# **Historic District Commission** Staff Report - March 1st, 2017

March 1st MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

# Administrative Approvals:

1. 36 Market Street (HVAC) - Approved 2. 414 State Street (chimney) - Approved 3. 500 Market Street (doors and trim)

4. 33 Howard Street (utility screen)

5. 238 State Street (storefront windows)

- Approved

- TBD

- Approved

# **PUBLIC HEARINGS – NEW BUSINESS:**

- A. 437 Marcy Street (Minor-dormer)
- B. 75 Congress Street (Moderate Rooftop alterations)
- C. 73 Prospect Street (Moderate additions & alterations)

# **WORK SESSIONS:**

- A. 73 Prospect Street (Moderate additions & alterations
- B. 28 Chestnut Street (Minor-marquee sign)
- C. 9 Commercial Alley (Minor windows and doors)

## March 8th MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

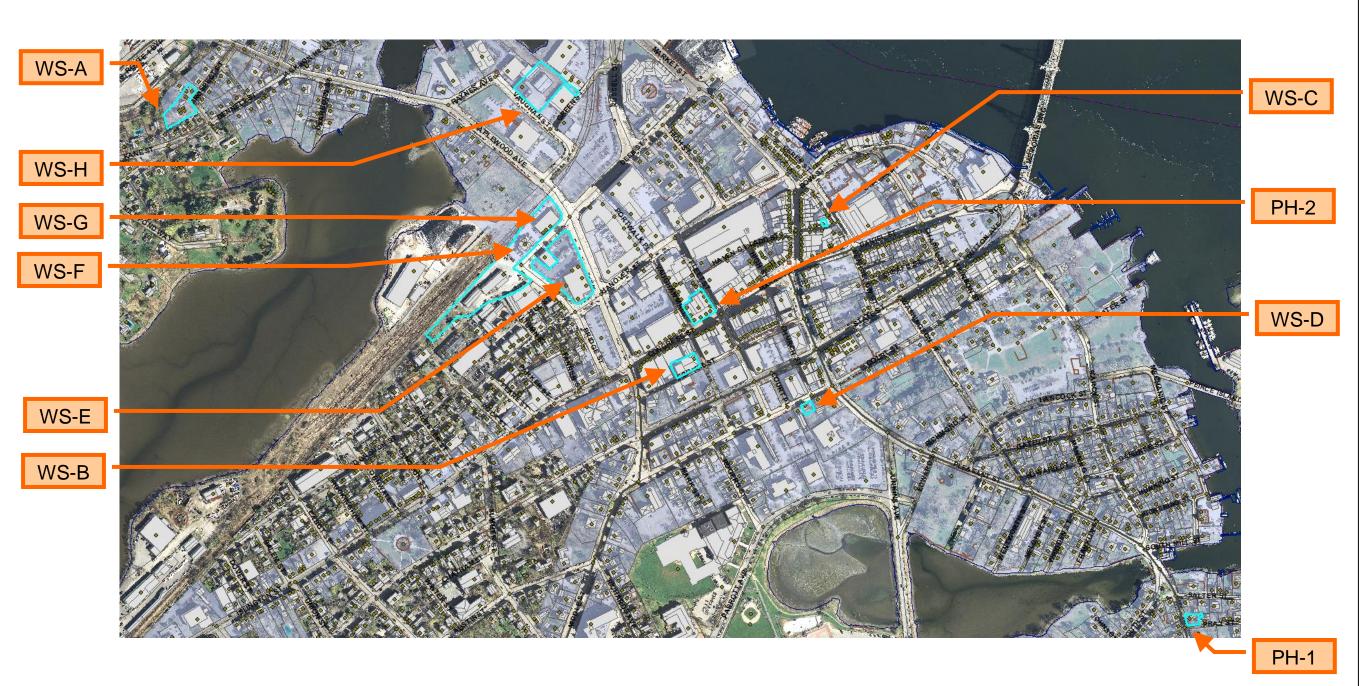
Approval of Minutes (2-1-17. 2-8-17)

# Administrative Approvals:

1. Pending Review of Applications for Completeness

# **WORK SESSIONS:**

- D. 206 Court Street (Moderate 3 story addition)
- 46-64 Maplewood Ave. (Major -3.5 story building)
- 163 Deer Street (Major a new mixed-use building)
- G. 157 Deer Street (Major a new mixed-use building)
- H. 299 Vaughan Street (Major Hotel)



# HISTORIC

MEETING DATES: March 1st and 8th <u>APPLICATIONS: 15</u>

Project Address: 437 MARCY STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: <u>Single Family</u>
- Land Area: 4,300 SF +/-
- Estimated Age of Structure: c.1885
- Building Style: Queen Anne
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Marcy and Pray Streets</u>
- Unique Features: NA
- Neighborhood Association: <u>South End</u>

<u>B.</u>	Proposed Work:	<u>To install a door</u>	<u>, new stairs and</u>	<u>d dormer or</u>	<u>1 the rear e</u>	<u>levation.</u>
	<u>-</u>					

C. Other	Permits Required:		
	☐ Board of Adjustment	$\square$ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	g Building to be Altered/ Demo	olished:	
	✓ Principal	☐ Accessory	Demolition
<u>F. Sensiti</u>	vity of Context:		
	$\square$ Highly Sensitive $\square$ Sensiti	ve 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. Desig	n Approach (for Major Projects	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e.	, Porter Street Townhouse:	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	agress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Projec	ct Type:		
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	☐ Major Project (i.e. very large	ge alternations, addit	ions 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.

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

The applicant is proposing to:

- Removal of the existing shed
- Revise the driveway entrance walls and curb cuts
- Replacement of the fence along the rear property line
- Add a third floor dormer to the rear elevation

Note: At the 2-8-17 Work Session/ Public Hearing, the HDC voted to schedule a site walk in order to evaluate the proposed dormer and tower structure on the rear of the building. Concerns for the design ranged from privacy issues with the abutting properties as well as the appropriateness of the tower design on this Queen Anne style contributing structure. Several HDC members also wanted to evaluate the quality and age of the shed structure prior to its approval for demolition. The site walk is scheduled for 3-1-17 at 5:15 p.m.

