Historic District Commission Staff Report - October 4th, 2017

October 4th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Site Visit: 84 Pleasant Street (Demolition Request)
- Request for Rehearings:
 - 1. 73 Prospect Street
 - 2. 278 State Street
- Administrative Approvals:
 - 1. 403 Deer Street
 - 2. 280 South Street
 - 3. 69 Dennett Street
 - 4. 736 Middle Street

- TBD
- Recommend Approval
- TBD
- Recommend Approval

PUBLIC HEARINGS - OLD BUSINESS:

- A. 113 Congress Street (Minor awning & façade)
- B. 220 South Street (Minor-windows)
- C. 75 Congress Street (Minor cooling tower)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 151 Lafayette Road (Minor egress window)
- 2. 39 Pray Street (Minor windows)
- 3. 110 Court Street (Minor-windows)

- 4. 540 Marcy Street (Minor expand and enclose porch)
- 5. 177 State Street (Moderate front addition)
- 6. 180 Middle Street (Moderate 5 unit condo project)

WORK SESSIONS:

- A. 333 State Street (Minor windows)
- B. 45 Gardner Street (Minor addition for universal access)
- C. 410 Islington Street (Major-multiple principal buildings)
- D. 163 Deer Street Lot 4 (Major- mixed-use building)
- E. 157 Deer Street Lot 5 (Major- mixed-use building)
- F. 84 Pleasant Street (Moderate demolition of rear addition)



COMMISSION HISTORIC DISTRICT

MEETING DATES: October 4th APPLICATIONS: 20

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

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

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Commercial
- Land Area: 8,241 SF +/-
- Estimated Age of Structure: c.1931
- Building Style: <u>Modern</u> Number of Stories: <u>1</u>
- Historical Significance: Intrusion
- Public View of Proposed Work: View from Congress Streets
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	Replace 1	ront	<u>windows</u>	with c	<u>a retrac</u>	<u>tab</u>	<u>le winc</u>	dow and	<u>d screen</u>

C. Other Permits Required: ☐Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: Mid-Block Terminal Vista Gateway

	= 0a.oa,	// IIG BIOOK
$\ \square$ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/Den	nolished:	
☑ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sens	itive 🗹 Low Sensitivi	ty \square "Back-of-House"
G. Design Approach (for Major Projec	<u>:ts):</u>	
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Build	ing, 10 Pleasant Street)
\square Invention within a Style (i.	e., Porter Street Townhous	es, 100 Market Street)
Abstract Reference (i.e. P	ortwalk, 51 Islington, 55 Cc	ongress Street)
☐ Intentional Opposition (i.e	e. McIntyre Building, Citizer	n's Bank, Coldwell Banker)
U. Project Type:		

H. Project Type:

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

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

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

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

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - i. Replace the storefront windows with retractable window with a roll-down screen.
 - Note The applicant has requested to postpone this application until the October meeting. I would suggest that if the Applicant postpones this item that it be re-advertised prior to rescheduling the meeting.

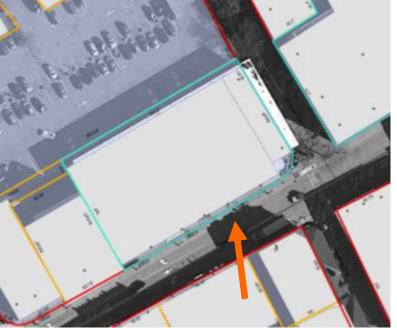
Design Guideline Reference - Guidelines for Windows & Doors (08) and Signs & Awnings (11).

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PRO) IFCT	
	4	Building Height – Zoning (Feet)				JLCI	
	5	Building Height – Street Wall / Cornice (Feet)		– INSTALL	NEW STOREFRON	MODUIM IF	S ONLY -
	<u>6</u> 7	Number of Stories Building Coverage (% Building on the Lot)		INSTALL	INEW STORETRO		JONET
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGGE	2IAOIT2	APPROPRIATENESS
			AFFLICAI	AL 2 COMMENTS	HDC 30GGE	3110143	
_	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate
_	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate
	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate
	12	Roofs					☐ Appropriate ☐ Inappropriate
	13	Style and Slope					☐ Appropriate ☐ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate
	15	Roof Materials					☐ Appropriate ☐ Inappropriate
	16	Cornice Line					☐ Appropriate ☐ Inappropriate
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate
1		Walls					☐ Appropriate ☐ Inappropriate
19		Siding / Material					□ Appropriate □ Inappropriate
	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate
2		Doors and Windows					☐ Appropriate ☐ Inappropriate
2		Window Openings and Proportions					☐ Appropriate ☐ Inappropriate
23		Window Casing/ Trim					☐ Appropriate ☐ Inappropriate
24	4	Window Shutters / Hardware					□ Appropriate □ Inappropriate
25	<u>;</u>	Awnings					□ Appropriate □ Inappropriate
26		Doors					□ Appropriate □ Inappropriate
27		Porches and Balconies					☐ Appropriate ☐ Inappropriate
2	8	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate
2	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
3	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate
:	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
3	33	Decks					□ Appropriate □ Inappropriate
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate
_	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
4	0	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
Purpo 1. Pro 2. As 3. Co	S:	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value of Criteria / Findings of Fact:	☐ Yes ☐ 1 ☐ Yes ☐ 1 es: ☐ Yes ☐ 1	No 5. Co	lintain the special characte mplement and enhance the mote the education, pleas	ne architectural an	

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

<u>A.</u>	I	Pro	ope	erty	Inform	<u>ation</u>	-	General:
	_	•						-

Existing Conditions:

