-}$ \bar{c}			
2 "	28 Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate	\sim			
	29 Landings/ Steps / Stoop / Railings				- Appropriate - mappropriate				
.	30 Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate				
5	31 Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate				
<u>'</u>	32 Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate				
)	33 Decks				☐ Appropriate ☐ Inappropriate	-			
•	34 Garages/ Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate				
Z	35 Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate				
SIG	36 Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate	70			
DE	27 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	10 3 11 17			
크	38 Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate				
S	37 Tarking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	And diverse in the second			
	40 Accessory Buildings (i.e. sheds, greenhouses) Purpose and Intent:				□ Appropriate □ Inappropriate				
<u>L.</u>	Preserve the integrity of the District:	□ Yes □ No	1 Maintain t	ne special character of the Dis	etrict.	□Ye			
		□ Yes □ No		ent and enhance the archited		□ Ye			
	2. Assessment of the Historical Significance:								
	3. Conservation and enhancement of property value	ues:	o. Plomote ti	ie education, pleasure and w	elfare of the District to the city residents and visitors:	□ Ye			
Μ.	Review Criteria / Findings of Fact:		0 5 1 1						
	1. Consistent with special and defining character of			historic and architectural value	<u> </u>	□ Ye:			
	2. Compatibility of design with surrounding properties	s: \square Yes \square No	4. Compatib	ility of innovative technologies	with surrounding properties:	□ Yes			

306 MARCY STREET Project Address: **CERTIFICATE OF APPROVAL** Permit Requested: Meeting Type: PULBIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>General Residential B (GRB)</u>Land Use: <u>Residential</u>
- Land Area: 2,360 SF +/-
- Estimated Age of Structure: <u>c.1845</u>
 Building Style: <u>Gothic Revival</u>
 Historical Significance: <u>Contributing</u>

- Public View of Proposed Work: View from Marcy and Pickering Streets

	 Unique Features: Gothic Neighborhood Association: South End
В.	Proposed Work: Replace the existing stairs & landing, install new windows and deck ceiling.
<u>C</u> .	Other Permits Required:
	☐ Board of Adjustment ☐ Planning Board ☐ City Council
D.	Lot Location:
	☐ Terminal Vista ☐ Gateway ☐ Mid-Block
	✓ Intersection / Corner Lot □ Rear Lot
Ε.	Existing Building to be Altered/ Demolished:
	✓ Principal □ Accessory □ Significant Demolition
<u>F.</u>	Sensitivity of Context:
	\square Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-Hous e "
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)
Н.	Project Type:
	\square Consent Agenda (i.e. very small alterations, additions or expansions)
	☑ Minor Project (i.e. small alterations, additions or expansions)
	☐ Moderate Project (i.e. significant additions, alterations or expansions)
	☐ Major Project (i.e. very large alternations, additions or expansions)

Neighborhood Context:

• This structure is located along Marcy Street and is surrounded with many contributing structures. The neighborhood is predominantly 2.5 story wooden residential structures with small lots and narrow setbacks from the street.

Staff Comments and Suggestions for Consideration:

- The applicant proposes the following scoep of work:
 - Replace and modify the access stair and landing along Marcy Street for safety reasons;
 - Replace the corrugated plastic cover under the 2nd floor deck with Azek material and the crown and fasia will be replaced with Azek versions of the same profile.
 - Replace the replacement windows from the 1980s with all wood windows with the sills and casings fully intergrated to the frame assembly. The Applicant proposes to use Green Mountain windows.
- <u>Design Guideline Reference</u>: See guidelines for Porches, Stoops & Decks (06) and Windows and Doors (08)

Aerial Images and Maps





Aerial and Streetview Image



Zoning Map

☐ Yes ☐ No

☐ Yes ☐ No

306 MARCY STREET - PUBLIC HEARING #3 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Existing Building Abutting Str. (Average) Project Information Proposed Building (+/-) Surrounding Structures (Average) No GENERAL BUILDING INFORMATION Note – the data below may not fully represent revised building (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MINOR PROJECT Building Height - Zoning (Feet) Withdrawn ☐ Approved with Stipulations Building Height – Street Wall / Cornice (Feet) - INSTALL NEW STAIRS AND LANDING ONLY -Number of Stories No.:3 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT **APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate COMMISSION MEMBERS 13 Style and Slope □ Appropriate □ Inappropriate PORTSMOUTH HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate Cornice Line 16 □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate لساً 18 Walls □ Appropriate □ Inappropriate Approved PROPERTY: 306 MAR 19 Number and Material □ Appropriate □ Inappropriate Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows 21 □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware ☐ Appropriate ☐ Inappropriate 25 **Awninas** □ Appropriate □ Inappropriate Decision: DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 Porches and Balconies □ Appropriate □ Inappropriate Δ 28 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate Lighting (i.e. wall, post...) ☐ Appropriate ☐ Inappropriate HISTORIC Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/ Barns/ Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 Landscaping (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate Driveways (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate Purpose and Intent: 1. Preserve the integrity of the District: 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: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

□ Yes □ No

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

4. Compatibility of innovative technologies with surrounding properties:

M. Review Criteria / Findings of Fact:

2. Compatibility of design with surrounding properties:

1. Consistent with special and defining character of surrounding properties:

Yes

No

Project Address: 37 CONGRESS STREET Permit Requested: **CERTIFCATE OF APPROVAL** PUBLIC HEARING #4 Meeting Type: A. Property Information - General: Existing Conditions: Zoning District: <u>CD5</u> Land Use: Commercial Land Area: 2,995 SF +/-Estimated Age of Structure: c.1860 Building Style: <u>NA</u> Number of Stories: <u>3</u> Historical Significance: Contributing
Public View of Proposed Work: View from Congress Street Unique Features: NA Neighborhood Association: Downtown B. Proposed Work: To replace awning with recessed panels & replace entry door. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ☐ Terminal Vista ✓ Mid-Block ☐ Rear Lot Intersection / Corner Lot E. Existing Building to be Altered/ Demolished / Constructed: ✓ Principal ☐ Accessory ☐ Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: ☐ Consent Agenda (i.e. very small alterations, additions or expansions) ☑ Minor Project (i.e. small alterations, additions or expansions) Moderate Project (i.e. significant additions, alterations or expansions)

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

I. Neighborhood Context:

• The new building is located along Congress Street. It is surrounded with many buildings ranging from 2 to 7 stories in height with no setbacks from the sidewalk.

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

The applicant proposes the following scope of work:

- Remove awning and stucco surface above the windows as well as the metal siding
- Install custom wood paneling (mahogany);
- Install wood trim boards into recessed panels;
- Wrap the concrete crown in copper to match the existing profile;
- Install antique wood door and jamb;
- Paint the existing aluminum window components;
- And Field-paint all millwork and finish the door with a clear coat or black paint.

Note, this project was originally approved on 8-5-17 but a building permit was not issued prior to the one-vear timeframe of the HDC approval.

• <u>Design Guideline Reference</u>: See guidelines for Windows and Doors (08) and Signs and Awnings (11)

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

37 CONGRESS STREET – PUBLIC HEARING #4 (MINOR)								
		INFO/ EVALUATION CRITERIA	SUBJECT PROPER	RTY		NEIGHBORHOOD (CONTEXT	
		Project Information	Existing Building Proposed	Building (+/-)	Abutting Structures		g Structures (Average)	
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE T	ΔΧ ΜΔΡς & Δς	SESSOR'S INIFO)			A N 4 -5 -1 2
STAFF	1	Gross Floor Area (SF)	(ESTIMATED TROTTITIET	AN WAI 5 & AS	323301(311(10)			
\preceq	2	Floor Area Ratio (GFA/ Lot Area)) ICOT		-
SI	3	Building Height / Street-Width (ROW) Ratio			MINOR PRO	JJECT		SSIC safe
	4	Building Height – Zoning (Feet)	CT/				VII V	S: S
	5	Building Height - Street Wall / Cornice (Feet)	510	JREFROI	NT / FAÇADE IMF	PROVEIVIEINIS OI	NLY -	
	6	Number of Stories	_					
	7	Building Coverage (% Building on the Lot)						ON F COMMI
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENT	TS	HDC SUGGES	STIONS	APPROPRIATENESS	- () ŭ ž 🖫
!	× 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	8 9 10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	VIII RICT ase
	$\tilde{}$	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	⁹ 11	Architectural Style (i.e. traditional – modern)	+				□ Appropriate □ Inappropriate	
	12	Roofs	 				☐ Appropriate ☐ Inappropriate	
MEMBERS	13	Style and Slope	 				☐ Appropriate ☐ Inappropriate	ALUAT RIC DISTRIC STREET Case
BE	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
\geq	15	Roof Materials					☐ Appropriate ☐ Inappropriate	
1E	16	Cornice Line					☐ Appropriate ☐ Inappropriate	- > 5 있 🗆
	s 17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	$\begin{array}{c} EV \\ EV \\ HISTO \\ \hline SRESS \\ \hline \end{array}$
≥ 1	18 19	Walls					☐ Appropriate ☐ Inappropriate	
$\supseteq $	ш	Number and Material					☐ Appropriate ☐ Inappropriate	ᅴ ➤ 후의 :
$S = \frac{1}{2}$	Z0	Projections (i.e. bays, balconies) Doors and windows					☐ Appropriate ☐ Inappropriate	RTY OUTH H CONGE
$\equiv 1$	≥ 21 ⊗ 22						☐ Appropriate ☐ Inappropriate	
	23	Window Openings and Proportions Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	
NOISSIMMO	23 24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	SM SM
()		Storm Windows / Screens						
<u> </u>	25 26	Doors					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	ORI RTY:
$\supseteq $	27	Porches and Balconies					 □ Appropriate □ Inappropriate 	
UISIKI(28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	POR POR OPERTY
\leq $ $	29	Landings/ Steps / Stoop / Railings					 □ Appropriate □ Inappropriate 	
	30	Lighting (i.e. wall, post)					 □ Appropriate □ Inappropriate 	
\supseteq	31	Signs (i.e. projecting, wall)					 □ Appropriate □ Inappropriate 	-
녹	32	Mechanicals (i.e. HVAC, generators)					 □ Appropriate □ Inappropriate 	
<u> </u>	33	Decks					 □ Appropriate □ Inappropriate 	
HISIORIC	34	Garages / Barns / Sheds (i.e. doors, placement)					 □ Appropriate □ Inappropriate 	ANAMANA MANAMANA
┴	35	Fence / Walls / Screenwalls (i.e. materials, type)					 □ Appropriate □ Inappropriate 	
		Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	36 37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
	∃ 39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
<u>L.</u>	1. Pre 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property va	☐ Yes ☐ N ☐ Yes ☐ N alues: ☐ Yes ☐ N	No 5. Com	ntain the special characte nplement and enhance th note the education, pleas	e architectural and histor	ric character: strict to the city residents and visite	☐ Yes ☐ Yes ☐ Ors: ☐ Yes ☐
\mathbb{N}		w Criteria / Findings of Fact:						
		onsistent with special and defining character of			tion to historic and archite	9		☐ Yes ☐
	2. Co	empatibility of design with surrounding properti	ies: □ Yes □ N	lo 4. Com	npatibility of innovative ted	chnologies with surroundir	ng properties:	☐ Yes ☐