• <u>Design Guideline Reference</u>: Guidelines for Roofing (04), Porches Stoops and Decks (06), Windows and Doors (08)& SiteElements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		437 MA	ARCY STREET – PUI	BLIC HEARING #1	I (MINOR)	
	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
·		Building	Building (+/-)	(Average)	(Average)	
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4	Building Height – Zoning (Feet)	]		MINORPRO	JECI	
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		APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS	O
8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropri	
9					□ Appropriate □ Inappropr	
10					□ Appropriate □ Inappropri	
11					□ Appropriate □ Inappropr	
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						riata
26	Doors					riate
27	Porches and Balconies					
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropr	_
29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropr	
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropr	riate
31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropr	
32	<u> </u>				☐ Appropriate ☐ Inappropri	20 TH 18 18
33	Decks				□ Appropriate □ Inappropr	
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	se and Intent:				□ Appropriate □ Inappropr	naie
	8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32	Project Information	Rose Project Information Existing Building    Construction   Const	Project Information   Existing Building   Proposed Building (+/-)	Project Information Existing Building Proposed Building (+/-) Abutting Structures (Average)  GENERAL BUILDING INFORMATION GGOSS Floor Area (ST) Floor Area (Rotio (STA VLot Area) Building Height / Street-Midth Rotio Building Height / Street-Midth Rotio Building Height / Street-Midth Rotio Humber of Stories Building Height / Street-Midth Rotio Humber of Stories PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGG  Secle (B. height) Abune, coverage, .] PROSENENT (B. height) Abune, coverage, .] PROSENT (B. height) Abune, coverage, .] PROSENT (B. height) Abune, coverage, .] PROSENT (B. height) Abune, coverage, .] Architectural Style (B. height) Abune, .] Architectural Style (B.	Project Information   Building   Broposed   Building   Surdures (Average)   Surrounding Structures (Average)

Project Evaluation Form: **75 CONGRESS STREET Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #2 Meeting Type:** 

Α.	Proper	ty Inf	<u>ormation</u>	- General:
		_		

**Existing Conditions:** 

- Zoning District: CD5
- Land Use: <u>Commercial</u> Land Area: <u>10,758 SF +/-</u>
- Estimated Age of Structure: c.1879
- Building Style: <u>High Victorian</u> Number of Stories: <u>3</u>

- Historical Significance: <u>Focal</u>
  Public View of Proposed Work: <u>View from Congress Street & the Vaughan Mall</u>
- Unique Features: Romanesque style

	<ul> <li>Neighborhood Association: <u>Downtown</u></li> </ul>
В.	Proposed Work: To restore the historic pediments and add dormers, decks and windows.
<u>C.</u>	Other Permits Required:
	lacktriangledown Board of Adjustment $lacktriangledown$ Planning Board $lacktriangledown$ City Council
<u>D.</u>	Lot Location:
	$\square$ Terminal Vista $\square$ Gateway $\square$ Mid-Block
	$lacktriangledown$ Intersection / Corner Lot $\ \square$ Rear Lot
<u>E.</u>	Existing Building to be Altered/ Demolished:
	lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition
F.	Sensitivity of Context:
	$\square$ Highly Sensitive $oxedsymbol{oxtime}$ Sensitive $\square$ Low Sensitivity $\square$ "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)
Н.	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)

#### I. Neighborhood Context:

• This 3 focal story brick structure is located on Fleet and Congress Streets and is surrounded with many contributing structures. The neighborhood is predominantly 2-4 story brick structures with no setback from the street edge.

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

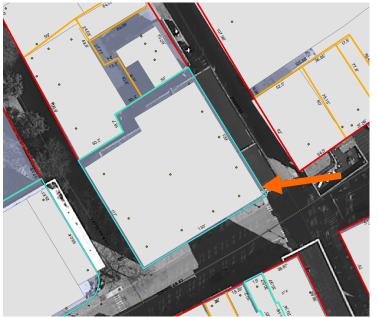
- The applicant proposes to restore the original parapet wall along the street edge of the building, add penthouse units with stepped-back dormers and decks and rooftop appurtenances.
- Note that the dimensional variances required for restoration of the parapet wall and the additional height associated with the penthouse units and the parapet walls were approved by
- Note that members of the HDC requested that alternative materials be used for the pediment that were paintable and less white in color than Azek.
- Design Guideline Reference: Guidelines for Roofing (04), Porches, Stoops & Decks (06), Windows and Doors (08)& Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		7	<b>75 CONGRES</b>	SS STREET – PUBL	IC HEARING #2 (MING	OR PROJECT)		
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		Project Information	Existing Proposed Abutting Structures Surrounding		Surrounding Structure	S	<b>- - - - - - - - - -</b>	
	No		Building	Building (+/-)	(Average)	(Average)		3-1-1 8-1-1
	No.	GENERAL BUILDING INFORMATION						
壯	1	Gross Floor Area (SF)						
STAFF	2	Floor Area Ratio (GFA/ Lot Area)						
ST	3	Building Height / Street-Width Ratio			MINOR PROJE	CT		
	4	Building Height – Zoning (Feet)						Tr So 2
	5	Building Height – Street Wall / Cornice (Feet)	- RESTORI	E PEDIMENT. ADI	D PENTHOUSE WINDO	WS. DOORS AND DEC	CKS ONLY -	<b>≥</b> ~_ `□
	6	Number of Stories		<b>,</b>		,		COMMIS No.:2 I
	7	Building Coverage (% Building on the Lot)						
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	<u> </u>	Placement (i.e. setbacks, alignment)					□ Inappropriate	RICT Sase
	9 10						□ Inappropriate	<b>⊣ ₹ ა</b> რ
L	- 11	Architectural Style (i.e. traditional – modern)					□ Inappropriate	<u> </u>
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MEMBERS	13	, ,					□ Inappropriate	
AB	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Inappropriate	
▄	15					• • • • • • • • • • • • • • • • • • • •	□ Inappropriate	<b>&gt;</b> 5 8 0
<b>≥</b>	16						□ Inappropriate	EV HISTO
	s 17	Eaves, Gutters and Downspouts					□ Inappropriate	HIST GREGIE
OMMISSION	ATERIALS 19 18						□ Inappropriate	
7	三 19	Siding / Material					□ Inappropriate	
<b>≘</b>	¥ 20	Projections (i.e. bays, balconies)  Doors and Windows					□ Inappropriate	
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	_ 35	Fence / Walls (i.e. materials, type)					□ Inappropriate	227-11
	36 37	Grading (i.e. ground floor height, street edge)					□ Inappropriate	CHAIN CONTRACTOR
	<b>公</b> 37						□ Inappropriate	
	38	<b>Driveways</b> (i.e. location, material, screening)				☐ Appropriate	□ Inappropriate	
	<del>5</del> 39					□ Appropriate	□ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate	□ Inappropriate	
Н	l. Purpe	ose and Intent:						
		reserve the integrity of the District:	□ Yes □	No 4 M	Naintain the special character of th	ne District:		□ Yes □ N
		ssessment of the Historical Significance:			Complement and enhance the arc			
		Conservation and enhancement of property value.			romote the education, pleasure a		v residents and visit	
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<u>l.</u>		w Criteria / Findings of Fact:				decade a fraction of the control of		
		Consistent with special and defining character of					□ Yes □ No	
	2. C	ompatibility of design with surrounding propertie	es:	🗆 Yes 🗆 No 🛮 4. C	Compatibility of innovative technol	ogies with surrounding properties:	□ Yes □ No	