- Zoning District: SRB Land Use: Two-Family
- Land Area: 10,842 SF
- Estimated Age of Structure: c.1875
- Building Style: <u>Queen Anne</u> Number of Stories: <u>2.5</u>

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

 Neighborhood Association: Sc 	outh End_	
B. Proposed Work: To replace windo	ows and remove ask	oestos siding with cedar shingles.
C. Other Permits Required:		
\square 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	\square Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive 🗹 Sensi	tive \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small alt	terations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
\square Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

- The applicant is proposing to:
 - Replace the existing windows with Marvin windows; and,
 - ii. Replace asbestos siding with cedar shingles.
- Note the applicant was informed that additional specifications for the windows are needed in order to hold this public hearing. Additionally, at the last HDC meeting, the applicant was discouraged from applying cedar shingles to the principal structure. Wood clapboards were preferred. The applicant had submitted a request to postpone until the October meeting.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			220 SOUTH	STREET - PUBLIC	HEARING #B (MINOR	PROJECT)		
		INFO/ EVALUATION CRITERIA	SUBJI	CT PROPERTY	NEI	GHBORHOOD CONTEXT		
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structure	es ·	
	No		Building	Building (+/-)	(Average)	(Average)		4-17
	No.	GENERAL BUILDING INFORMATION	/ESTIAA A	TED FROM THE TAX MAPS & A	SSESODIS INICO)			4 5
STAFF	1	Gross Floor Area (SF)	(ESTIMA	TED FROM THE TAX MATS & A	ASSESSOR STREO)			N FOR MMISSION Date: 10-
₹	2	Floor Area Ratio (GFA/ Lot Area)						
S	3	Building Height / Street-Width Ratio			MODERATE PRO	IECT		
	4	Building Height – Zoning (Feet)			MODERATE PRO	JECI		AIS at a summary of the summary of t
	5	Building Height – Street Wall / Cornice (Feet)	- RFPI A	F WINDOWS A	ND ABESTOS SIDING V	VITH CEDAR SHINGLE	S ONLY -	
	6	Number of Stories Building Coverage (% Building on the Lot)	- 1/61 6/4/	SE WINDOWS AI	TO ADESTOS SIDINO V	VIIII CLDAK SIIII CLL	.5 OILLI -	Z Z Z
		PROJECT REVIEW ELEMENT	LIDC	COMMENTS	LIDO SUCCESTION	A DDDO	DDIATENICC	COMMIS COMMIS Co.:B Date Stipulations Withdrawn
-	⊢ 8	Scale (i.e. height, volume, coverage)	ньс	COMMENTS	HDC SUGGESTION		PRIATENESS	S S S S S S S S S S S S S S S S S S S
	9 10	Placement (i.e. setbacks, alignment)					e □ Inappropriate e □ Inappropriate	
	N 10	Massing (i.e. modules, banding, stepbacks)					e 🗆 Inappropriate	
	ပ <u>ျာ</u>	Architectural Style (i.e. traditional – modern)					e 🗆 Inappropriate	
6	12	Roofs					e □ Inappropriate	7 7 8 6 8 6
MEMBERS	13	Style and Slope					e □ Inappropriate	그 !
8	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate	e 🗆 Inappropriate	VAI CORIC STREET Appril Postp
	15	Roof Materials					e 🗆 Inappropriate	
\$	16	Cornice Line					e 🗆 Inappropriate	
	<i>γ</i> 17	Eaves, Gutters and Downspouts			1		e 🗆 Inappropriate	HIST HIST De De De
0	18 10	Walls					e 🗆 Inappropriate	
S	ATERIALS 19 19 20	Siding / Material Projections (i.e. bays, balconies)					e □ Inappropriate	TY E JIH HIS SOUTH proved
	¥ 20 21	Doors and Windows					e □ Inappropriate e □ Inappropriate	
OMMISSION	∞ 21 Z 22	Window Openings and Proportions					e 🗆 Inappropriate	ERTY MOUTH H 220 SOUT Approved Continued
		Window Casing/ Trim					e 🗆 Inappropriate	
ŭ	23 24	Window Shutters / Hardware					e 🗆 Inappropriate	ORTS, ITY:
		Awnings					e □ Inappropriate	
DISTRICT	25 26 27	Doors					e 🗆 Inappropriate	PORT PORTY Secision:
E	<u></u>	Porches and Balconies					e 🗆 Inappropriate	PC PE Cisi
S	28	Projections (i.e. porch, portico, canopy)					e 🗆 Inappropriate	_ ლ გყ
	29	Landings/ Steps / Stoop / Railings					e □ Inappropriate	
∣≅∣	30	Lighting (i.e. wall, post)					e □ Inappropriate	_
Ö	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					e □ Inappropriate	
HISTORIC	33	Decks					e □ Inappropriate e □ Inappropriate	
Ī	34	Garages (i.e. doors, placement)					e 🗆 inappropriate	
	35	Fence / Walls (i.e. materials, type)					e 🗆 Inappropriate	
	<u>Z</u> 36	Grading (i.e. ground floor height, street edge)					e 🗆 Inappropriate	
	36 37	Landscaping (i.e. gardens, planters, street trees)					e 🗆 Inappropriate	M. T
	38	Driveways (i.e. location, material, screening)				☐ Appropriate	e 🗆 Inappropriate	
	. 39	Parking (i.e. location, access, visibility)				☐ Appropriate	e 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate	e 🗆 Inappropriate	
<u>]</u>	I. Purpo	se and Intent:						
-		eserve the integrity of the District:		No 4. Mo	intain the special character of the	e District:		□ Yes □ No
		sessment of the Historical Significance:			mplement and enhance the arch			□ Yes □ No
		onservation and enhancement of property valu	Jes: ☐ Yes ☐		mote the education, pleasure an		ty residents and visite	ors: 🗆 Yes 🗆 No
ı	Review	Criteria / Findings of Fact:			·			
-		onsistent with special and defining character of	f surrounding proper	ties: □Yes□No 3 Re	ation to historic and architectural	value of existing structure:	□ Yes □ No	
		impatibility of design with surrounding properties				gies with surrounding properties:		