Project Address: **CERTIFICATE OF APPROVAL** Permit Requested: PUBLIC HEARING #5 Meeting Type: A. Property Information - General: **Existing Conditions:** Zoning District: <u>Urban Center (CD4)</u>Land Use: <u>Commercial</u> Land Area: 1,742 SF +/-Estimated Age of Structure: c.1900 Building Style: <u>Vernacular</u>
Historical Significance: <u>C</u>
Public View of Proposed Work: <u>View from Commercial Alley</u> Unique Features: <u>NA</u> Neighborhood Association: Downtown B. Proposed Work: Replace windows and add HVAC equipment on the roof. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ✓ Mid-Block ☐ Terminal Vista ☐ Rear Lot ☐ Intersection / Corner Lot E. Existing Building to be Altered/Demolished/Constructed: ✓ Principal Accessory ☐ Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): ☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) ☐ Minor Project (i.e. small alterations, additions or expansions) Moderate Project (i.e. significant additions, alterations or expansions) Major Project (i.e. very large alternations, additions or expansions)

9 COMMERCIAL ALLEY

Page 11 of 36

Neighborhood Context:

• The lot is located along Pleasant Street. It is surrounded with a wide variety of 3-4 story brick- or stone clad structures with no front yard setbacks.

Background / Suggested Action:

- The Applicant is proposing to replace the windows and doors along Commercial Alley to a more traditional style with divided lites.
- Marvin ultimate series doors and windows are proposed.
- Other changes include adding an HVAC unit on the roof and a new door in the rear courtyard.

Note, the Applicant was withdrawn this application due to a tenant / landlord issue with the level of improvements needed to support the change in use.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

☐ Yes ☐ No

			9 COME	RCIAL ALLEY - PUB	LIC HEARING #	C (MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHC	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	-17 eq -17
		GENERAL BUILDING INFORMATION		ATED FROM THE TAX MAPS & ASSE			(Morago)	
LL_ LL_	1	Gross Floor Area (SF)	(,			
STAFF	2	Floor Area Ratio (GFA/ Lot Area)						FOR ISSION Date:4
\sim	3	Building Height / Street-Width Ratio		NΛ	ODERATE PR	$O \cap IE \cap I$		SSIC after a late
	4	Building Height – Zoning (Feet)		IVI	ODLINAILII	NOJECT		
	5	Building Height – Street Wall / Cornice (Feet)	_	 REPLACE WINDO 	WS & ADD A RC	OOFTOPHVA	ACTINIT ONLY -	S v o no a
	7	Number of Stories Building Coverage (% Building on the Lot)		KEI EI KOL WIINDO	W3 & ADD ATRO		TO OTHER	
	/		A DDLLC A	NITIC CON AN AFRITC		TCTLONIC	A DDD ODDI A TENICO	COMMISSE No: 5 De Stipulations Withdrawn
-	0	PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	APPLICA	NT'S COMMENTS	HDC SUGGE	<u> </u>	APPROPRIATENESS	- O O ⊕
	3 9	Placement (i.e. setbacks, alignment)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
<u> </u>	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	\dashv \vdash \lor \land \pm
(11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
	12	Roofs					☐ Appropriate ☐ Inappropriate	ISI EY EY Per
RS	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
36	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	ALU/ RIC DISTE LALLEY Approved A Postponed
\geq	15	Roof Materials					☐ Appropriate ☐ Inappropriate	
MEMBERS	16	Cornice Line					□ Appropriate □ Inappropriate	EV IISTOI
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
OMMISSION] 18	Walls					□ Appropriate □ Inappropriate	HIS HIS
$\frac{9}{6}$	19	Siding / Material					□ Appropriate □ Inappropriate	ERTY 10UTH H COMME Approved
SS S	20	Projections (i.e. bays, balconies)		Alith duant	b. A police	_	□ Appropriate □ Inappropriate	
\geq	21	Doors and Windows		Withdrawn	by Applica	ant _	☐ Appropriate ☐ Inappropriate	
$\geq z $	22	Window Openings and Proportions			, , ,	_	□ Appropriate □ Inappropriate	SMOU SMOU 9 CO
\bigcirc	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	\bot \bigsqcup \supseteq \supset \sqcap
$O \mid \frac{1}{2}$	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	☐ ST >
	25	Storm Windows / Screens Doors					☐ Appropriate ☐ Inappropriate	
$\frac{1}{2}$	26 27	Porches and Balconies					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
DISTRIC	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	┦ 깥 ဋ 및 ♡
ш	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
\cup	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
HISTORIC	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
\bigcirc	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
S	33	Decks					☐ Appropriate ☐ Inappropriate	
エ	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
-	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
Ŀ	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	A COLUMN TO THE REAL PROPERTY OF THE PARTY O
(39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	The state of the s
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>L.</u>		se and Intent:						
		eserve the integrity of the District:			ain the special characte			□ Yes □ No
		sessment of the Historical Significance:		·	element and enhance th			□ Yes □ No
	3. Co	onservation and enhancement of property valu	Jes:	☐ Yes ☐ No 6. Promo	ote the education, pleasi	ure and welfare of	the District to the city residents and visit	ors:
M		ew Criteria / Findings of Fact: consistent with special and defining character of	Surrounding propo	rtias: T Vas T No. 2 Polatio	on to historic and archite	actural value of evia	ting structure:	□ Yes □ No
	1.	onoscent with special and delining character of	surrounding prope	rucs. 🗆 res 🗆 NO - S. Relatio	on to historic and archite	ctural value of exis	any suucture.	

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

2. Compatibility of design with surrounding properties:

Project Address: Permit Requested: Meeting Type:	73 PROSPECT CERTIFICATE PUBLIC HEAR	OF APPROVAL		
 A. Property Information - General: Existing Conditions: Zoning District: General Residential (GRA) Land Use: Multi-Family (4) Land Area: 18,715 SF +/- Estimated Age of Structure: c.1800 Building Style: NA Historical Significance: NA Public View of Proposed Work: View from Prospect Street Unique Features: NA Neighborhood Association: Christian Shore 				
B. Proposed Work: Renovate exterio	r, remove porch & s	shed structures & add addition		
C. Other Permits Required:				
☐ Board of Adjustment	☐ Planning Board	☐ City Council		
D. Lot Location:	_	_		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block		
✓ Intersection / Corner Lot	☐ Rear Lot			
E. Existing Building to be Altered/Dem	olished / Constructed	<u>l:</u>		
Principal	☐ Accessory	Demolition		
F. Sensitivity of Context:				
☐ Highly Sensitive ☑ Sensi	tive 🗌 Low Sensitivity	"Back-of-House"		
G. Design Approach (for Major Project	rs):			
Literal Replication (i.e. 6-16 (ng, 10 Pleasant Street)		
☐ Invention within a Style (i.e	_			
☐ Abstract Reference (i.e. Po				
☐ Intentional Opposition (i.e.	-			
	Mentyre ballang, Chizen	5 Barin, Goldwell Bariner)		
H. Project Type:	oppoli oltorotiono	ditions or overagings.		
☐ Consent Agenda (i.e. very	' small allerations, add	altions of expansions)		

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

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

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

I. Neighborhood Context:

• The lot is located Prospect Street at the edge of the Historic District. It is surrounded with a wide variety of 2.5 story wood-clad structures with shallow front yard setbacks and rear yards.

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

The applicant proposes to:

- Renovate the exterior of the main house
- Remove the porch and accessory shed structures
- Construct two additions to the southwest and northwest of the main house
- Reconstruct the exterior center chimney.

Staff Comments/ Suggestions:

- The HDC's comments from the prior Work Session include the following items:
 - i. Use of a weathered wood shingle
 - ii. Use of banding on the window casings
 - iii. Parge the foundation
 - iv. Restore the attic windows
 - v. Use brackets on entryway, shift columns and remove the pediment over the porch
 - vi. Use historic sills on windows.
- <u>Design Guideline Reference</u>: Guidelines for Small Scale New Construction and Additions (10) and Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		73 PROSPECT STREET	- PUBLIC HEARIN	G #6 (MODERA	ATE)			
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERT	Υ	NEIGHBOR	RHOOD CONTEXT			
	Project Information	Existing Propo Building Building		uctures	Surrounding Structures (Average)	 		
1.1	GENERAL BUILDING INFORMATION	<u> </u>	K MAPS & ASSESSOR'S INFO)	9-7		RM N -5-17 Denied		
STAFF	1 Gross Floor Area (SF)							
	2 Floor Area Ratio (GFA/ Lot Area)					FO MISSIO Date: <u>4</u>		
		3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) MODERATE PROJECT						
	4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet)					FC VIISSIC Date:		
	6 Number of Stories	– REMOVE F	PORCH AND SHED	S AND ADD AD	DDITION(S) ONLY -			
	7 Building Coverage (% Building on the Lot)				4			
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	S HD	OC SUGGESTIONS	APPROPRIATENESS (COMMIST COMMIST NO: 6 Dai		
<u> </u>	8 Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate -			
	9 Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate			
Z	10 Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	AT TRIC Case		
	11 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate			
(0	12 Roofs				☐ Appropriate ☐ Inappropriate	ALUARIC DIST STREET (Approved Postboned		
8	13 Style and Slope				☐ Appropriate ☐ Inappropriate			
BE	14 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate			
MEMBERS	15 Roof Materials				☐ Appropriate ☐ Inappropriate			
JE	16 Cornice Line				□ Appropriate □ Inappropriate	> 0 5 0 0		
	17 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	HIST SPEC		
	18 Walls				□ Appropriate □ Inappropriate			
	19 Siding / Material				☐ Appropriate ☐ Inappropriate	\rightarrow		
SS 1	20 Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate			
OMMISSION SIGN & MATERIALS	21 Doors and Windows				☐ Appropriate ☐ Inappropriate	RTY OUTH H 3 PROSE Approved		
\geq	22 Window Openings and Proportions				☐ Appropriate ☐ Inappropriate			
$O \mid \frac{1}{2}$	23 Window Casing/ Trim							
	24 Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	RTS RTY RTY n: [
	25 Storm Windows / Screens				☐ Appropriate ☐ Inappropriate	CRI ERI on:		
DISTRIC	26 Doors				☐ Appropriate ☐ Inappropriate	ROR POR OPER		
ST	27 Porches and Balconies				☐ Appropriate ☐ Inappropriate			
	28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate	P. P		
	30 Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate			
HISTORIC	31 Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate			
$\overline{\bigcirc}$	32 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate			
ST	33 Decks				☐ Appropriate ☐ Inappropriate	Market State		
포	34 Garages/ Barns / Sheds (i.e. doors, placement)	-			☐ Appropriate ☐ Inappropriate	A COMMON TO SERVICE OF THE PROPERTY OF THE PRO		
	35 Fence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate			
2	36 Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate			
127	37 Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate			
	38 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate			
<u>-</u>	39 Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate			
	40 Accessory Buildings (i.e. sheds, greenhous es)				□ Appropriate □ Inappropriate			
<u>L.</u>	Purpose and Intent:							
	 Preserve the integrity of the District: 	☐ Yes ☐ No				☐ Yes ☐ No		
	2. Assessment of the Historical Significance:	☐ Yes ☐ No	•			☐ Yes ☐ No		
	3. Conservation and enhancement of property value	ues: Yes No	6. Promote the education	on, pleasure and welfar	e of the District to the city residents and visitors:	☐ Yes ☐ No		
Μ.	Review Criteria / Findings of Fact:							
	1. Consistent with special and defining character of	\hat{i} surrounding properties: \square Yes \square No	Relation to historic an	d architectural value of	existing structure:	□ Yes □ No		
	2. Compatibility of design with surrounding propertie	es: 🗆 Yes 🗆 No	4. Compatibility of innov	ative technologies with	ı surrounding properties:	□ Yes □ No		

Project Address: 437 MARCY STREET Permit Requested: **CERTIFICATE OF APPROVAL** PUBLIC HEARING #7 Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>General Residence B (GRB)</u>
 Land Use: <u>Single Family</u>
 Land Area: <u>4,300 SF +/-</u>

- Estimated Age of Structure: c.1885

- Building Style: <u>Queen Anne</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Marcy and Pray Streets</u>
- Unique Features: NA

	 Neighborhood Association: So 	outh End	
В.	Proposed Work: To install a skyligh	t and tower eleme	nt on the rear elevation <u>.</u>
С.	Other Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D.	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:		
	☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivit	y ☐ "Back-of-Hous e "
G.	Design Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)

H. Project Type:

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

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

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

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

- 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 Marcy Street. It is surrounded with many wood-sided 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side and rear yards.
- Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

- Replace the chimney in-kind;
- Replace existing basement windows in-kind;
- Add a skylight to east roof; and
- Add a new tower on the rear elevation.
- Design Guideline Reference: Guidelines for Roofing (04), Porches Stoops and Decks (06), and Windows and Doors (08

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

				437 MA	RCY STREET – PL	JBLIC HEARING #	7 (MINOR)				
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHC	OD CONTEXT			
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures			
		N.I		Building	Building (+/-)	(Average)		(Average)	7 7		
		No.	CENTED AT DUITI DINIC INTO DA AATION						RM IN 5-17 Denied		
<u> </u>		1	GENERAL BUILDING INFORMATION						√ Z - 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
ΑF		<u> </u>	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						0 0		
STAFF		3	Building Height / Street-Width Ratio				\rightarrow IF \bigcirc T		FC AISSI ate: ate:		
- ,		4	Building Height - Zoning (Feet)		MINOR PROJECT – INSTALL A SKYLIGHT AND NEW TOWER ELEMENT ONLY –						
		5	Building Height - Street Wall / Cornice (Feet)								
		6	Number of Stories		- INSTALL A SK	YLIGHI AND NEW	TOWER ELEIV	ENI ONLY -	\sim		
		7	Building Coverage (% Building on the Lot)) (
			PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGG	SESTIONS	APPROPRIATENESS	TCOMMIS No.:Z Date Stipulations Withdrawn		
	\succeq	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	Ę _	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT RIC ⁻ ase with		
	Ő_	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	STR STR Ca ed w		
	0	11	Architectural Style (i.e. traditional - modern)					□ Appropriate □ Inappropriate	UIS Poor		
S		12	Roofs					□ Appropriate □ Inappropriate	ALUARIC DISTENTEET Carapproved v		
ER		13	Style and Slope					□ Appropriate □ Inappropriate	/AL DRIC STRE Appr Appr Postr		
1B		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	RI SI Ap Po		
MEMBERS		15	Roof Materials					□ Appropriate □ Inappropriate	→ ∪ , □ □		
\geq		16	Cornice Line					☐ Appropriate ☐ Inappropriate			
	S	17	Eaves, Gutters and Downspouts Walls					☐ Appropriate ☐ Inappropriate	HIST KRCY		
\circ	<u>Z</u>	18 19	Siding / Material					□ Appropriate □ Inappropriate	$\frac{1}{\sqrt{A}}$		
ISS	EH-	20	Projections (i.e. bays, balconies)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	T T S		
OMMISSION	\mathbb{Z}	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	ERTY 10UTH H 437 MAR Approved Continued		
\leq	∞ –	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate			
\leq	5	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	SM SM Y:4		
\mathcal{C}	SES	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	□ SI		
)	9	25	Awnings					☐ Appropriate ☐ Inappropriate	ORT ORT ERT On:		
\overline{C}	<u> </u>	26	Doors					☐ Appropriate ☐ Inappropriate	C C C Siccosite		
TRIC		27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	ROF PORT OPERT cision:		
DIS	B B	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	PR De		
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate			
\subseteq		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
\approx		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
21		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
HISTORIC		33	Decks					□ Appropriate □ Inappropriate			
		34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
	z –	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	ASSES AND HON		
	SIG	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
	DE:	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
	빌	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	Park		
	S	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
	D.	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
<u> </u>	1 2	. Pre	<u>e and Intent:</u> eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	es:	☐ Yes ☐ No 5. Co	aintain the special characte emplement and enhance the emote the education, pleas	he architectural and	d historic character: the District to the city residents and visitor	□ Yes □ No □ Yes □ No rs: □ Yes □ No		
ſ	<u>И.</u> R	Reviev	w Criteria / Findings of Fact:								
=			onsistent with special and defining character of	surrounding propert	ties: □ Yes □ No 3. Re	lation to historic and archite	ectural value of exis	sting structure:	□ Yes □ No		
			mpatibility of design with surrounding properties			empatibility of innovative te		0	□ Yes □ No		

Project Evaluation Form: 401 STATE STREET Permit Requested: **CERTIFICATE OF APPROVAL WORK SESSION #A** Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u> Land Use: <u>Mixed-Use</u>
- Land Area: 30,760 SF +/-
- Estimated Age of Structure: <u>c.1880</u>
 Building Style: <u>High Victorian Gothic</u>
 Number of Stories: 5

- Historical Significance: <u>Focal Structure</u>
 Public View of Proposed Work: <u>Limited View from State Street</u>
- Unique Features: Important structure to commemorate American colonial revival
- Neighborhood Association: Downtown Residents

B. Proposed Work: To install a new staircase along the western elevation. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Terminal Vista ☐ Gateway ✓ Mid-Block ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished: ✓ Principal Accessory ☐ Significant Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

- G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 - Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 - Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

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

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.

Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Remove and replace the brick and concrete stairway and railings between the buildings and poolside area.