**Project Address:** 73 PROSPECT STREET **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>General Residential (GRA)</u>
  Land Use: <u>Multi-Family (4)</u>
- Land Area: 18,715 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: NA
- Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Prospect Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>B. I</u>	Proposed Work:	<u>Renovate exterior</u>	<u>r, remove porch</u>	<u>n &amp; shed struc</u>	<u>tures &amp; add additions.</u>

Transfer in the state of the st		000.000.00.00.00000
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lo	t 🗌 Rear Lot	
E. Existing Building to be Altered/ Der	molished / Constructed	<u>:</u>
☑ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arnothing}$ Sen	sitive $\square$ Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>cts):</u>	
$\Box$ Literal Replication (i.e. 6-16	6 Congress, Jardinière Buildi	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i	i.e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. F	Portwalk, 51 Islington, 55 Cor	ngress Street)
$\square$ Intentional Opposition (i.	e. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. ve	ry small alterations, ad	ditions or expansions)
$\square$ Minor Project (i.e. small a	ulterations, additions or	expansions)
☑ Moderate Project (i.e. s	ignificant additions, alt	erations or expansions)
☐ Major Project (i.e. very lo	arge alternations, addi	tions 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. Background / Suggested Action:

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.

#### K. Staff Comments/ Suggestions:

• The Applicant is proposing 5 different massing options for the building. All 5 options propose significant alterations the exterior appearance of the historic structure. Careful consideration of how the historic structure is impacted by the addition(s) will be important to assess; especially given the location of the building on the corner lot. To that end, Option B appears more sympathetic to the original design intent of the historic structure.

Note: At the 2-8-17 meeting, the HDC offered preliminary feedback and general support Option B and scheduled a site walk for 3-1-17.

Design Guideline Reference: Guidelines for Small Scale New Construction and Additions (10) and Windows and Doors (08)

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





Aerial and Street View Image



Zoning Map

		73 PROSPECT	STREET – WORK	( SESSION #A (MI	NOR PROJE	CT)	
	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORH(	OOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>5 2</b>
	GENERAL BUILDING INFORMATION		FROM THE TAX MAPS & A			(	
1	Gross Floor Area (SF)						
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7	Building Coverage (% Building on the Lot)						
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. 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
8 9 10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	AT TRIC
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32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	CONT.
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						☐ Appropriate ☐ Inappropriate	
40 Burn	Accessory Buildings (i.e. sheds, greenhouses) ose and Intent:					□ Appropriate □ Inappropriate	
1. F 2. / 3. (	Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property valu	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Cc	aintain the special characte emplement and enhance the emote the education, pleas	ne architectural ar	nd historic character: f the District to the city residents and visitor	☐ Yes☐ Yesrs:☐ Yes
2. 7 3. 0 1. <b>Revie</b>	Assessment of the Historical Significance:	☐ Yes ☐ No es: ☐ Yes ☐ No surrounding propertie	5. Cc 6. Pro s:	emplement and enhance the somete the education, pleas	ne architectural ar sure and welfare c ectural value of ex	If the District to the city residents and visitor isting structure: $\Box$ Yes $\Box$ No	rs:

**CHESTNUT STREET / MUSIC HALL Project Evaluation Form: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #B** 

Α.	<b>Property</b>	<u> Information -</u>	<u>- General:</u>

#### **Existing Conditions:**

- Zoning District: CD5
- Land Use: Performance Facility
- Land Area: 10,920 SF
- Estimated Age of Structure: c.1900
- Building Style: <u>Romanesque</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Porter and Chestnut Streets
- Unique Features: Music Hall/Theater
- Neighborhood Association: Downtown

1101911001	1100a 7 (330c)anon. <u>B</u>	<u> </u>	
B. Proposed Wo	ork: To replace the ex	<u>isting marquee and</u>	d vertical banners.
C. Other Permits	Required:		
<b>☑</b> Boo	ard of Adjustment	$\square$ Planning Board	☑ City Council
D. Lot Location:			
☐ Ter	minal Vista	☐ Gateway	☐ Mid-Block
☑ Int	ersection / Corner Lot	Rear Lot	
E. Existing Buildi	ng to be Altered/ Demo	olished:	
<b>☑</b> Pri	ncipal	☐ Accessory	$\square$ Significant Demolition
F. Sensitivity of C	Context:		
<b>☑</b> Hiạ	ghly Sensitive $\;\square\;$ Sensit	ive $\Box$ Low Sensitivity	☐ "Back-of-House"
G. Design Appro	oach (for Major Projects	s <u>):</u>	
<b>☑</b> Lite	eral Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	ention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
☐ Ab:	stract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
$\Box$ Inte	entional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:			
□ Со	nsent Agenda (i.e. very	small alterations, add	ditions or expansions)
□ Min	or Project (i.e. small alte	erations, additions or e	expansions)
✓ M	oderate Project (i.e. sigi	nificant additions, alte	erations or expansions)
□ Mo	ior Project (i.e. verv lard	ne alternations additi	ions or expansions)

#### I. Neighborhood Context:

• This 2 story brick structure is located on Chestnut and Congress Streets and is surrounded with many contributing structures. The neighborhood is predominantly 2.5-4 story wood and brick structures with no setbacks from the street edge. Several large surface parking lots are located in the immediate neighborhood.

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

- The proposed marquee sign is historically consistent with the marquee sign that was previously located on the building in the 1970s.
- Note that the proposed Arch and streetscape improvements for Chestnut Street have been approved by the City Council. Construction is expected to commence in 2017.
- The Music Hall will complete is restoration by replacing the marquee and vertical banners with a new marquee and a blade sign.
- Note that a variance is required from the BOA for the blade sign so only a Work Session is requested at this time.