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

A. Property Information - General:
 Existing Conditions: Zoning District: CD5 Land Use: Commercial Land Area: 10,758 SF +/- Estimated Age of Structure: c.1879 Building Style: High Victorian Number of Stories: 3 Historical Significance: Focal Public View of Proposed Work: View from Congress Street & the Vaughan Mall Unique Features: Romanesque style Neighborhood Association: Downtown
B. Proposed Work: To remove the cooling tower and expand the rooftop dormer.
C. Other Permits Required:
☐ Board of Adjustment ☐ Planning Board ☐ City Council
D. Lot Location:
☐ Terminal Vista ☐ Gateway ☐ Mid-Block
$lacktriangle$ Intersection / Corner Lot $\ \square$ Rear Lot
E. Existing Building to be Altered/ Demolished:
lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Significant Demolition
F. Sensitivity of Context:
\square Highly Sensitive $oldsymbol{oldsymbol{arDelta}}$ 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:
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:

• 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 remove the existing cooling tower on the roof and extend the dormer.
- Note the HDC requested additional information on the proposed location of the cooling tower within the alleyway connecting Fleet Street with the Vaughan Mall.
- <u>Design Guideline Reference</u>: Guidelines for Roofing (04), & Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

F

		/;	CONGRES	3 SIKEEL - PUBLIC	C HEARING #C (MINO	r Project)						
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	SHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)						
	No.						 					
_		GENERAL BUILDING INFORMATION										
;	1	Gross Floor Area (SF)										
	2	Floor Area Ratio (GFA/ Lot Area)			AAINIOD DDO IE	~ T	SS CO					
•	3	Building Height / Street-Width Ratio		MINOR PROJECT								
	4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)	ы		CLINIC TOWER AND A	ACDIEV DODAMED ONLY	MIS M					
	<u> </u>	Number of Stories	- RELOCATE THE COOLING TOWER AND MODIFY DORMER ONLY -									
	7	Building Coverage (% Building on the Lot)										
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	🗆 🖸 ဗိ နှ					
	8	Scale (i.e. height, volume, coverage)	IIDC	COMMENTS	TIDE 30GGESTIONS		— <u> </u>					
	9	Placement (i.e. setbacks, alignment)				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	— ് ല്ല					
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	JAT ISTRIC					
8	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	— > ₹ŏ					
	12	Roofs				□ Appropriate □ Inappropriate						
	13	Style and Slope				□ Appropriate □ Inappropriate	/ALL					
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate						
	15	Roof Materials				□ Appropriate □ Inappropriate						
	16	Cornice Line				□ Appropriate □ Inappropriate	EV HISTOR					
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	□ Land					
LS	18	Walls				□ Appropriate □ Inappropriate						
TERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	2TY E OUTH HIST ONGRES					
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	\neg \subset $\varepsilon \check{\varepsilon}$					
SIGN & MATERIALS	21	Doors and Windows				□ Appropriate □ Inappropriate	— ⋤ ≶ ā					
∞	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	_ _ _ O ()					
S S	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	□ ₩ ₩ 0 9					
DESI	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	PE 75 0					
		Awnings				□ Appropriate □ Inappropriate						
BUILDING	26	Doors				☐ Appropriate ☐ Inappropriate	POR POR PERTY:					
BUILDING	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate						
_ =	28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate						
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate	⊢ ∟ ō					
)	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate						
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate						
2	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	The second					
	33	Decks				□ Appropriate □ Inappropriate						
: [34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate						
7	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	611					
5	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	A STATE OF THE STA					
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	W 111 112 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
SITE	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	spalme of the last					
S	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	EAL					
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate						
<u>H.</u>	1. Pre 2. Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Co	intain the special character of the mplement and enhance the archi mote the education, pleasure and		☐ Yes ☐ Yes sitors: ☐ Yes					
	Review 1. Co	Criteria / Findings of Fact: onsistent with special and defining character of sympatibility of design with surrounding properties	surrounding prope	rties: □ Yes □ No 3. Rele	·	value of existing structure:						

151 LAFAYETTE ROAD Project Address: Permit Requested: **CERTIFCATE OF APPROVAL PUBLIC HEARING #1 Meeting Type:**

A. Property Information - Gene

- Existing Conditions:Zoning District: GRA
- Land Use: Multi-Family
- Land Area: 13,350 SF +/-

- Estimated Age of Structure: NA
 Building Style: NA
 Number of Stories: 2.5
 Historical Significance: Contributing
 Public View of Proposed Work: View from Lafayette Road
- Unique Features: <u>NA</u>

Olhar Darmilla Daguiradi

Neighborhood Association: Middle Street

<u> </u>	<u>Proposed Work</u>	<u>:: lo re</u>	<u>place rear</u>	window	with e	gress win	<u>dow.</u>

C. Omer	<u>remnis kequirea:</u>		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	g Building to be Altered/ Demo	olished / Constructed	<u>:</u>
	✓ Principal	☐ Accessory	☐ Demolition
F. Sensiti	vity of Context:		
	☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivity	√ 🗌 "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 Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Projec	ct Type:		
	$\hfill\Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)

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

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

I. Neighborhood Context:

• The building is located along Lafayette Road near South Street. The property is surrounded with many historic wood--sided buildings ranging from 2 to 2.5 stories in height.