<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 S	TATE STREET	- WORK SE	SSION #A ((MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY	,		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing	Propose		butting Structures	1121311331113	Surrounding Structures	
			Building	Building ((Average)		(Average)	
	No.		(5-17 6-17
<u> </u>		GENERAL BUILDING INFORMATION	(ESTIM <i>A</i>	ATED FROM THE TAX N	MAPS & ASSESSOR'S	(INFO)			
STAFF	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)							FO MISSIO Date: 4.
ST,	3	Building Height / Street-Width Ratio			N // I				
	4	Building Height - Zoning (Feet)			IVII	NOR PRO	JJEGI		FC AISS ate ns [
	5	Building Height – Street Wall / Cornice (Feet)		_ INI	CTALL NIE\A/	CTAIDC ANIF	D RAILINGS ()VII V —	
	6	Number of Stories		- 117.	SIALL INLVV	SIAIRS AINL	J KAILINGS (JINLT -	
	7	Building Coverage (% Building on the Lot)				-		T	ALUATION F RIC DISTRICT COMMIS RET Case No.: A Date Approved with Stipulations Postponed
_		PROJECT REVIEW ELEMENT	<u>HDC</u>	COMMENTS		HDC SUGG	ESTIONS	APPROPRIATENESS	
	× 8 g	Scale (i.e. height, volume, coverage)						☐ Appropriate ☐ Inappropriate	CT CT NO NO THE ST
	5-	Placement (i.e. setbacks, alignment)						☐ Appropriate ☐ Inappropriate	TRIC Se Se
	0 10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	TE STEP
_	12	Roofs						☐ Appropriate ☐ Inappropriate	DIS
MEMBERS	13	Style and Slope						☐ Appropriate ☐ Inappropriate	ALUA RIC DISTE LEET Case Approved v
BE	14	Roof Projections (i.e. chimneys, vents, dormers)						☐ Appropriate ☐ Inappropriate	VA VA TORIC STREE B App
\equiv	15	Roof Materials						☐ Appropriate ☐ Inappropriate	
JE	16	Cornice Line						□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts						□ Appropriate □ Inappropriate	<u> </u>
	S 18	Walls						□ Appropriate □ Inappropriate	
$\frac{1}{2}$	19	Siding / Material						□ Appropriate □ Inappropriate	TI SI Sun
S	¥ 20	Projections (i.e. bays, balconies)						☐ Appropriate ☐ Inappropriate	
COMMISSION	≥ 21	Doors and Windows						☐ Appropriate ☐ Inappropriate	ERTY MOUTH H 401 STAT Approved Continued
$ \geq $	22 0 23	Window Openings and Proportions Window Casing/ Trim						□ Appropriate □ Inappropriate	┦Ш ≥ ऑ [—] ○
	S3 24	Window Casing/ IIIII Window Shutters / Hardware						□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	RTSI RTY RTY n:
	U 25	Awnings						☐ Appropriate ☐ Inappropriate	
\subseteq	26	Doors						☐ Appropriate ☐ Inappropriate	PORT
HISTORIC DISTRIC	3 27	Porches and Balconies						☐ Appropriate ☐ Inappropriate	
S	<u>28</u>	Projections (i.e. porch, portico, canopy)						□ Appropriate □ Inappropriate	PR.
	29	Landings/ Steps / Stoop / Railings						□ Appropriate □ Inappropriate	
\subseteq	30	Lighting (i.e. wall, post)						□ Appropriate □ Inappropriate	
X	31	Signs (i.e. projecting, wall)						□ Appropriate □ Inappropriate	
)[(32	Mechanicals (i.e. HVAC, generators)						☐ Appropriate ☐ Inappropriate	
=	33	Decks Garages (i.e. doors, placement)						☐ Appropriate ☐ Inappropriate	BE FINE
	_ 35	Fence / Walls (i.e. materials, type)						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	Z 36	Grading (i.e. ground floor height, street edge)						☐ Appropriate ☐ Inappropriate	POCKNOINS
	37	Landscaping (i.e. gardens, planters, street trees)						☐ Appropriate ☐ Inappropriate	
		Driveways (i.e. location, material, screening)						☐ Appropriate ☐ Inappropriate	
	38 39	Parking (i.e. location, access, visibility)						☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)						□ Appropriate □ Inappropriate	
<u>L</u>	1. Pr 2. A 3. C	se and Intent: Teserve the integrity of the District: Tesessment of the Historical Significance: The onservation and enhancement of property value.	ues:	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	5. Complemer		ne architectural and	I historic character: the District to the city residents and visito	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
<u>N</u>		ew Criteria / Findings of Fact:							
		onsistent with special and defining character o ompatibility of design with surrounding propertie		rties: 🗆 Yes 🗆 No 🗆 Yes 🗆 No			ectural value of exist chnologies with surre	_	☐ Yes ☐ No ☐ Yes ☐ No

Project Address: 239 ISLINGTON STREET Permit Requested: **CERTIFICATE OF APPROVAL** PUBLIC HEARING #8 Meeting Type: A. Property Information - General: **Existing Conditions:** • Zoning District: <u>CD4-L2</u> Land Use: Multi-Family Land Area: 4,174 SF +/-Estimated Age of Structure: NA Building Style: <u>NA</u>
Historical Significance: <u>NA</u>
Public View of Proposed Work: <u>View from Islington Street</u> Unique Features: Granite Steps from historic federal that was removed Neighborhood Association: Islington Creek B. Proposed Work: Add planters, steps and railing. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ☐ Terminal Vista ✓ Mid-Block ☐ Rear Lot ☐ Intersection / Corner Lot E. Existing Building to be Altered/Demolished/Constructed: ✓ Accessory ☐ Principal ☐ Significant Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) Minor Project (i.e. small alterations, additions or expansions) ☐ Moderate Project (i.e. significant additions, alterations or expansions) ☐ Major Project (i.e. very significant alternations, additions or expansions)

Neighborhood Context:

• The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures with shallow or no front yard setbacks on relatively small lots

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

The applicant proposed to:

- Add retaining walls along Islington Street and add private stairs and patios for each unit.
- The historic granite stairs will remain in-place.

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

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





Aerial and Street View Image



Zoning Map



		239 ISLINGTON S	STREET - PU	BLIC HEARING	#8 (MINOR)		
	INFO/ EVALUATION CRITERIA	SUBJECT PROP	FRTY		NEIGHBORHO(OD CONTEXT	
	Project Information		Proposed	Abutting Structures		Surrounding Structures	_
			ilding (+/-)	(Average)		(Average)	
No.							\rightarrow
ш —	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THI	E TAX MAPS & ASSE	ESSOR'S INFO)			
1 2 S	Gross Floor Area (SF)						→ 10 4
$\frac{2}{2}$	Floor Area Ratio (GFA/ Lot Area)		N (
3	Building Height / Street-Width Ratio Building Height – Zoning (Feet)			IODERATE P	$R() \Vdash C \vdash$		SS St
5	Building Height – Street Wall / Cornice (Feet)						FC
6	Number of Stories	- INS	SAILL NEW	STEPS, PLANTER	RS AND RAILII	NGS ONLY –	
7	Building Coverage (% Building on the Lot)			·			
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMI	ENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
⊳ 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	$\frac{1}{1}$
当 9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
N 10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
^O 11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	(^ .
n 12	Roofs					□ Appropriate □ Inappropriate	
13 13 14 15 16	Style and Slope					□ Appropriate □ Inappropriate	AL AL RIC STRI
<u> </u>	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	$A \sim 10^{-10}$
≥ 15	Roof Materials					□ Appropriate □ Inappropriate	
16	Cornice Line					□ Appropriate □ Inappropriate	
	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	EV
18	Walls					□ Appropriate □ Inappropriate	\dashv \checkmark $\overset{\circ}{\hookrightarrow}$
	Siding / Material					□ Appropriate □ Inappropriate	⊣ ∕ 7
$\stackrel{\sim}{2}$	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	ZTX SUTH ISLIN
18 19 20 21 22 23 23 23 24 25 23 25 23 25	Doors and Windows					☐ Appropriate ☐ Inappropriate	\sim
\geq	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	DE SMC 239
	Window Casing/ Trim Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	\neg \circ \circ
) H 24	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate	
$\begin{array}{c c} \hline \\ \hline $	Doors Doors					□ Appropriate □ Inappropriate	$\neg \cup \cup \simeq$
26 27	Porches and Balconies					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
$\frac{1}{2}$	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	
$\frac{2}{2}$ $\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline$	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	PRO 07
	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
30 31 32 33 33 34	Mechanicals (i.e. HVAC, generators)	-				☐ Appropriate ☐ Inappropriate	
33	Decks					☐ Appropriate ☐ Inappropriate	Q:1
34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
<u>5</u> 36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
ы 38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
S 39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
1. Pr 2. As 3. Co	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Comp	ain the special characte plement and enhance th ote the education, pleas	ne architectural and	historic character: he District to the city residents and visit	□ Yes □ Yes tors: □ Yes
	w Criteria / Findings of Fact:						
	onsistent with special and defining character of			on to historic and archite		\circ	□ Yes
	empatibility of design with surrounding properties			patibility of innovative te	chnologies with surro	ounding properties:	□ Yes

Project Address:	<u>178 FLEET STREET</u>
Permit Requested:	CERTIFICATE OF APPROVAL
Meeting Type:	PUBLIC HEARING #9
J J1	
Existing Conditions:	
 Zoning District: <u>CD4</u> Land Use: <u>Commercial</u> Land Area: <u>3,204 SF +/-</u> 	
 Estimated Age of Structure: c. 	1930
Building Style: <u>Colonial Reviva</u>Historical Significance: <u>Contrik</u>	a <u>l</u>
 Public View of Proposed Work 	: <u>View from Hanover and Fleet Street</u>
Unique Features: <u>NA</u>Neighborhood Association: <u>Do</u>	<u>owntown</u>
B. Proposed Work: To replace windo	ws, doors and add a conservatory.
C. Other Permits Required:	
☐ Board of Adjustment	☐ Planning Board ☐ City Council
D. Lot Location:	
☐ Terminal Vista	☐ Gateway ☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/Demo	olished:
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity \square "Back-of-Hous e "
G. Design Approach (for Major Project	<u>s):</u>
☐ Literal Replication (i.e. 6-16 C	Congress, Jardinière Building, 10 Pleasant Street)
$\ \square$ Invention within a Style (i.e	., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Por	twalk, 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 expansions)
☐ Minor Project (i.e. small alte	erations, additions or expansions)
☑ Moderate Project (i.e. sig	nificant additions, alterations or expansions)
☐ Major Project (i.e. very sign	nificant alternations, additions or expansions)

I. Neighborhood Context:

• The building is located along Hanover Street. It is surrounded with many masonry and brick buildings that are 3-5 story structures with little to no setback from the street.