#### **Design Guideline Reference:** Guidelines for Signs and Awnings(11)

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





Aerial and Street View Image



Zoning Map

☐ Yes ☐ No 4. Compat

		CHESTI	NUT STREET /	MUSIC HALL - WOR	K SESSION #B (MOI	DERATE PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	HBORHOOD CONTEXT	
	Project Information No.		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	140.	GENERAL BUILDING INFORMATION	(FSTIM	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)		
Ή	1	Gross Floor Area (SF)	(LSTIIVI)	ATED TROM THE TAX MAI 3 & A33E3	30 ( 3 ( 4) ( 5)		
⋖	2	Floor Area Ratio (GFA/ Lot Area)					
STA	3	Building Height / Street-Width Ratio		A A /	DEDATE DDO I	ECT	
	4	Building Height – Zoning (Feet)		M	ODERATE PROJ	ECI	
	5	Building Height – Street Wall / Cornice (Feet)		INICTALL AA	ADOLLEE AND DIADE	E CICAL CALLY	
	6	Number of Stories		- INSTALL MA	ARQUEE AND BLADE	ZIGN UNLY -	
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	<u>APPROPRIATENESS</u>	
¥	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate ■	
TE	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
NO.	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
0	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate ■	
<u>က</u>	12	Roofs				□ Appropriate □ Inappropriate ■	
꿈ᅵ	13	Style and Slope				□ Appropriate □ Inappropriate	
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
<b>≥</b> ∣	15	Roof Materials				□ Appropriate □ Inappropriate	
<b>\$</b>	16	Cornice Line				□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate ■	
	18	Walls				□ Appropriate □ Inappropriate	
	19	Siding / Material				□ Appropriate □ Inappropriate	
<b>5</b>   <b>5</b>	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate ■	
<u>چ</u> ا کا	21	Doors and Windows				□ Appropriate □ Inappropriate	
OMMISSION SIGN & MATERIALS	22	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate	
	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	
ノーニ	24	Window Shutters / Hardware					
)   S	25	Awnings				□ Appropriate □ Inappropriate	
UILDING	26	Doors  Pershap and Palagrica				□ Appropriate □ Inappropriate	
SUIL BUIL	27	Projections (i.e. perch. pertice agree)				□ Appropriate □ Inappropriate	
DIS	28 29	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate □	
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
HISTORIC	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
<u></u>	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
	33	Decks				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
<b>불</b>	34	Garages (i.e. doors, placement)					
_	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
S N	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
EDE	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
SITE	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
		<u>,                                      </u>		L			
<u>H.</u>		se and Intent:	.,	_ ,,		5.1.1	
		eserve the integrity of the District:	□ Yes □		n the special character of the		
		sessment of the Historical Significance:		·	ement and enhance the archit		
	3. Conservation and enhancement of property values: $\square$ Yes $\square$ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: $\square$ Yes $\square$ No						

1. Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 3. Relation to historic and Caractritestidolitical and defining character of surrounding properties: Yes 🗆 No

I. Review Criteria / Findings of Fact:

**Project Address: 9 COMMERCIAL ALLEY Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #C** 

#### 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: NA
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	Replace windows	<u>and c</u>	doors and H\	√AC eq	uipmen	t on the	<u>roof.</u>
	-	· · · · · · · · · · · · · · · · · · ·			-	•		

C. Other Permit	<u>ls Required:</u>		
Во	ard of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location	<u>ı:</u>		
□ Те	erminal Vista	☐ Gateway	☑ Mid-Block
	tersection / Corner Lot	☐ Rear Lot	
E. Existing Build	ing to be Altered/ Demo	olished / Constructed	• •
☑ Pr	rincipal	Accessory	☐ Demolition
F. Sensitivity of	Context:		
☐ Hiệ	ghly Sensitive 🗹 Sensit	ive $\square$ Low Sensitivity	"Back-of-House"
G. Design Appr	roach (for Major Project	<u>s):</u>	
☑ Lit	eral Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
☐ Inv	vention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
	ostract Reference (i.e. Poi	rtwalk, 51 Islington, 55 Con	gress Street)
☐ Int	tentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type	<u>:</u>		
	onsent Agenda (i.e. very	small alterations, add	ditions or expansions)
☐ Mi	nor Project (i.e. small alte	erations, additions or o	expansions)

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

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

#### I. Neighborhood Context:

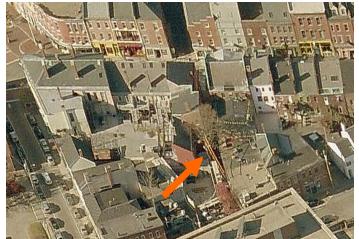
• The lot is located along Pleasant Street. It is surrounded with a wide variety of 3-4 story brick- or stone clad structures with no front yard setbacks.

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

- 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.