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

The Applicant is proposing to:

• Replace the rear window in the addition with an egress window.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

151 LAFAYETTE ROAD - PUBLIC HEARING #1 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 10-4-17 Existing Building Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **FORM Abutting Structures** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - REPLACE A REAR TRANSOM WINDOW WITH AN EGRESS WINDOW ONLY -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **APPROPRIATENESS PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS** Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT dse Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs Appropriate | Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate Ш 18 Walls COMMISSION □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware Appropriate □ Inappropriate **△** ERTY:1 Storm Windows / Screens □ Appropriate □ Inappropriate Decision: DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... ROP □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **Lighting** (i.e. wall, post...) ISTORIC □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character:

Review Criteria / Findings of Fact:

				dina properties:

- 2. Compatibility of design with surrounding properties:

3. Conservation and enhancement of property values:

☐ Yes ☐ No

- ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure:
- ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

Project Address: 39 PRAY STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** A. Property Information - General: **Existing Conditions:** • Zoning District: General Residential District B (GRB) Land Use: Single Family Land Area: 5,220 SF +/-Estimated Age of Structure: c.1820 Building Style: <u>Federal</u> Number of Stories: <u>2.5</u> Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from Pray Street</u> Unique Features: NA Neighborhood Association: South End B. Proposed Work: Extend rear addition, add site porch and shed C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ✓ Mid-Block Terminal Vista ☐ Intersection / Corner Lot Rearlot E. Existing Building to be Altered/ Demolished / Constructed: 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)

I. Neighborhood Context:

• The building is located along Pray Street. It is surrounded with many 2.5 story wooden, historically significant structures on relatively small lots with little to no setbacks from the sidewalk.

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

The proposed application seeks to:

- Add an addition to the rear elevation, add a side porch and new shed.
 - Public Works will require a curb cut permit (excavation permit) to access the lot from Salter Street. Note that only one curb cut per lot is permitted.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			39 PR	AY STREET - PUBL	IC HEARING #2	(MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
SIAIL	1	Gross Floor Area (SF)	,		*	·		Sion 16-4-01
<u> </u>	2	, , , , , , , , , , , , , , , , , , , ,						
?	3	1 1 3 1 3 , 1 1 1 1			MINOR PRO) IECT		
	4	Building Height – Zoning (Feet)			MINOKPRO	JJEUI		OMMIS Date:
	5	3 3 3 1 1 1 7 7	_ 1	ENLARGE REAR AD	DITION AND ADD	SIDE PROCH A	ND SHED ONLY -	→ ≷ t .
	6	1101110010100	-	LINLANGE KLAK AD		SIDE I NOCII A	TO SILLO CIALL -	∠ ≥ ≥ ±
		Building Coverage (% Building on the Lot)	4 P.D.I				4 222 222 4 772 4 7	
		PROJECT REVIEW ELEMENT	APPL	ICANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ONMI COMMI
	<u> 8</u>	training in a research and the second					☐ Appropriate ☐ Inappropriate	
}	8 9 10	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
(5 10						☐ Appropriate ☐ Inappropriate	
\vdash	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	LU/ DISTI Case
2	12						□ Appropriate □ Inappropriate	DIS.
MLMBLNS	13	, ,					□ Appropriate □ Inappropriate	
	14 15						□ Appropriate □ Inappropriate	
ן נַ	16						□ Appropriate □ Inappropriate	
	17						□ Appropriate □ Inappropriate	STO!
_							□ Appropriate □ Inappropriate	
) {	18 19 20						□ Appropriate □ Inappropriate	H X
֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓	20						□ Appropriate □ Inappropriate	 } ב ב
. \$	₹ <u>20</u> 21						□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	SUTH S
-	×						□ Appropriate □ Inappropriate	
	23						□ Appropriate □ Inappropriate	
ן ו	22 23 24						□ Appropriate □ Inappropriate	ן ב אַנֻ דְּיַ
							□ Appropriate □ Inappropriate	P RTS, ERT'
	25 26 27						□ Appropriate □ Inappropriate	
=	27						□ Appropriate □ Inappropriate	- · · ·
2	28						□ Appropriate □ Inappropriate	
	29						□ Appropriate □ Inappropriate	⊣ _
	30						□ Appropriate □ Inappropriate	_
	31						☐ Appropriate ☐ Inappropriate	
	32						☐ Appropriate ☐ Inappropriate	
	33	· · · · · · · · · · · · · · · · · · ·					☐ Appropriate ☐ Inappropriate	THE PERSON NAMED IN
•	34						☐ Appropriate ☐ Inappropriate	
	35	<u> </u>					 □ Appropriate □ Inappropriate 	
(36 37 37						 □ Appropriate □ Inappropriate 	
	37						□ Appropriate □ Inappropriate	
	<u>п</u> 38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
[<u>38</u> 39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н.	Purp	ose and Intent:						
	1. F	Preserve the integrity of the District:		No 4. Maii	ntain the special characte	er of the District:		
		Assessment of the Historical Significance:			nplement and enhance th		historic character:	
		Conservation and enhancement of property value					he District to the city residents and visit	
<u>l.</u>	Revie	ew Criteria / Findings of Fact:					·	
		Consistent with special and defining character of s				_		
	2. C	Compatibility of design with surrounding properties	•	□ Yes □ No 4. Compa	tibility of innovative techn	ologies with surroun	ding properties: 🗆 Yes 🗆 No	