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

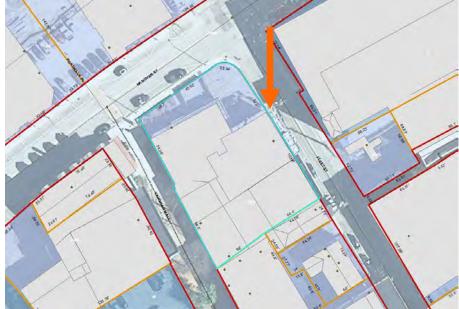
The Application is proposing to:

- Replace the existing glass block with a storefront window system;
- Use charred wood cladding over curved glass block;
- Use an acrylic panel over the vertical glass light;
- Add street-art on Hanover street elevation; and
- Add a glass conservancy to the roof to allow more internal light.
- <u>Design Guideline Reference</u>: See guidelines for Porches, Stoops and Decks (06),
 Windows and Doors (08, Roofing (04) and Masonry & Stucco (07)





Aerial and Street View Image



Zoning Map

				178 FLEET	STREET - F	PUBLIC F	HEARING #6 (N	10derate)		
<u> </u>			INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY			NEIGHBORHOOI	O CONTEXT	
			Project Information	Existing Building	Propose Building (Abutting Structures (Average)	Su	rounding Structures (Average)	
			GENERAL BUILDING INFORMATION		D FROM THE TAX N		SOR'S INFO)			
STAFF		1	Gross Floor Area (SF)	· ·						
\leq		2	Floor Area Ratio (GFA/ Lot Area)							
S		3	Building Height / Street-Width Ratio			Ν//	ODERATE PI	$P \cap IF \cap I$		□ O ≥ 4 □
	-	4	Building Height – Zoning (Feet)			1717	JULIAILII	NOJECT		
	_	5	Building Height – Street Wall / Cornice (Feet)	- RFP	N Δ C F \Λ/IN	2/M	DOORS AND	ADD A CONSE	RVANCY ONLY -	M M ate
	-	6	Number of Stories Building Coverage (% Building on the Lot)	IVLI	L/ (OL VVII	VDC VVS,	DOONS / (IND /	IDD / CONSE	ICV/CIOT OTIET	DMMIS Date: ulations
		/		ADDUCANT	10 CON AN AEN ITC			ECTIONIC	A DDD ODDI A TENICO	DN F COMMI :2 Date pulations
			PROJECT REVIEW ELEMENT	APPLICANI	'S COMMENTS		HDC SUGG	ESTIONS	APPROPRIATENESS	ION F COMMI O.:2 Date Stipulations
	\succeq	8	Scale (i.e. height, volume, coverage)						□ Appropriate □ Inappropriate	
		9	Placement (i.e. setbacks, alignment)						□ Appropriate □ Inappropriate	
	$\overline{\bigcirc}$	10	Massing (i.e. modules, banding, stepbacks)						□ Appropriate □ Inappropriate	ALUAT RIC DISTRIC REET Case N Approved with
_		11	Architectural Style (i.e. traditional – modern)						□ Appropriate □ Inappropriate	
3	-	12	Roofs						☐ Appropriate ☐ Inappropriate	$ALUA$ $ALUA$ RIC DISTR \overline{EET} Case Approved V
3EF		13	Style and Slope						☐ Appropriate ☐ Inappropriate	
MEMBERS		14	Roof Projections (i.e. chimneys, vents, dormers)						☐ Appropriate ☐ Inappropriate	AP A
		15	Roof Materials Cornice Line						☐ Appropriate ☐ Inappropriate	
	-	16 17	Eaves, Gutters and Downspouts						□ Appropriate □ Inappropriate	FET STE
Z	S	18	Walls						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	\dashv $f lue{lue{lue{lue{lue{lue{lue{lue{$
\subseteq	RA	19	Siding / Material						☐ Appropriate ☐ Inappropriate	
SS	1	20	Projections (i.e. bays, balconies)						☐ Appropriate ☐ Inappropriate	
\equiv	È	21	Doors and Windows						☐ Appropriate ☐ Inappropriate	
COMMISSION	⊗ -	22	Window Openings and Proportions						☐ Appropriate ☐ Inappropriate	ERTY 10UTH H 178 FLEE Approved
	<u>0</u>	23	Window Casing/ Trim						☐ Appropriate ☐ Inappropriate	$\exists \; LL \; S \; C \; C$
$\ddot{\circ}$	DES	24	Window Shutters / Hardware						☐ Appropriate ☐ Inappropriate	
	9	25	Awnings						□ Appropriate □ Inappropriate	ORTS PERT
\subseteq		26	Doors						□ Appropriate □ Inappropriate	
\frac{1}{2}		27	Porches and Balconies						□ Appropriate □ Inappropriate	POR POR ROPEF
DISTRICT	ш	28	Projections (i.e. porch, portico, canopy)						□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings						□ Appropriate □ Inappropriate	
\subseteq		30	Lighting (i.e. wall, post)						□ Appropriate □ Inappropriate	
7		31	Signs (i.e. projecting, wall)						□ Appropriate □ Inappropriate	
)	-	32	Mechanicals (i.e. HVAC, generators)						□ Appropriate □ Inappropriate	
HISTORIC	-	33	Decks Co. (St. 1 (%)						☐ Appropriate ☐ Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement)						☐ Appropriate ☐ Inappropriate	
	2	35	Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge)						☐ Appropriate ☐ Inappropriate	
	DESIG	36 37	Landscaping (i.e. gardens, planters, street trees)						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
		38	Driveways (i.e. location, material, screening)						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	SITE	39	Parking (i.e. location, material, screening)						 □ Appropriate □ Inappropriate 	
	-	40	Accessory Buildings (i.e. sheds, greenhouses)						 □ Appropriate □ Inappropriate 	
<u> </u>	P		se and Intent:						 □ Арргорнате □ парргорнате 	
-			eserve the integrity of the District:		□ Yes □ No	4 Maintai	in the special characte	er of the District		□ Yes □ No
			sessment of the Historical Significance:		□ Yes □ No		ement and enhance th		storic character:	□ Yes □ No
			onservation and enhancement of property values	Jes:	□ Yes □ No	•			District to the city residents and visi	
ľ			w Criteria / Findings of Fact:	 -		J. 11511161				
=			onsistent with special and defining character of	surrounding propertie	es: 🗆 Yes 🗆 No	3. Relation	n to historic and archite	ectural value of existing	structure:	□ Yes □ No
			empatibility of design with surrounding properties		□ Yes □ No		atibility of innovative ted			□ Yes □ No

Project Address:	206 COURT STREET
Permit Requested:	CERTIFICATE OF APPROVAL
Meeting Type:	WORK SESSION #B
 A. Property Information - General: Existing Conditions: Zoning District: CD4-L1 Land Use: Institutional Land Area: 2,969 SF +/- Estimated Age of Structure: c. Building Style: Federal Number of Stories: 3.0 Historical Significance: Contrik Public View of Proposed Work Unique Features: Karnan Hou Neighborhood Association: D 	outing The control of the control o
B. Proposed Work: To add a 3-Story	rear addition with elevator.
C. Other Permits Required: Board of Adjustment	☐ Planning Board ☐ City Council
D. Lot Location:	☐ Planning Board ☐ City Council
D. Lot Location. Terminal Vista	☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot	Rear Lot
E. Existing Building to be Altered/Demo	
Principal	Accessory Demolition
F. Sensitivity of Context:	
\square Highly Sensitive $lacktriangle$ Sensi	tive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>
Literal Replication (i.e. 6-16 0	Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e	., Porter Street Townhouses, 100 Market Street)
<u> </u>	rtwalk, 51 Islington, 55 Congress Street) . McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
☐ Consent Agenda (i.e. very	small alterations, additions or expansions)
_	erations, additions or expansions)
✓ Moderate Project (i.e. sig	nificant additions, alterations or expansions)
☐ Major Project (i.e. very lare	ge alternations, additions or expansions)

I. 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.

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

This application proposes to:

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

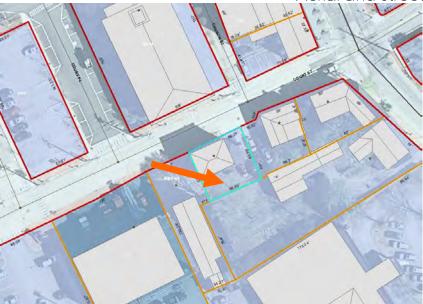
Note that the recent design submittal is not consistent with the stipulations included in the BOA decision. Thus, if the building design is modified as proposed the Applicant will need to obtain subsequent approval from the BOA prior to scheduling a public hearing for the Certificate of Approval. At the 3-8-16 HDC meeting the Commission suggested the applicant consider improvements to the massing of the addition so it would be more subordinate to the historic structure. It was also suggested that the exterior of the addition be less stark and differentiated from the historic structure.

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





Aerial and Street View Image



Zoning Map

			206 COU	RT STREET - WOI	RK SESSION #B (N	(IODERATE)		
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD (CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrou	unding Structures (Average)	\
	INO.	GENERAL BUILDING INFORMATION	(FSTIMAT	ED FROM THE TAX MAPS & A	 SSESSOR'S INFO)			
L L	1	Gross Floor Area (SF)	(======================================		, , , , , , , , , , , , , , , , , , , ,			
<u> </u>	2	Floor Area Ratio (GFA/ Lot Area)						\bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc
\wedge	3	Building Height / Street-Width Ratio		Ŋ	MODERATE PI	$P \cap IF \cap I$		SSI C
	4	Building Height – Zoning (Feet)		'	VIODLIMILII	NOJECT		
	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRI	JCT A 3-STORY RE	FAR ADDITION C)NIY –	\rightarrow
	7	Number of Stories Building Coverage (% Building on the Lot)		001101110		, we define the		
	/	PROJECT REVIEW ELEMENT	ADDUCAN	T'S CONMINITE	TIDE SHEET	ESTIONS	APPROPRIATENESS	COMMI
-	_		APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS		
×	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
Z Z	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	RIC Se
00	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	\rightarrow \vdash \bowtie
_	12	Roofs					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
2	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
IVIEIVIBEKS	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
₹	15	Roof Materials					☐ Appropriate ☐ Inappropriate	ORI STRI
⊒│	16	Cornice Line					☐ Appropriate ☐ Inappropriate	$> 5 \times 10^{-1}$
2	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	ES E
ST\	18	Walls					☐ Appropriate ☐ Inappropriate	
	19	Siding / Material					☐ Appropriate ☐ Inappropriate	$\rightarrow \pm 0$
3 S	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	$\stackrel{\leftarrow}{\vdash}$
\geq	21	Doors and Windows					□ Appropriate □ Inappropriate	RTY OUTH H
- ×	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	EF VICE
SIGN & MATERIALS	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
) 日	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	└
- S	25	Awnings					□ Appropriate □ Inappropriate	
	26	Doors					□ Appropriate □ Inappropriate	ROF Port Opert
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
В	28	Projections (i.e. porch, portico, canopy)						<u>Ф</u>
	29	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
	30	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	33	Decks					☐ Appropriate ☐ Inappropriate	salta /
	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	AND
	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	LIBITI
	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	Male
)ESI	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	ARIA BIT
	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SII	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	Chara St
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pre 2. Ass 3. Co	<u>e and Intent:</u> eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	es:	☐ Yes ☐ No 5. Co	intain the special characte mplement and enhance th mote the education, pleas	e architectural and histor	ric character: strict to the city residents and visitors:	□ Yes □ □ Yes □ : □ Yes □
<u>M.</u>	1. Cc	<u>w Criteria / Findings of Fact:</u> onsistent with special and defining character of : mpatibility of design with surrounding properties			ation to historic and archite mpatibility of innovative ted	<u> </u>		☐ Yes ☐ ☐ Yes ☐