#### **<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

	7 (	OMERCIAL A	ALLEY - PUBLIC	HEARING #C (MO	DERAIE PROJ		
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOO	DD CONTEXT	<b>L</b> 1
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S		<b>3-1-17</b> enied
	GENERAL BUILDING INFORMATION			· · · · · · · · · · · · · · · · · · ·			
1	Gross Floor Area (SF)						
				MODERATE P	ROJECT		
							<b>T</b> \$\sqrt{2} \sqrt{2} \sqrt{2}
		- REPL <i>A</i>	ACE WINDOWS	AND DOORS & AD	D A ROOFTO	P HVAC UNIT ONLY –	
7							
		APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	T COMMISE No:C I
8		7.1.1.2.07.1.					
9	Placement (i.e. setbacks, alignment)					• • • • • • • • • • • • • • • • • • • •	
10	Massing (i.e. modules, banding, stepbacks)						RIC;
11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
12	Roofs					□ Appropriate □ Inappropriate	USS!
13	Style and Slope					□ Appropriate □ Inappropriate	ALU/ RIC DIST L ALLEY Approved
14	Roof Projections (i.e. chimneys, vents, dormers)					🗆 Appropriate 🗆 Inappropriate	
15	Roof Materials					🗆 Appropriate 🗆 Inappropriate	EV/HISTORI
							> 2 ≒ □
							TS S
18							
19	Š						<b>&gt; - - - - - - - -</b>
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							IRTY E  OUTH HIS  COMMER  Approved
22							<b>ॼ</b> ₹ ० ←
24							
							<b>PP</b> RTS, ITY: 2
26							O 9 7 9
27							
28	Projections (i.e. porch, portico, canopy)						
29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
33	Decks					🗆 Appropriate 🗆 Inappropriate	
34						□ Appropriate □ Inappropriate	
35							
36							
37							
DESIGN BOILDING DESIGN & MAIERIALS	9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33	INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. grandens, planters, street trees) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	INFO/ EVALUATION CRITERIA  Project Information  Existing Building  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF)  2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Cerverage (% Building on the Lot)  PROJECT REVIEW ELEMENT APPLICAN  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. stbocks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Time 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HYAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. grodens, planters, street frees) 38 Driveways (i.e. location, material, screening) 39 Porking (ii.e. location, material, screening) 39 Porking (ii.e. location, material, screening) 39 Porking (ii.e. location, material, screening)	INFO/ EVALUATION CRITERIA  Project Information  Project Information  Ruilding  Proposed Building (+/-)  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF)  2 Floor Area Ratio (CFA/ Lot Area)  3 Building Height - Zoning (Feet)  5 Building Height - Zoning (Feet)  6 Number of Stories  7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  PROJECT REVIEW ELEMENT  PROJECT REVIEW ELEMENT  9 Placement ((e. sebtoacks, alignment)  10 Massing (i.e. modules, banding, stepbacks)  11 Architectural Style (i.e. traditional - modern)  12 Roofs  13 Style and Slope  14 Roof Projections (i.e. chimneys, vents, dormers)  15 Roof Materials  16 Cornice Line  17 Eves, Gutters and Downspouts  18 Walls  19 Siding / Material  20 Projections (i.e. bays, balconies)  21 Doors and Windows  22 Window Openings and Proportions  23 Window Cosing/ Trim  24 Window Shutters / Hardware  25 Doors  27 Porches and Balconies  28 Projections (i.e. porch, portico, canopy)  29 Landings/ Steps / Stoop / Roilings  30 Lighting (i.e. wall, post)  31 Signs (i.e. projecling, wall)  32 Mechanicals (i.e. HVAC, generators)  33 Pecks  34 Garages/ Barns / Sheds (ii.e. doors, placement)  55 Fence / Walls / Screenwalls (i.e. materials, type)  56 Parking (ii.e. location, materials, street trees)  57 Parking (ii.e. location, materials, street trees)  58 Driveways (ii.e. location, materials, street trees)  59 Parking (ii.e. location, materials, street trees)  50 Parking (ii.e. location, materials, street trees)  50 Parking (ii.e. location, materials, street rees)	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  1. Gross Floor Area (SR) 2. Floor Area (SR) 3. Building Height / Street-Width Ratio 4. Building Height / Street-Width Ratio 5. Building Height / Street-Width Ratio 6. Number of Stories 7. Building Height / Street Wall / Cornice (Feet) 7. Building Coverage (F. Building on the Left) PROJECT REVIEW ELEMENT Applicant (S. Comment (B. Street)) 9. Floorement (B. Street) 9. Floorement (B. Street) 11. Architectural Style (B. Indication - modelm) 12. Roofs 13. Style and Stope 14. Roof Projections (B. Chinneys, vents, dormers) 15. Roof Moderials 16. Cornice (Ine 17. Exes, Suthers and Downspouts 18. Walls 19. String / Moderial 19. String / Moderial 20. Projections (B. E. bays, balconies) 21. Doors and Windows 22. Window Opening and Proportions 23. Window Opening and Proportions 24. Window Opening and Proportions 25. Storm Windows / Screens 26. Doors 27. Porches and Bolconies 28. Force / Moderials 39. Londing (B. e. Hord.) 30. Londing (B. e. Hord.) 31. Signs (B. e. projections (B. e. brots, plantens) 31. Signs (B. e. projections, vent.) 32. Roofs 33. Decks 34. Garages/Barns, Sheet (B. e. doors, placement) 35. Fence / Walls / Screenwalls (B. e. notedors, plantens) 36. Garages/Barns / Sheet (B. e. doors, placement) 37. Roofs (B. e. projections, plantens, p	INFO/ EVALUATION CRITERIA Project Information  GENERAL BUILDING INFORMATION  Const Rock Area (SF) Place Area Ratio (SFA/Lot Area) Building Height / Street/Math Ratio Building Height / Toning Floet) Building Height / Toning Floet Building Coverage (SF) Building Deverage (SF) Ruiding Deverage (SF) Ruiding Deverage (SF) Ruiding Overage (SF) Ruidi	Project Information   Building   Proposed   Sulding (Fr.)   Average)

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

#### A. Property Information - General:

#### **Existing Conditions:**

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

<ul> <li>Neighborhood Association: <u>L</u></li> </ul>	<u>owniown</u>	
B. Proposed Work: To add a 3-Story	rear addition with e	<u>levator.</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/ Dem	olished:	
✓ Principal	☐ Accessory	☐ Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	itive $\square$ Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>ls):</u>	
Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildin	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)
lacksquare Intentional Opposition (i.e	e. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

#### I. Neighborhood Context:

• The property is located along Court Street. It is surrounded with many 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.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**Zoning Map** 

		2	.06 COURT S	TREET – WORK SI	ESSION #D (MODI	ERATE PROJ	ECT)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
	No.		Building	Building (+/-)	(Average)		(Average)	<b>\</b>
	110.	GENERAL BUILDING INFORMATION	(FSTIAA	ATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	(LSTIIVI)	ATED I KOM THE TAX MAI 3 & 7	-33E33OK 3 H41 O)			<b>~</b> × ×
	2	Floor Area Ratio (GFA/ Lot Area)						FO MISSIO Date: 3
	3	Building Height / Street-Width Ratio			<b>MODERATE P</b>	DO IECT		
	4	Building Height – Zoning (Feet)			MODERAIE	KOJECI		FC AISS
	5	Building Height – Street Wall / Cornice (Feet)			UCT A 3-STORY R			│ <b></b> ≧ŏ
	6	Number of Stories		- CONSIK	OCIA 3-3IOKI K	LAK ADDIIK	JN ONLI -	Z
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	<b> </b>
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	A1 TRIC
0	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	] <b>4</b> % 8
U	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	DIS DIS
	12	Roofs					□ Appropriate □ Inappropriate	4 L
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	/AL ORIC D STREET
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	
S	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	Y EV HISTO
M	18	Walls					□ Appropriate □ Inappropriate	
TERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	- E S
¥	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	
∞8	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
DESIGN	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	⊢ш ў ?!
ESK	23	Window Casing/ Trim Window Shutters / Hardware					□ Appropriate □ Inappropriate	<b>PE</b> RTSM RTY:2
0	25	Awnings					□ Appropriate □ Inappropriate	
SUILDING	26	Doors					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	OP PORTS/
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ ~
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b>←</b> =
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					☐ Appropriate ☐ Inappropriate	- Alle
	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
_	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	H
ES	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
SITE D	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
2	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	Crimin St.
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pro 2. As 3. Co	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: onservation and enhancement of property value  V Criteria / Findings of Fact:	☐ Yes ☐ ☐ Yes ☐ Jes: ☐ Yes ☐	No 5. Co	aintain the special characte emplement and enhance the emote the education, pleas	ne architectural ar	nd historic character: f the District to the city residents and visito	☐ Yes ☐ Yes ☐ Yes
<u>l.</u>	1. Co	onsistent with special and defining character of parameter of parameter of compatibility of design with surrounding properties	<b>.</b> .		lation to historic and archite empatibility of innovative te		<u> </u>	