110 COURT STREET **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3** A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 25,969 SF +/-
- Estimated Age of Structure: c.1880

- Building Style: <u>Italianate</u>
 Number of Stories: <u>3.0</u>
 Historical Significance: <u>Focal</u>
 Public View of Proposed Work: <u>View from Court and Church Streets</u>
- Unique Features: Landmark Building
- Neighborhood Association: Downtown

<u>B.</u>	<u>Proposed Work:</u>	To replace	7 winc	<u>tiw swot</u>	<u>restoratior</u>	<u>n windows.</u>
	-	•				

2. Tropicos Wells	action time to concluding	<u> </u>				
C. Other Permits Required:						
\square 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:						
$lacktriangle$ Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"						
G. Design Approach (for Major Project	rs):					

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:

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

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

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

I. Neighborhood Context:

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

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

This application proposes to:

- Replace of five windows.
- Note many other windows in the structure have already been replaced.

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



Zonina Map

			110 CC	<u> Durt Street – Pu</u>	BLIC HEARING #3	3 (MINOR)		
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
	No.		Building	Building (+/-)	(Average)		(Average)	1 2
	INO.	GENERAL BUILDING INFORMATION	/ECTIAA	ATED FROM THE TAX MAPS & A	VSSESSUB'S INFU)			
	1	Gross Floor Area (SF)	(LSTIIWA	TIED I ROM IIIE IAX MAI 3 & A	133L33OK 3 H41 O)			
	2	Floor Area Ratio (GFA/ Lot Area)						HOISSION THE: 10
	3	Building Height / Street-Width Ratio			MINOR PRO) IECT		U S
	4	Building Height – Zoning (Feet)			MINORPRO	JJECI		MIS ate
	5	Building Height – Street Wall / Cornice (Feet)		LATZINI _	L 5 REPLACEMEN	2WODIW T	ONLY -	→ § å
	6	Number of Stories		- III31AI	L 5 KLI LACLMLIN	I WINDOWS	OILI -	Z <
1	/	Building Coverage (% Building on the Lot)	4.0011.0.4	NITIO 00 1111 170	112221122		4 222 221 4 771 1722	
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$\underline{\underline{\bullet}}$ $\underline{\bullet}$
X	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	ATRIC TRIC ase
8		Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	A FE SE
	11	Architectural Style (i.e. traditional – modern)			<u> </u>		☐ Appropriate ☐ Inappropriate	
	12	Roofs Style and Slope					☐ Appropriate ☐ Inappropriate	
	13 14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	— О ш
	15	Roof Materials					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	16	Cornice Line					☐ Appropriate ☐ Inappropriate	EV HISTO URT SI
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	RI ST
rs		Walls					☐ Appropriate ☐ Inappropriate	
MATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	
ATE	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	
×	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	2 0
≪ Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	™ ≥ Ξ
DE	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	ORTS, PERTY:
S	25	Awnings					□ Appropriate □ Inappropriate	
UILDING	26	Doors					□ Appropriate □ Inappropriate	
BUII		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 32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	-
	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	Int falls
	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	-
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	THE PERSON
ESI	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	NE PIE
E D	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
SITE	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	N. T
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	1. Pro 2. As	ese and Intent: eserve the integrity of the District: esessment of the Historical Significance: onservation and enhancement of property valu	□ Yes □ □ Yes □ es: □ Yes □	No 5. Co	aintain the special characte emplement and enhance the	ne architectural and	I historic character: the District to the city residents and visitors	□ Yes □ Yes s: □ Yes
<u>. I</u>	Review	v Criteria / Findings of Fact: onsistent with special and defining character of ompatibility of design with surrounding properties	surrounding prope	rties: □Yes□ No 3. Re	·	ectural value of exis	ting structure:	s. UTES

CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Zoning District: General Residence B (GRB)

• Land Use: Single Family

Land Area: 3,228 +/- SF
Estimated Age of Structure: c.1875

Building Style: <u>Greek revival</u>
Number of Stories: <u>2.5</u>

Historical Significance: Contributing
Public View of Proposed Work: Limited view from Marcy Street

Unique Features: NA

C. Other Permits Required:

Neighborhood Association: South End

B. Proposed Work:	Enlarge and	d enclose porch	1.
-------------------	-------------	-----------------	----

☐ 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 $oxlimets$ Sensi	tive \square Low Sensitivit	y 🗌 "Back-of-House					
G. Design Approach (for Major Project	<u>'s):</u>						
Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)					
\Box Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)					
Abstract Reference (i.e. Po	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project Type:							
☑ Minor Project (i.e. small al	terations, additions o	r expansions)					
☐ Major Project (i.e. significe	ant alternations, addi	tions or expansions)					
Other (i.e. mechanical systems, lighting, signs)							

J. Neighborhood Context:

• The 2.5 story historic structure is located along Marcy Street is surrounded by a wide variety of contributing structures that are primarily small single family wood houses situated on small lots with shallow setbacks from the street edge. Many structures in the neighborhood are non-conforming to the dimensional regulations. Importantly, shed dormers (of any type) are not representative of the rooflines along Marcy Street.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant proposes to expand and enclose the porch
- At the last work session, an abutter suggested that the porch extension be reduced to preserve some water views to the River.
- The revised plan has reduced the width of the expanded deck.