Project Address: 46-64 MAPLEWOOD AVE. Permit Requested: **CERTIFICATE OF APPROVAL / CUP** Meeting Type: WORK SESSION #C A. Property Information - General: **Existing Conditions:** • Zoning District: <u>Urban General (CD4)</u> Land Use: Parking Lot Land Area: 56,675 SF +/-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 B. Proposed Work: Construct a 4 story mixed-use building. C. Other Permits Required: ✓ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ☐ Terminal Vista Mid-Block ✓ Intersection / Corner Lot □ Rear Lot E. Existing Building to be Altered/Demolished/Constructed: ✓ Principal Accessory ☐ Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) ✓ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) ☐ Minor Project (i.e. small alterations, additions or expansions) ☐ Moderate Project (i.e. significant additions, alterations or expansions) ✓ Major Project (i.e. very large alternations, additions or expansions)

Neighborhood Context:

• The lot is located along Maplewood Ave., Deer and Bridge Streets. It is surrounded with a wide variety of 1-5 to 5-story brick-clad structures with shallow to no front yard setbacks. Many of the abutting buildings constructed in the 1970s are proposed to be replaced with 4-5 story metal or masonry 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 penthouse level will exceed the maximum area requirement and the minimum stepbacks from outside building wall. The proposed height increase will require a CUP.
- Under the CUP, the Applicant is proposing the civic space to be wide pedestrian sidewalks and alleyways as well as underground parking, the use of high quality building materials, and a wide variety of scaling elements such as horizontal bands, awnings, boxed-bays, pilasters and a pedestrian arcade on an expanded section of the ground-floor.
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12) and Site elements and Streetscapes (09)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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	46-64 MAPLEWOOD AVE WORK SESSION #C (MAJOR)								
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT					
	Project Information	Existing Propose	ed Abutting Structures	Surrounding Structures					
	-	Building Building ((Average)	N N Senied				
بـــا	GENERAL BUILDING INFORMATION								
STAFF	1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area)								
ST,	3 Building Height / Street-Width Ratio			\bigcirc IF \bigcirc T	FO MISSIO Date:4				
	4 Building Height – Zoning (Feet)		MAJOR PR	OJEC I	FC AllSSIG				
	5 Building Height – Street Wall / Cornice (Feet)	CC	NICTOLICT A 4 CTODY A	MIVED LICE DITH DING					
	6 Number of Stories	- CC	MSIRUCI A 4-SIORY I	MIXED USE BUILDING –					
	7 Building Coverage (% Building on the Lot)				SSANALY POINT NO. C DA Withdrawn				
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGO	GESTIONS APPROPRI	Stipulations Stipulations Withdraw				
	Scale (i.e. height, volume, coverage)			☐ Appropriate ☐					
	9 Placement (i.e. setbacks, alignment)			☐ Appropriate ☐	(\\ -				
	10 Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐					
_	11 Architectural Style (i.e. traditional – modern)			☐ Appropriate ☐	Inappropriate S U O O				
SS	12 Roofs			☐ Appropriate ☐					
MEMBERS	13 Style and Slope14 Roof Projections (i.e. chimneys, vents, dormers)			☐ Appropriate ☐	Inappropriate				
Æ	14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials			☐ Appropriate ☐	Inappropriate $\bigvee_{\alpha} \bigcap_{\beta} \bigcap_{\beta} \bigcap_{\gamma} \bigcap_{\beta} \bigcap_{\alpha} \bigcap_{\beta} \bigcap_$				
	16 Cornice Line			☐ Appropriate ☐ ☐ Appropriate ☐					
\geq	17 Eaves, Gutters and Downspouts			☐ Appropriate ☐	Inappropriate La C				
Z	2 18 Walls			☐ Appropriate ☐	Unappropriate \longrightarrow \bigcirc				
$ \bigcirc $	19 Siding / Material			□ Appropriate □	Inappropriate				
SS	20 Projections (i.e. bays, balconies)			☐ Appropriate ☐	Inappropriate				
COMMISSION	21 Doors and Windows			☐ Appropriate ☐					
	22 Window Openings and Proportions			☐ Appropriate ☐	Inappropriate				
	© 23 Window Casing/ Trim			☐ Appropriate ☐	Inappropriate $29 - $				
Ö	24 Window Shutters / Hardware			☐ Appropriate ☐					
	9 25 Storm Windows / Screens			☐ Appropriate ☐	Inappropriate				
$ \lesssim $	26 Doors			☐ Appropriate ☐	Inappropriate Inappropriate				
ISTRIC	27 Porches and Balconies			☐ Appropriate ☐	Γ ()				
	28 Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐	Inappropriate				
	29 Landings/ Steps / Stoop / Railings			☐ Appropriate ☐					
$ \stackrel{\sim}{>} $	30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall)			☐ Appropriate ☐ Appropriate ☐	Парргорнате				
HISTORIC	32 Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐					
ST	33 Decks			☐ Appropriate ☐					
三	34 Garages/ Barns / Sheds (i.e. doors, placement)			☐ Appropriate ☐					
	35 Fence / Walls / Screenwalls (i.e. materials tyne)			☐ Appropriate ☐					
	36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees)			☐ Appropriate ☐					
	Signal Street trees)			☐ Appropriate ☐	Inappropriate				
	ш 38 Driveways (i.e. location, material, screening)			☐ Appropriate ☐					
	3 (☐ Appropriate ☐					
<u> </u>	40 Accessory Buildings (i.e. sheds, greenhouses)			☐ Appropriate ☐	Inappropriate				
<u>_</u>	L. Purpose and Intent:		A NA-tabel III						
	1. Preserve the integrity of the District:	□ Yes □ No	4. Maintain the special charact		□ Yes □ No				
	2. Assessment of the Historical Significance:	□ Yes □ No	·	the architectural and historic character:	☐ Yes ☐ No				
	3. Conservation and enhancement of property value	es:	o. Promote the education, plea	asure and welfare of the District to the city r	esidents and visitors: Yes No				
<u>N</u>	M. Review Criteria / Findings of Fact:		2. Dolotlog to bitter	to other or the state of the st					
	1. Consistent with special and defining character of s			tectural value of existing structure:	□ Yes □ No				
	2. Compatibility of design with surrounding properties	:: □ Yes □ No	4. Compatibility of innovative to	echnologies with surrounding properties:	☐ Yes ☐ No				

Project Address:	<u>163 DEER STREET (LOT 4)</u>
Permit Requested:	CERTIFICATE OF APPROVAL
Meeting Type:	WORK SESSION #D
 A. Property Information - General: Existing Conditions: Zoning District: Urban General Land Use: Commercial Bank Land Area: 17,130 SF +/- Estimated Age of Structure(s): Building Style: NA Historical Significance: NA Public View of Proposed Work Unique Features: Abuts the Parameter Neighborhood Association: N 	c.1985 View from Deer and Bridge Streets
B. Proposed Work: Construct a 4-sto	ry mixed-use building.
C. Other Permits Required:	
☐ Board of Adjustment	☑ Planning Board ☐ City Council
D. Lot Location:	
☐ Terminal Vista	☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/Demo	olished / Constructed:
Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
☐ Highly Sensitive ☑ Sensit	ive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>
Literal Replication (i.e. 6-16 0	Congress, Jardinière Building, 10 Pleasant Street)
$\hfill\Box$ Invention within a Style (i.e	., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
Consent Agenda (i.e. very	small alterations, additions or expansions)
☐ Minor Project (i.e. small alte	erations, additions or expansions)
	nificant additions, alterations or expansions)
_	rge alternations, additions or expansions)

Page 27 of 36

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. Note that most of the surrounding buildings are being replaced with 4-5 story buildings as part of the DSA and City's Deer Street Garage project.