**Project Address:** 46-64 MAPLEWOOD AVE. **Permit Requested: CERTIFICATE OF APPROVAL / CUP WORK SESSION #E Meeting Type:** 

#### A. Property Information - General:

#### **Existing Conditions:**

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

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

E. Troposca Work.
C. Other Permits Required:
$\square$ Board of Adjustment $lackiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii$
D. Lot Location:
$\square$ Terminal Vista $\square$ Gateway $\square$ Mid-Block
$lacktriangle$ Intersection / Corner Lot $\Box$ Rear Lot
E. Existing Building to be Altered/ Demolished / Constructed:
Principal Accessory Demolition
F. Sensitivity of Context:
$\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "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:
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)
$\square$ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

#### I. Neighborhood Context:

a. 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.

#### J. Staff Comments / Suggestions:

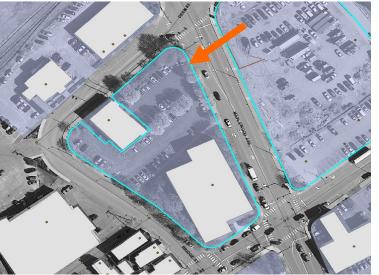
- Over the past two years, the Commission has reviewed many architectural styles for this building. The general consensus appears to support a more contemporary building design with more modern building materials and forms.
- The maximum building height for this property is 3.5 stories or up to 40 feet. 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.
- Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**Zoning Map** 

	<del></del>	64 MAPLEWOOD AVE. – WC		WAJOR I ROJECI)					
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT					
	Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)						
1	Gross Floor Area (SF)								
2	Floor Area Ratio (GFA/ Lot Area)								
3	Building Height / Street-Width Ratio	MAJOR PROJECT							
4	Building Height – Zoning (Feet)		MAJORING						
5	Building Height – Street Wall / Cornice (Feet)	- CONSTR	LICT A 4-STORY M	NIXED HISE BIHLDING -					
7	Number of Stories  Building Coverage (% Building on the Lot)	<ul> <li>CONSTRUCT A 4-STORY MIXED USE BUILDING –</li> </ul>							
,	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGE	ESTIONS APPROPRIATENESS	<b>-</b>				
<b>⊢</b> 8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate					
E 9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate					
10	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate					
ပ <u>ြု 11</u>	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	_ <				
12	Roofs			□ Appropriate □ Inappropriate					
13	Style and Slope			□ Appropriate □ Inappropriate					
14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate					
15	Roof Materials			□ Appropriate □ Inappropriate					
16	Cornice Line			□ Appropriate □ Inappropriate					
17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate	<b>—</b> í				
S 18	Walls			□ Appropriate □ Inappropriate					
19	Siding / Material			□ Appropriate □ Inappropriate					
20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate					
≥ 21	Doors and Windows			□ Appropriate □ Inappropriate					
≈ 22	Window Openings and Proportions			□ Appropriate □ Inappropriate					
23	Window Casing/ Trim			□ Appropriate □ Inappropriate	Ц				
24	Window Shutters / Hardware			□ Appropriate □ Inappropriate					
<u>ර</u> 25	Storm Windows / Screens			□ Appropriate □ Inappropriate					
26	Doors			□ Appropriate □ Inappropriate					
<b>5</b> 27	Porches and Balconies			☐ Appropriate ☐ Inappropriate					
28	Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate					
29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate					
30	Lighting (i.e. wall, post)			☐ Appropriate ☐ Inappropriate					
31	Signs (i.e. projecting, wall)			☐ Appropriate ☐ Inappropriate					
32	Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate					
33	Decks			☐ Appropriate ☐ Inappropriate					
					- Minis				
<b>Z</b>									
~									
<b>=</b>									
				□ Appropriate □ Inappropriate					
34 35 36 37 38 39 40 H. Purpo 2. As 3. C	Garages/ Barns / Sheds (i.e. doors, placement)  Fence / Walls / Screenwalls (i.e. materials, type)  Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)  Driveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)  Dise and Intent:  Description of the District:  Diserve the integrity of the District:	☐ Yes ☐ No 5. Co	pmote the education, pleasu	Appropriate   Inappropriate   Inappropriate	sito				

Project Address: Permit Requested: Meeting Type:	163 DEER STREET (LOT 4) CERTIFICATE OF APPROVA WORK SESSION #F
A. Property Information - General:	
Existing Conditions:	

- Zoning District: <u>Urban General (CD5)</u>
- Land Use: Commercial Bank
- Land Area: 17,130 SF +/-
- Estimated Age of Structure(s): c.1985

C Other Permits Required:

- Building Style: <u>NA</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Deer and Bridge Streets</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

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

O. Onic	r crimis regonea.		
	$\square$ Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	☐ Gateway	✓ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Dem	olished / Constructed	<u>d:</u>
	✓ Principal	☐ Accessory	Demolition
<u>F. Sensit</u>	ivity of Context:		
	☐ Highly Sensitive <b>☑</b> Sensi	tive $\square$ Low Sensitivity	y $\square$ "Back-of-House
G. Desig	gn Approach (for Major Project	<u>'s):</u>	
	$\square$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Proje	ct Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	$\square$ Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions
	☑ Major Project (i.e. very la	rge alternations, add	itions or expansions)

#### Page 17 of 22 I. Neighborhood Context:

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

#### J. Background & Suggested Action:

- 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 address the building locations as well as 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.
- 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 proposed buildings should also be inserted into the City's 3D Massing Model to provide more informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- **Design Guideline Reference: Guidelines for Commercial Development &** Storefronts (12)