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

K. Aerial Image, Street view and Zoning Map:





Aerial and Street View Images



Zoning Map

HISTORIC SURVEY RATING

Page 15 of 32

				540 MARCY	STREET – PUBLIC	C HEARING #4 (MI	INOR PROJEC	II)			
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT			
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)		<	-4-17 enied
	Ī		GENERAL BUILDING INFORMATION		(E	STIMATED FROM THE TAX MAPS 8	& ASSESSOR'S INFO)			1 2 -	4
STAFF	Ī	1	Gross Floor Area (SF)				,			8 00	
⊻		2	Floor Area Ratio (GFA/ Lot Area)								
S		3	Building Height / Street-Width Ratio			MINOR PRO) IECT			OS	™ □
	Ļ	4	Building Height – Zoning (Feet)				JJLCI			MIS	at
	-	5	Building Height – Street Wall / Cornice (Feet)		_ FYP	AND AND ENCLOS	SE PORCH OI	UIY _		<u> </u>	6
	-	6	Number of Stories		- LXI	AND AND ENCLO		AFI —		ZΣ	4 1
	1		Building Coverage (% Building on the Lot)								5.: 4 Dat pulations
			PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGG	ESTIONS	APPROPRI	ATENESS	Oŭ	∵
	ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □			S S
	闄	9	Placement (i.e. setbacks, alignment)					□ Appropriate □			SE <u>₹</u>
	CO	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □		A E	
		11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐			U $\check{\mathbb{Q}}$
S		12	Roofs					☐ Appropriate ☐			_ 6
MEMBERS	-	13	Style and Slope Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐		7 0	REET Ca
B	-	14 15	Roof Materials					☐ Appropriate ☐		Q ≥	
≧		16	Cornice Line					☐ Appropriate ☐		> 0	STREI
\leq		17	Eaves, Gutters and Downspouts					□ Appropriate□ Appropriate			
	LS	18	Walls					☐ Appropriate ☐		HIS H	\overline{O}
COMMISSION	MATERIA	19	Siding / Material					☐ Appropriate ☐		- ±	40 MARC
S		20	Projections (i.e. bays, balconies)					□ Appropriate □			O MAR Approve
	×	21	Doors and Windows					☐ Appropriate ☐			S
⋛	∞ 7	22	Window Openings and Proportions					☐ Appropriate ☐		2 0	4
≥	5	23	Window Casing/ Trim					☐ Appropriate ☐		Шξ	
\mathcal{E}	DESIGN	24	Window Shutters / Hardware					□ Appropriate □			(3)
		25	Awnings					☐ Appropriate ☐		△ ≈	
$\overline{\Omega}$		26	Doors					□ Appropriate □	Inappropriate	O	ERTY sion:
ISTRICT	BUILDING	27	Porches and Balconies					□ Appropriate □	Inappropriate		⊶ ∵∷
<u>S</u>	_	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □	Inappropriate		Οŭ
Δ		29	Landings/ Steps / Stoop / Railings					□ Appropriate □	Inappropriate		م ۵
$\overline{\Omega}$		30	Lighting (i.e. wall, post)					□ Appropriate □		 -	_
<u> </u>		31	Signs (i.e. projecting, wall)					□ Appropriate □			
2		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐			
HISTORIC		33	Decks					☐ Appropriate ☐		1	
I		34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐		- Addison	
	z	35	Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐		The state of the s	
	DESIGN	36 37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐		25 W.	
	DE	38	Driveways (i.e. location, material, screening)					□ Appropriate□ Appropriate		1991	HEAT WATER
	SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □		The state of the s	
	S	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □			
		urpos 1. Pre 2. As	ee and Intent: esserve the integrity of the District: sessment of the Historical Significance:	☐ Yes ☐ ☐ Yes ☐ ☐ Yes ☐	No 5. C	laintain the special characte omplement and enhance the advication, place	ne architectural and	historic character:			Yes□ No Yes□ No
			onservation and enhancement of property val	ues:	NO 6. Pr	romote the education, pleas	oue and wellate of If	ie District to the city f	esideriis aria visito	15. 🗆 🗎 1	Yes □ No
			r Criteria / Findings of Fact: onsistent with special and defining character o	f currounding propert	ies. Date No 3 Da	elation to historic and archite	actural value of ovisti	na structure:	□ Yes □ No		
			empatibility of design with surrounding properties	<u> </u>		ompatibility of innovative te		_	☐ Yes ☐ No		
		Z. UU	inpanding of design with surrounding properties	JJ.	\Box 103 \Box 110 \Box 4. \Box		Chinologics with sollo	orialing properties.	□ 1 C3 □ 1 NO		

Project Address:	177 STATE STREET					
Permit Requested:	CERTIFICATE C	OF APPROVAL				
Meeting Type:	PUBLIC HEARI	NG #5				
Existing Conditions: • Zoning District: CD4 • Land Use: Mixed-Use • Land Area: 2,460 SF +/- • Estimated Age of Structure: C • Building Style: Italianate • Historical Significance: Contril • Public View of Proposed Work • Unique Features: Part of a res • Neighborhood Association: D	<u>buting</u> c: <u>View from State an</u> sidential row block	d Penhallow Streets				
B. Proposed Work: To replace windo	ows and make chimn	<u>ey repairs.</u>				
C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:Terminal Vista	Cataviav	Mid-Block				
☐ Terminal visia ☐ Intersection / Corner Lot	☐ Gateway	□ MIG-BIOCK				
E. Existing Building to be Altered/ Dem						
✓ Principal	□ Accessory	□ Demolition				
F. Sensitivity of Context:						
✓ Highly Sensitive ☐ Sensi		□ "Back-of-House"				
G. Design Approach (for Major Project						
☐ Literal Replication (i.e. 6-16 (Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)					
\sqcup Invention within a Style (i.e	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
Abstract Reference (i.e. Po	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
\square Intentional Opposition (i.e.	McIntyre Building, Citizen's E	Bank, Coldwell Banker)				
H. Project Type:						
\square Consent Agenda (i.e. very	small alterations, addit	tions or expansions)				
\square Minor Project (i.e. small alt	erations, additions or ex	xpansions)				
🗹 Moderate Project (i.e. sig	nificant additions, alter	rations or expansions)				