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 phase the review of the surrounding neighborhood context the Applicant is presenting plans to continue to address the building massing and scale. So far, the context also includes many buildings not yet constructed that are: 1) pending issuance of a building permit (i.e. HarborCorp); 2) pending final approval from the HDC (i.e. 46-64 Maplewood Ave.); or, 3) are outside the Historic District and are pending Planning Board approval (i.e. the other GL Rogers buildings and the City's Deer Street Parking Garage.
- Using the City's 3D Massing Model, 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 City's 3D Massing Model provides more informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- Issues raised by the HDC at the 3-8-17 meeting include concerns about the height and massing for the building as well as the roof form.
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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	163 Deer Street (Lot 4) – Work Session #D (Major)										
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT											
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	p		
1.1			GENERAL BUILDING INFORMATION	· · · · · · · · · · · · · · · · · · ·	ROM THE TAX MAPS & ASSE			· · · · · · ·	RRV IN 2-17 Denied		
STAFF		1	Gross Floor Area (SF)								
17		2	Floor Area Ratio (GFA/ Lot Area)				– . –		OIS 0		
0)		3	Building Height / Street-Width Ratio Building Height – Zoning (Feet)			MAJOR PRO) - (
		5	Building Height - Street Wall / Cornice (Feet)						The second secon		
		6	Number of Stories		CONSTRUCT	CT A 4-STORY M	11XED-USE BU	ILDING –	N FONDATE: Lations		
		7	Building Coverage (% Building on the Lot)								
			PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS	ION F T COMMIS IO: D Date: Stipulations		
	ζŢ	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	ITE>	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
	ONTE	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	S & S &		
	\circ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	ALUAT RIC DISTRIC REET Case N Approved with		
S		12	Roofs					□ Appropriate □ Inappropriate			
MEMBERS		13	Style and Slope					□ Appropriate □ Inappropriate			
181		14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate			
\geq		15	Roof Materials					□ Appropriate □ Inappropriate	\bigvee		
\leq		16	Cornice Line					□ Appropriate □ Inappropriate			
	()	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	HIS HIS		
	IAL	18	Walls					□ Appropriate □ Inappropriate			
S	IER	19	Siding / Material					□ Appropriate □ Inappropriate			
IIS	ΊΑ	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate			
COMMISSION	8 ~	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	RTY OUTH H 163 DEE Approved		
\geq	SN	22 23	Window Openings and Proportions Window Casing/ Trim					- Appropriate - mappropriate			
\mathcal{O}	ESI	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate			
	GD	25	Storm Windows / Screens					□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate			
DISTRICT	N	26	Doors Doors					□ Appropriate □ Inappropriate	POR POR PROPE		
$\overline{\mathbb{Z}}$	BUILD	27	Porches and Balconies						PP O O Isi		
ISI	BL	28	Projections (i.e. porch, portico, canopy)						PR(ecis		
		29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate			
\circ		30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate			
$\overline{\mathbb{R}}$		31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate			
9		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate			
HISTORIC		33	Decks					□ Appropriate □ Inappropriate			
エ		34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	The state of the s		
	7	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate			
	SIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
	DES	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	Deer St		
	1 [40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	The state of the s		
		1. Pre 2. As	<u>e and Intent:</u> eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu		☐ Yes ☐ No 5. Comp	ain the special characte Dement and enhance th Date the education, pleas	e architectural and I	nistoric character: ne District to the city residents and visitors:	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No		
	М.	Revie	w Criteria / Findings of Fact:								
			onsistent with special and defining character of	surrounding properties:	□ Yes □ No 3. Relatio	on to historic and archite	ectural value of existin	ng structure:	□ Yes □ No		
			mpatibility of design with surrounding propertie			atibility of innovative ted		8	□ Yes □ No		

157 DEER STREET (LOT 5) Project Address: Permit Requested: **CERTIFICATE OF APPROVAL** Meeting Type: WORK SESSION #E A. Property Information - General: **Existing Conditions:** Zoning District: <u>Urban General (CD5)</u>Land Use: <u>Commercial Office</u> Land Area: 21,050 SF +/-Estimated Age of Structure(s): c.1970 Building Style: <u>NA</u> Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave. and Deer Street</u> Unique Features: Abuts the Pan Am Rail Corridor Neighborhood Association: North End B. Proposed Work: Construct a 5-story, mixed-use building. C. Other Permits Required: ✓ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ☐ Terminal Vista Mid-Block ✓ Intersection / Corner Lot □ Rear Lot E. Existing Building to be Altered/ Demolished / Constructed: ✓ Principal ☐ Accessory ☐ Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: ☐ Consent Agenda (i.e. very small alterations, additions or expansions) ☐ Minor Project (i.e. small alterations, additions or expansions) ☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

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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. Note that most of the surrounding buildings are being replaced with 4-5 story buildings as part of the DSA and City's Deer Street Garage project.

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 phase the review of the surrounding neighborhood context the Applicant is presenting plans to continue to address the building massing and scale. So far, the context also includes many buildings not yet constructed that are: 1) pending issuance of a building permit (i.e. HarborCorp); 2) pending final approval from the HDC (i.e. 46-64 Maplewood Ave.); or, 3) are outside the Historic District and are pending Planning Board approval (i.e. the other GL Rogers buildings and the City's Deer Street Parking Garage.
- Using the City's 3D Massing Model, 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 City's 3D Massing Model provides more informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- Issues raised by the HDC at the 3-8-17 meeting include concerns about the height and massing for the building as well as the proposed 5th floor and the projections along the façade.
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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	15	7 DEER STREET (LOT 5) - WORK SESSIO	N #E (MAJOR)							
	INFO/ EVALUATION CRITERIA NEIGHBORHOOD CONTEXT									
	Project Information	Abutting Structure								
		(Average)	(Average)	$\frac{R}{N}$ N Denied						
LL	GENERAL BUILDING INFORMATION									
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	5 Building Height – Street Wall / Cornice (Feet)	MAJOR PI	RUJEUT							
	6 Number of Stories	$\bigcirc\bigcirc$ NICTDIICT \land \vdash CT \bigcirc D \lor	MIVED LICE DITH DIVIC	→ = at a dispersion at a disp						
	7 Building Coverage (% Building on the Lot)	- CONSTRUCT A 5-STORY	MIXED-03E BUILDING =							
	PROJECT REVIEW ELEMENT		APPROPRIATENESS	ATION F RICT COMMIS Se No: E Date: with Stipulations						
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	의 Placement (i.e. setbacks, alignment)		□ Appropriate □ Inappropriate							
	10 Massing (i.e. modules, banding, stepbacks)		☐ Appropriate ☐ Inappropriate	Se Sit with with the second se						
	11 Architectural Style (i.e. traditional – modern)		☐ Appropriate ☐ Inappropriate							
S	12 Roofs		☐ Appropriate ☐ Inappropriate							
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	17 Eaves, Gutters and Downspouts		☐ Appropriate ☐ Inappropriate							
Ō	18 Walls		☐ Appropriate ☐ Inappropriate	HIS' HIS'						
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R	27 Porches and Balconies		☐ Appropriate ☐ Inappropriate	$\begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$						
	28 Projections (i.e. porch, portico, canopy)		☐ Appropriate ☐ Inappropriate							
	29 Landings/ Steps / Stoop / Railings		☐ Appropriate ☐ Inappropriate							
$\underline{\circ}$	30 Lighting (i.e. wall, post)		☐ Appropriate ☐ Inappropriate							
)R	31 Signs (i.e. projecting, wall)		☐ Appropriate ☐ Inappropriate							
\mathcal{L}	32 Mechanicals (i.e. HVAC, generators)		☐ Appropriate ☐ Inappropriate							
HISTORIC	33 Decks		☐ Appropriate ☐ Inappropriate							
	34 Garages/ Barns / Sheds (i.e. doors, placement)		☐ Appropriate ☐ Inappropriate							
	35 Fence / Walls / Screenwalls (i.e. materials, type)		☐ Appropriate ☐ Inappropriate							
	2 36 Grading (i.e. ground floor height, street edge) Signature of the grades planters street trees.		□ Appropriate □ Inappropriate							
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	38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility)		□ Appropriate □ Inappropriate							
	40 Accessory Buildings (i.e. sheds, greenhouses)		☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate							
<u>_</u>	Purpose and Intent:		Applophate Iliapplophate							
<u></u>	1. Preserve the integrity of the District:	☐ Yes ☐ No 4. Maintain the special chara	acter of the District	□ Yes □ No						
	2. Assessment of the Historical Significance:	· · · · · · · · · · · · · · · · · · ·	e the architectural and historic character:	□ Yes □ No						
	3. Conservation and enhancement of property values:	•	easure and welfare of the District to the city residents and visito							
r.	, , ,	= 1.11								
<u>IV</u>	 A. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surround 	ing properties: TVes TNo 2 Pelation to historic and are	chitectural value of existing structure:	□ Yes □ No						
	Consistent with special and defining character of surround Compatibility of design with surrounding properties:		e technologies with surrounding properties:	□ Yes □ No						

Project Address: 299 VAUGHAN STREET Permit Requested: **CERTIFICATE OF APPROVAL** Meeting Type: WORK SESSION #F A. Property Information - General: **Existing Conditions:** Zoning District: <u>Urban General (CD5)</u>
Land Use: <u>Retail and Public Parking Lot</u> 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 B. Proposed Work: Construct a 5-story hotel building with parking. C. Other Permits Required: ✓ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ☐ Terminal Vista Mid-Block ✓ Intersection / Corner Lot □ Rear Lot E. Existing Building to be Altered/ Demolished / Constructed: ✓ Principal ☐ Accessory ☐ Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) ☐ Minor Project (i.e. small alterations, additions or expansions) ☐ Moderate Project (i.e. significant additions, alterations or expansions) ✓ Major Project (i.e. very large alternations, additions or expansions)

Page 31 of 36

I. Neighborhood Context:

a. The lot is located along Green and Vaughan Streets. It is surrounded with mainly brick 1-5 story structures with shallow front yard setbacks.

J. Staff Comments / Suggestions:

- The Applicant is seeking to commence the 4-Step Design Process for a Major Project. As such, the first phase of the review is the surrounding neighborhood context. The context is defined as the buildings (footprints, height, massing and materials) including the historical development of the site and the surrounding neighborhood. Importantly, the context also includes many buildings not yet constructed that are, pending issuance of a building permit, the 250,000 SF HarborCorp Project. The new four story mixed-use building at 233 Vaughan Street and the 3S Art Space building to the north. The context also includes other character-defining elements such as North Mill Pond and the existing pedestrian trail along the rear of the property.
- At the 3-8-17 meeting, the HDC generally supported the mass and scale of the building and focus concerns on the details including the texture of the building, quality of the windows (vinyl), and the need for some horizontal banding and better visibility to the pedestrian pathway to the waterfront.
- <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