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





Aerial and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

					RK SESSION #F (N			
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	_
		GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX MAPS & AS	SESSOR'S INFO)			
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio			<b>MAJOR PRO</b>	) IECT		
	4	Building Height – Zoning (Feet)			MAJORIK			ــــــــــــــــــــــــــــــــــــــ
	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRI	JCT A 4-STORY N	MYED_HIGE B	HIII DING -	
	6	Number of Stories		- CONSING	CI A 4-310K1 N	MINED-OSE E	OULDING -	7
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
Į į	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	_
0	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	_
ı L	15	Roof Materials					□ Appropriate □ Inappropriate	
ı	16	Cornice Line					☐ Appropriate ☐ Inappropriate	>
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	— ш́
ALS	18	Walls					□ Appropriate □ Inappropriate	
E.	19	Siding / Material					□ Appropriate □ Inappropriate	_ >
A	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
≥ _	21	Doors and Windows					□ Appropriate □ Inappropriate	<b>-</b>
z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
S	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
Ä	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
δ	25	Storm Windows / Screens					□ Appropriate □ Inappropriate	
5	26	Doors					□ Appropriate □ Inappropriate	
5	27	Porches and Balconies					□ Appropriate □ Inappropriate	_ ~
-	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	┛┛
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	Barrier .
	33	Decks					☐ Appropriate ☐ Inappropriate	
	34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	/11
z	35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DE.	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
빝	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
<u>~</u>	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	A
	40						□ Appropriate □ Inappropriate	The state of the s
1 2 3 <u>I. Re</u>	urpos . Pre 2. Ass 3. Co	Accessory Buildings (i.e. sheds, greenhouses) e and Intent: eserve the integrity of the District: essment of the Historical Significance: enservation and enhancement of property value Criteria / Findings of Fact: ensistent with special and defining character of second contents.		5. Con 6. Pron	·	ne architectural ar sure and welfare c	□ Appropriate □ Inappropriate  and historic character:  but the District to the city residents and vis	itors:

• 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.

- 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 address the building locations as well as 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
- existing and proposed buildings along Deer Street and Maplewood Ave. The proposed buildings should also be inserted into the City's 3D Massing Model to provide more informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- **Design Guideline Reference: Guidelines for Commercial Development &** Storefronts (12)

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

- approval (i.e. the other GL Rogers buildings and the City's Deer Street Parking Garage. The HDC should carefully assess the scale of the proposed buildings within the context of the

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





Aerial and Street View Image

Zoning Map

# **HISTORIC SURVEY RATING**

Page 19 of 22

157 DEER STREET (LOT 5) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #G Meeting Type:** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>Urban General (CD5)</u>
- Land Use: Commercial Office
- Land Area: 21,050 SF +/-
- Estimated Age of Structure(s): c.1970
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave. and Deer Street
- 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:

	Board of Adjustment	☑ Planning Board	☐ City Council							
<u>D.</u>	Lot Location:									
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block							
	✓ Intersection / Corner Lot	☐ Rear Lot								
<u>E.</u>	E. Existing Building to be Altered/ Demolished / Constructed:									
	<b>7</b>									

✓ Principal	Demolition

## F. Sensitivity of Context:

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

	•	•	•	•	•
☐ Inver	ntion withir	n a Style (	i.e., Porter Street T	ownhouses, 100 Mark	et Street)
☐ Abstı	act Refere	ence (i.e. I	Portwalk, 51 Islingt	on, 55 Congress Stree	t)
☐ Inter	itional Opr	oosition (i.	.e. McIntyre Buildir	ng, Citizen's Bank, Co	ldwell Banker)

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

#### H. Projec

t Type:
$\hfill \square$ Consent Agenda (i.e. very small alterations, additions or expansions
$\ \square$ Minor Project (i.e. small alterations, additions or expansions)
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $

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

			15	57 DEER STREET (LOT 5) – WORK SESSION #G (MAJOR PROJECT)			
	INFO/ EVALUATION CRITERIA NEIGHBORHOOD CONTEXT						
			Project Information	Abutting Structures Surroun	ding Structures	<b>1</b>	
	-		GENERAL BUILDING INFORMATION	(Average)	Average)		
STAFF	F	1	Gross Floor Area (SF)				
A	ŀ	2	Floor Area Ratio (GFA/ Lot Area)				
ST	F	3	Building Height / Street-Width Ratio				
	-	4	Building Height – Zoning (Feet)	MAJOR PROJECT			
		5	Building Height – Street Wall / Cornice (Feet)	MAJOR FROJECT			
		6	Number of Stories	- CONSTRUCT A 5-STORY MIXED-USE BUILDII	NC _		
		7	Building Coverage (% Building on the Lot)	- CONSTRUCT A 3-3TORT MIXED-USE BUILDII	10 -	ONMIS COMMIS COMMIS DOMES Pulations	
			PROJECT REVIEW ELEMENT		APPROPRIATENESS	COMMINATIONS  Withdraw	
	×	8	Scale (i.e. height, volume, coverage)		Appropriate □ Inappropriate		
	ONTEXT	9	Placement (i.e. setbacks, alignment)		☐ Appropriate ☐ Inappropriate	J	
	Į.	10	Massing (i.e. modules, banding, stepbacks)		□ Appropriate □ Inappropriate		
	J	11	Architectural Style (i.e. traditional – modern)		□ Appropriate □ Inappropriate		
S		12	Roofs		□ Appropriate □ Inappropriate		
MEMBERS		13	Style and Slope		□ Appropriate □ Inappropriate	▮ ◢ ∴ 때 등 유	
۱B		14	Roof Projections (i.e. chimneys, vents, dormers)		□ Appropriate □ Inappropriate		
ΞN		15	Roof Materials		□ Appropriate □ Inappropriate	STR	
₹	-	16	Cornice Line		□ Appropriate □ Inappropriate		
	S	17	Eaves, Gutters and Downspouts		☐ Appropriate ☐ Inappropriate		
0	Ι	18	Walls		□ Appropriate □ Inappropriate		
S	ATERIA	19	Siding / Material		□ Appropriate □ Inappropriate		
IIS	W	20	Projections (i.e. bays, balconies)  Doors and Windows		☐ Appropriate ☐ Inappropriate	<b>57 17 17 17 17 17 17 17 1</b>	
COMMISSION	~	21			☐ Appropriate ☐ Inappropriate	<del>-</del>	
Ž	N N	22	Window Openings and Proportions Window Casing / Trim		☐ Appropriate ☐ Inappropriate		
Ö	DESIG	24	Window Casing/ Trim Window Shutters / Hardware		Appropriate Inappropriate	ORTSM OPERTY Ion:	
	0.0	25	Storm Windows / Screens		☐ Appropriate ☐ Inappropriate		
$\Box$	ĭĕ⊦	26	Doors Doors		<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>		
ISTRICT	BUILDING	27	Porches and Balconies		<ul> <li>Appropriate □ Inappropriate</li> </ul>		
ST	B	28	Projections (i.e. porch, portico, canopy)		<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	P P P P P P P P P P P P P P P P P P P	
		29	Landings/ Steps / Stoop / Railings		☐ Appropriate ☐ Inappropriate	• ' <u>\</u>	
	-	30	Lighting (i.e. wall, post)		<ul> <li>Appropriate □ Inappropriate</li> </ul>	<b>1</b>	
2	-	31	Signs (i.e. projecting, wall)		<ul> <li>Appropriate □ Inappropriate</li> </ul>		
0		32	Mechanicals (i.e. HVAC, generators)		<ul> <li>Appropriate □ Inappropriate</li> </ul>		
HISTORIC		33	Decks		☐ Appropriate ☐ Inappropriate	The state of the s	
王		34	Garages/Barns / Sheds (i.e. doors, placement)		<ul> <li>Appropriate □ Inappropriate</li> </ul>		
	_	35	Fence / Walls / Screenwalls (i.e. materials, type)		□ Appropriate □ Inappropriate		
	DESIGN	36	Grading (i.e. ground floor height, street edge)		□ Appropriate □ Inappropriate		
	ESI	37	Landscaping (i.e. gardens, planters, street trees)		Appropriate □ Inappropriate		
	핃	38	Driveways (i.e. location, material, screening)		□ Appropriate □ Inappropriate		
	SITE	39	Parking (i.e. location, access, visibility)		□ Appropriate □ Inappropriate		
		40	Accessory Buildings (i.e. sheds, greenhouses)		Appropriate □ Inappropriate		
	: : :	1. Pre 2. Ass 3. Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	<ul> <li>Yes □ No</li> <li>Yes □ No</li> <li>Yes □ No</li> <li>Complement and enhance the architectural and historic</li> <li>Yes □ No</li> <li>Promote the education, pleasure and welfare of the District:</li> </ul>		☐ Yes ☐ No ☐ Yes ☐ No rs: ☐ Yes ☐ No	
		1. Cc	riteria / Findings of Fact: onsistent with special and defining character of mpatibility of design with surrounding propertie:	f surrounding properties:   Yes  No 3. Relation to historic and architectural value of existing strues:  Yes  No 4. Compatibility of innovative technologies with surrounding			