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

I. Neighborhood Context:

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

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

The Application is proposing to:

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

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

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

					HEARING #5 (MC		
INFO/ EVALUATION CRITERIA				SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF		GENERAL BUILDING INFORMATION	201141119	231141119 (. /)	((- 2
•	1	Gross Floor Area (SF)			-		= 2 z
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio		A	NODERATE PR	Λ IECT	O S
	4	Building Height – Zoning (Feet)		//	NODERAIE PR	OJECI	S T S
	5	Building Height – Street Wall / Cornice (Feet)		- ADD ADDITIC	NI TO DENILALION	W STREET FACADE ONLY -	_ Σ
	6	Number of Stories		- ADD ADDIIIC	ON TO PENHALLOY	W SIREEI FACADE ONLT -	Z
1	/	Building Coverage (% Building on the Lot)					-
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGEST	TIONS APPROPRIATENESS	O 8
	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
NTEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	
0	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	三 く え
	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
	12	Roofs				□ Appropriate □ Inappropriate	
	13	Style and Slope				□ Appropriate □ Inappropriate	- 7 0
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
	15	Roof Materials				□ Appropriate □ Inappropriate	<u> </u>
	16 17	Cornice Line Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
S	18	Walls				□ Appropriate □ Inappropriate	— — Si
ERIALS	19	Siding / Material				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	─ _ =
TER	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
¥	21	Doors and Windows				□ Appropriate □ Inappropriate	- 5 5
•ర	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	— ~ ŏ
S S	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	— ш ў
DESI	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	 _
G	25	Awnings				□ Appropriate □ Inappropriate	OPE ORTSM
Z	26	Doors				□ Appropriate □ Inappropriate	
BUILI	27	Porches and Balconies				□ Appropriate □ Inappropriate	
8	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	□ 盂
	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	111 3
	33	Decks				☐ Appropriate ☐ Inappropriate	
	34	Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
z	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
ESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	Sen. 10 3
Ω	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	\$
<u> </u>	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
<u>H.</u>		se and Intent:		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	stain the anacial above at a -	of the District:	
		eserve the integrity of the District:	□ Yes □ I		ntain the special character of		
		sessment of the Historical Significance:	☐ Yes ☐ I		•	architectural and historic character:	
	< (/	onservation and enhancement of property value	es: 🗆 Yes 🗆 I	NO 6. Prom	iore the education, pleasure	e and welfare of the District to the city residents and vi	isitors: \square

☐ Board of Adjustment

H. Project Type:

Project Address: Permit Requested: Meeting Type:	180 MIDDLE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #6
 Existing Conditions: Zoning District: MRO Land Use: Single Family Land Area: 23,958 SF +/- Estimated Age of Structure: c. Building Style: Federal Historical Significance: Focal Public View of Proposed Work Unique Features: Focal buildin Neighborhood Association: He 	:: <u>View from Middle Street</u> ng
B. Proposed Work: To restore the extC. Other Permits Required:	erior of the building and add walls and parking.

D. Lot Location:		
\Box 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:		
$lacktriangle$ Highly Sensitive $\ \square$ Sensit	ive \square Low Sensitivity	/ □ "Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)

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

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

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

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

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

☐ Planning Board ☐ City Council

I. Neighborhood Context:

• This historically significant building is located along Middle Street in an estate setting. It is surrounded with many 2.5-3 story wood and brick structures setback from the street.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Restore the front façade to its original appearance.
- Add retaining walls and parking.
- Note that the roofing material, rear deck, fencing, and retaining walls are items to be discussed at the meeting.

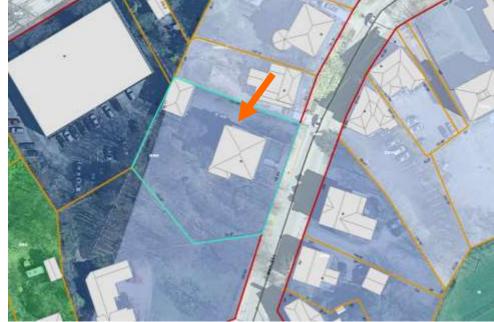
Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