HISTORIC SURVEY RATING

NC

299 VAUGHAN STREET – WORK SESSION #F (MAJOR)									
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT	N.1		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	2		
1.1		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)	· ·			
STAFF		1 Gross Floor Area (SF)	,		,				
√l		2 Floor Area Ratio (GFA/ Lot Area)					0:0 6:44		
S		3 Building Height / Street-Width Ratio		MAJOR PROJECT					
		4 Building Height – Zoning (Feet)			MAJONTRO	JLOI	FO MISSIC Date:		
		5 Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT	A 5-STORY MIXE	D-USE HOTEL BUILDING -	<u> </u>		
		6 Number of Stories 7 Building Coverage (% Building on the Lot)			TO OF OTHER IVIDADE	00211012200120110	NMN Signation		
		PROJECT REVIEW ELEMENT	A DDI IC A	NT'S COMMENTS	HDC SUGGES	STIONS APPROPRIATE			
			AFFLICA	NI 3 COMMENTS	TIDC 30GGL				
	<u> </u>	8 Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Ina	appropriate — — O S		
ļ .	<u> </u>	9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Ina	appropriate - U = =		
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3EF		14 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Ina	appropriate ()		
ME		15 Roof Materials				□ Appropriate □ Ina	appropriate \bigvee		
JE!		16 Cornice Line				□ Appropriate □ Ina			
		17 Eaves, Gutters and Downspouts				□ Appropriate □ Ina	appropriate		
$Z \mid Z$	٦	18 Walls				☐ Appropriate ☐ Ina			
$\frac{1}{2}$	\downarrow	19 Siding / Material				☐ Appropriate ☐ Ina			
SS		20 Projections (i.e. bays, balconi es)				□ Appropriate □ Ina	appropriate 5		
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	×	22 Window Openings and Proportions				☐ Appropriate ☐ Ina	appropriate		
	2	23 Window Casing/ Trim				☐ Appropriate ☐ Ina	appropriate Ш ≥ ŏ □		
		24 Window Shutters / Hardware				☐ Appropriate ☐ Ina	appropriate		
	_ ادِ	25 Storm Windows / Screens				☐ Appropriate ☐ Ina	appropriate $\qquad \qquad \qquad$		
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STF	\preceq \vdash	27 Porches and Balconies				☐ Appropriate ☐ Ina	appropriate		
		28 Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Ina	appropriate O 0		
		29 Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Ina	ippropriate		
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i d	$\overline{}$	37 Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Ina			
L L	\supset \vdash	38 Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Ina			
Ė	7	39 Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Ina			
		40 Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Ina			
 L. Purpose and Intent: 1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 4. Maintain the special character of the District: 5. Complement and enhance the architectural and historic character: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: 									
IV		Review Criteria / Findings of Fact: 1. Consistent with special and defining character of	f surrounding proper	ties: Tyes TiMo 3 Relat	ion to historic and architec	tural value of existing structure:	□ Yes □ No		
		2. Compatibility of design with surrounding properties	.			nnologies with surrounding properties:	□ Yes □ No		

Project Evaluation Form:

Permit Requested:

Meeting Type:

A. Property Information - General:

Existing Conditions:

• Zoning District: CD5

• Land Use: Commercial
• Land Area: 8,241 SF +/-

- Estimated Age of Structure: c.1931
 Building Style: Modern
 Number of Stories: 1
 Historical Significance: Intrusion
 Public View of Proposed Work: View from Congress Streets
 Unique Features: NA
 Neighborhood Association: Downtown
- B. Proposed Work: Replace storefront windows with retractable windows.

 C. Other Permits Required:

 Board of Adjustment Planning Board City Council

 D. Lot Location:

 Terminal Vista Gateway Mid-Block

 Intersection / Corner Lot Rear Lot

 E. Existing Building to be Altered/ Demolished:

 Principal Accessory Significant Demonstrates and the sum of the su

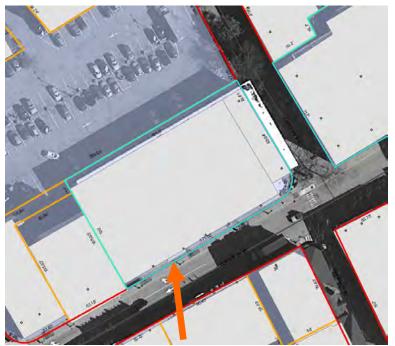
- I. Neighborhood Context:
 - The building is located in the heart of the central business district on Congress Street and is surrounded by a wide variety of multi-story, significant and contributing structures.
- J. Staff Comments and/ or Suggestions for Consideration:
 - The applicant is proposing to replace the fixed storefront window system with retractable windows.
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

113 CONGRESS STREET – WORK SESSION #G (MINOR)										
		INFO/ EVALUATION (CRITERIA	SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT			7
	NI	Project Information			oposed ding (+/-)		Structures erage)	Su	rrounding Structures (Average)	R
Li		GENERAL BUILDING INFOR	MATION	(ESTIMATED FROM THE	TAX MAPS	& ASSESSOR'S INFO)				
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/ 1	2	2 Floor Area Ratio (GFA/ Lot Area)								FO ISSIC Date
S	3	3 Building Height / Street-Width Ratio				NMNO	R PRO	IF C T		SSS and a l
	4	4 Building Height – Zoning (Feet)	(5 1)			IVIIII				
	5	Building Height – Street Wall / CornicNumber of Stories	e (Feet)	_	- INSTA	ALL NEW STO	RFFRON ⁻	T WINDOWS (ONLY -	
	7		Building Coverage (% Building on the Lot)							at in S
		PROJECT REVIEW ELEME		APPLICANT'S COMME	NTS		HDC SUGGESTI	IONS	APPROPRIATENESS	ON F COMMIS No.: G De
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	\times	8 Scale (i.e. height, volume, coverage9 Placement (i.e. setbacks, alignment.							☐ Appropriate ☐ Inappropriate	
		Massing (i.e. modules, banding, step							□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate	
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MEMBERS		13 Style and Slope							☐ Appropriate ☐ Inappropriate	ALUAT RIC DISTRIC STREET Case Approved with Postponed [
3EI		14 Roof Projections (i.e. chimneys, vents	dormers)						☐ Appropriate ☐ Inappropriate	
ME	1.	15 Roof Materials	,						☐ Appropriate ☐ Inappropriate	
	1	16 Cornice Line							□ Appropriate □ Inappropriate	FV HISTOI SRESS S
	1	17 Eaves, Gutters and Downspouts							□ Appropriate □ Inappropriate	
OMMISSION	STS 1	18 Walls							☐ Appropriate ☐ Inappropriate	
$\frac{2}{2}$	1	19 Siding / Material							☐ Appropriate ☐ Inappropriate	
SS	2 AT	20 Projections (i.e. bays, balconies)							□ Appropriate □ Inappropriate	
\equiv	≥ 2	21 Doors and Windows							□ Appropriate □ Inappropriate	ERTY TOUTH H CONGR Approved
	$\frac{\infty}{Z}$ 2	22 Window Openings and Proportions							□ Appropriate □ Inappropriate	
	<u>S</u> 2	23 Window Casing/ Trim							□ Appropriate □ Inappropriate	SM 133
$\ddot{\circ}$	\neg	24 Window Shutters / Hardware							□ Appropriate □ Inappropriate	
\vdash	\sim	25 Awnings							□ Appropriate □ Inappropriate	— C
TRIC		26 Doors							☐ Appropriate ☐ Inappropriate	ROF PORT ERTY:1
TF.	<u> </u>	27 Porches and Balconies							☐ Appropriate ☐ Inappropriate	
DIS		28 Projections (i.e. porch, portico, cano	DY)						☐ Appropriate ☐ Inappropriate	
		29 Landings/ Steps / Stoop / Railings30 Lighting (i.e. wall, post)							☐ Appropriate ☐ Inappropriate	
		31 Signs (i.e. projecting, wall)							□ Appropriate □ Inappropriate	
HISTORIC		32 Mechanicals (i.e. HVAC, generators)							□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
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 		34 Garages/ Barns / Sheds (i.e. doors, p	acement)						☐ Appropriate ☐ Inappropriate	
		35 Fence / Walls (i.e. materials, type)	a comentary						☐ Appropriate ☐ Inappropriate	
	Z 3	36 Grading (i.e. ground floor height, stre	et edg e)						☐ Appropriate ☐ Inappropriate	III II III III
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	□ 3	38 Driveways (i.e. location, material, scr	eening)						☐ Appropriate ☐ Inappropriate	
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	4	40 Accessory Buildings (i.e. sheds, green	nhouses)						□ Appropriate □ Inappropriate	
Ĺ	. Purp	pose and Intent:	<u>.</u>			<u> </u>		<u> </u>		•
1. Preserve the integrity of the District: □ Yes □ No 4. Maintain the special character of the District:						□ Yes □ No				
2. Assessment of the Historical Significance:						□ Yes □ No				
3. Conservation and enhancement of property values:							District to the city residents and v	visitors: □ Yes □ No		
٨	/ Rev	eview Criteria / Findings of Fact:	-				-		-	
1			ng character of surround	dina properties. □ Yes □	No 3	Relation to historic	and architec	tural value of existing	a structure:	□ Yes □ No
 Consistent with special and defining character of surrounding properties: Yes No Relation to historic and architectural value of existing structure: Compatibility of design with surrounding properties: Yes No Compatibility of innovative technologies with surrounding properties: 						□ Yes □ No				

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
 Land Use: <u>Commercial</u>
 Land Area: <u>6,534 SF +/-</u>

- Estimated Age of Structure: c.1905
 Number of Stories: 3
 Historical Significance: C
 Public View of Proposed Work: View from Congress and the Worth Lot
 Unique Features: Early colonial Revival architecture using yellow bricks
- Neighborhood Association: <u>Downtown</u>

3. Pro	posed Work:	To restore fac	<u>çade and install a c</u>	glass conservator	<u>y on the rear elevation</u>

C. Other Permits Required:								
☐ Board of Adjustment	☐ Planning Board	☐ City Council						
D. Lot Location:								
☐ Terminal Vista	☐ Gateway	☑ Mid-Block						
☐ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/Demo	olished:							
✓ Principal	Accessory	☐ Significant Demolition						
F. Sensitivity of Context:								
☑ Highly Sensitive ☑ Sens	itive 🗌 Low Sensitivit	y □ "Back-of-Hous e "						
G. Design Approach (for Major Projects):								
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)								
\square Invention within a Style (i.e	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Poi	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 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)

Neighborhood Context:

• This structure is located along Congress Streets and is surrounded with other masonry and brick, 2 story non-contributing structures.

Staff Comments and Suggestions for Consideration:

 The applicant proposed to fully restore the Congress Street façade of the building and add a modern, highly-differentiated addition on the rear elevation adjacent the Worth Parking Lot.

Design Guideline Reference - Guidelines for Exterior Maintenance (03), Exterior Woodwork (05), Masonry and Stucco (07), Windows and Doors (08) and Small Scale New Construction and Additions (10.

Aerial Image. Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INCOLORAGICAL CONCERTION SUBJECT PROPERTY NEIGHBORIDO CONCERT	135 CONGRESS STREET – WORK SESSION #H (MODERATE)											
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Part			7					-				
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