Project Address:	<b>299 VAUGHAN STREET</b>			
Permit Requested:	<b>CERTIFICATE OF APPROVA</b>			
Meeting Type:	WORK SESSION #H			
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: Industrial
  Historical Significance: NC
  Public View of Proposed Work: View from Green and Vaughan Streets
- Unique Features: Abuts North Mill Pond
- Neighborhood Association: North End

<u>B.    </u>	<u>Proposed Work:</u>	<u>Construct</u>	t a 5-story	<u>/ hotel</u>	<u>building</u>	y with	<u>parkinc</u>	١.
	-		•					_

C. Othe	<u>r Permits Required:</u>			
	$\square$ Board of Adjustment	☑ Planning Board	☐ City Council	
D. Lot L	ocation:			
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block	
	✓ Intersection / Corner Lot	☐ Rear Lot		
E. Existir	ng Building to be Altered/ Demo	olished / Constructed	<u>l:</u>	
	✓ Principal	Accessory	Demolition	
F. Sensit	tivity of Context:			
	☐ Highly Sensitive ☑ Sensit	ive $\square$ Low Sensitivity	"Back-of-House"	
G. Desig	gn Approach (for Major Project	<u>s):</u>		
	$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)	
	$\square$ Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)	
	☑ Abstract Reference (i.e. Po	Rear Lot    Molished / Constructed:   Accessory		
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)	
H. Proje	ct Type:			
	☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)	
	☐ Minor Project (i.e. small alte	erations, additions or	expansions)	
	☐ Moderate Project (i.e. sigr	nificant additions, alte	Mid-Block  Demolition  itivity "Back-of-House"  Building, 10 Pleasant Street)  nouses, 100 Market Street)  55 Congress Street)  itizen's Bank, Coldwell Banker)  a, additions or expansions)  ns or expansions)	
	☑ Major Project (i.e. very lar	ge alternations, addi	tions or expansions)	

#### 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.
- The HDC should carefully assess the surrounding context in order to provide informed feedback on the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- Note that revised plans from the Applicant will be provided at the 3-1-17 meeting.
- Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)

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





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Aerial and Street View Image



Zoning Map

# **HISTORIC SURVEY RATING**

NC

		2	99 VAUGHAI	N STREET – WORK	( SESSION #H (M.	AJOR PRO	JECT)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORI	HOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	-11 <b>V</b>
_		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & AS			(	<b>8</b> ≥ 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1
SIAFF	1	Gross Floor Area (SF)				<u> </u>		<u></u> င နဲ့ က
⋖	2	Floor Area Ratio (GFA/ Lot Area)						FOR ISSION Date:3
<b>?</b>	3	Building Height / Street-Width Ratio			<b>MAJOR PRO</b>	) IECT		SSIO after
	4	Building Height – Zoning (Feet)			MAJORIK			T S Q
-	5	Building Height – Street Wall / Cornice (Feet)			A 5-STORY MIXE	D-IICE HO	TEL RIIII DING _	<b>∑</b> ∓ − −
	6	Number of Stories		- CONSTRUCT	A 3-31OKI MIXL	D-03L IIO	ILL BUILDING -	<b>Z</b>
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	_ <b>O</b> öz
×	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
빌	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
Ö	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	AT AT Cas
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
,	15	Roof Materials					☐ Appropriate ☐ Inappropriate	
	16	Cornice Line					☐ Appropriate ☐ Inappropriate	<b>&gt;</b> 5 <b>A</b>
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	— <b>Ш</b> ∑ ∃
ALS	18	Walls					☐ Appropriate ☐ Inappropriate	
ER	19	Siding / Material					☐ Appropriate ☐ Inappropriate	<b>→</b> ¬ ⊃
₹	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
DESIGN & MATERIALS	21	Doors and Windows					□ Appropriate □ Inappropriate	
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
Sign	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>PE</b> RTSM TY:29
1 - 1	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	□ <b>で</b> たご
BUILDING	25	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate	
	26	Doors					☐ Appropriate ☐ Inappropriate	
BUI	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	<b>—</b> ~
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	_
;	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
<u>.</u>	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	33	Decks Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
'	34	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	And Section 18
Z	35 36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	000
	38	Driveways (i.e. location, material, screening)						Quensi
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	preen St.
,	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u> </u>		se and Intent:					□ Appropriate □ Inappropriate	
	1. Pre	eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □   □ Yes □		ntain the special characte		and historic character:	□ Yes □ □ Yes □
		onservation and enhancement of property valu			•		of the District to the city residents and visi	
		Criteria / Findings of Fact:	•		111111111111111111111111111111111111111		, , , , , , , , , , , , , , , , , , , ,	50 -
		onsistent with special and defining character of	surrounding propert	ies: □Yes□No 3. Rela	tion to historic and archite	ectural value of	existing structure:	
		mpatibility of design with surrounding properties			npatibility of innovative ted			