F

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT		
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION	(FSTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)				
1		(ESTIMAL)	NOM THE TAX MAIS & AC		1			
2								
3			A	AODEDATE D	DOILOT			
4			MODERAIE PROJECI					
5			ECTARE EVIENIA	D AND ADD WA	ILC FENIOSC 4	DARKING ONLY		
6	Number of Stories	– K	ESIOKE EXIERIO	K AND ADD WAL	LLS, FENCES 8	K PAKKING ONLY -		
7	Building Coverage (% Building on the Lot)							
	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS		
8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
9						☐ Appropriate ☐ Inappropriate		
10						☐ Appropriate ☐ Inappropriate		
11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate		
12	Roofs					☐ Appropriate ☐ Inappropriate		
13	Style and Slope					☐ Appropriate ☐ Inappropriate		
14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate		
15	Roof Materials					☐ Appropriate ☐ Inappropriate		
16	Cornice Line					☐ Appropriate ☐ Inappropriate		
17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate		
18	Walls					☐ Appropriate ☐ Inappropriate		
19	Siding / Material					☐ Appropriate ☐ Inappropriate		
20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate		
21	Doors and Windows					☐ Appropriate ☐ Inappropriate		
22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate		
23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate		
24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate		
25	Awnings					☐ Appropriate ☐ Inappropriate		
26	Doors					☐ Appropriate ☐ Inappropriate		
	Porches and Balconies					☐ Appropriate ☐ Inappropriate		
28						☐ Appropriate ☐ Inappropriate		
29						☐ Appropriate ☐ Inappropriate		
30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate		
31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate		
32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate		
33	Decks					☐ Appropriate ☐ Inappropriate		
34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate		
35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate		
36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate		
37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate		
38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate		
39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate		
40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate		
	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	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 Awnings 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 (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING 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 - Street Width Ratio 5 Building Height - Street Will / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICAN 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 Schutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. 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 (i.e. materials, type) 36 Grading (i.e. ground floor height, street dege) 37 Landscaping (i.e. ground floor height, street trees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Steet-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 APPLICANT'S COMMENTS 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 Roos 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gulters and Downspouts 18 Walls 19 Siding / Material 19 Projections (i.e. bays, balconies) 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Openings and Proportions 25 Awnings 26 Awnings 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. Hyd., generators) 33 Decks 34 Grading (i.e. ground floor height, street edge) 35 Fence / Walls (i.e. materials, street rees) 36 Ordenging (i.e. gorund floor height, street edge) 37 Landscaping (i.e. gorund floor height, street edge) 38 Driveways (i.e. location, materials, street frees) 39 Driveways (i.e. location, materials, street frees) 30 Driveways (i.e. location, materials, street frees) 30 Driveways (i.e. location, materials, street frees) 31 Driveways (i.e. location, materials, street frees) 32 Driveways (i.e. location, materials, street frees) 33 Driveways (i.e. location, materials, street frees) 34 Driveways (i.e. location, materials, street frees)	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) MODERATE P Building Height - Street Wall / Comice [Feet] Building Height - Street Wall / Comice [Feet] Number of Stories Building Height - Street Wall / Comice [Feet] PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGG APPLICANT'S COMMENTS HDC SUGG Revenue: APPLICANT'S COMMENTS HDC SUGG Revenue: APPLICANT'S COMMENTS HDC SUGG APPLICANT'S CO	GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) MODERATE PROJECT A Building Hoight - Zoring Feet] Building Hoigh		

Project Address: 333 STATE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u> Land Use: <u>Commercial</u>
- Land Area: 24,393 SF +/-
- Estimated Age of Structure: 1957
- Building Style: <u>Colonial Revival</u> Historical Significance: <u>Intrusive</u>
- Public View of Proposed Work: <u>View from State and Fleet Streets</u>
- Unique Features: good example of mid-century Colonial Revival design Neighborhood Association: Downtown

<u>B.</u>	<u>Proposed</u>	<u>d Work:</u>	<u>Replace</u>	<u>windows.</u>

C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lo	t 🗌 Rear Lot	
E. Existing Building to be Altered/ Der	molished / Constructed	<u>l:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sen	sitive \square Low Sensitivity	"Back-of-House
G. Design Approach (for Major Proje	<u>cts):</u>	
\Box Literal Replication (i.e. 6-1	6 Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e., Porter Street Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. F	Portwalk, 51 Islington, 55 Cor	gress Street)
\Box Intentional Opposition (i.	e. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. ve	ry small alterations, add	ditions or expansions)
\square Minor Project (i.e. small c	ulterations, additions or	expansions)
✓Moderate Project (i.e. siç	gnificant additions, alte	rations or expansions)
\square Major Project (i.e. very lo	arge alternations, addit	ions or expansions)

I. Neighborhood Context:

• The lot is located along Court, State and Fleet Streets. It is surrounded with mainly brick 1.5-3 story structures with shallow to no front yard setbacks. Note that this lot was created by merging three previous lots with structures in the 1970s.

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

- The applicant is proposing to:
 - Remove and Replace the windows (which appear to be original)
 - Note that the HDC requested the applicant provide detailed survey information on the condition of each window seeking to be replaced.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

333 STATE STREET - WORK SESSION #A (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** (Average) (Average) Buildina Building (+/-) Date: 10-4-17 (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION **DISTRICT COMMISSION** Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE WINDOWS ON BOTH STRUCTURES ONLY -Number of Stories Building Coverage (% Building on the Lot) 7 No:A **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 4 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 ш ATE □ Appropriate □ Inappropriate COMMISSION MATERIALS 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** S 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate PROPERTY:333 **Doors and Windows** 21 □ Appropriate □ Inappropriate EP. Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate Δ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate × 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate 40 Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Address: 45 GARDNER STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #B Meeting Type:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 2,495 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Gardner Street
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	Proposed Work: To install an eleva	ator for universal ac	cess.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	\square 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 ☑ Sensit	tive \square Low Sensitivit	y 🗌 "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 Age	enda (i.e. ve	ery small	alterations,	additions of	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)

J. Neighborhood Context:

• The property is located along Gardner Street. It is surrounded with many wooden framed 2.5 story historic structures with no front yard setbacks with little to no side yards.

K. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to add and elevator shaft along the eastern elevation.
- Note that the applicant has requested to postpone this application until the October meeting.

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

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			TO OARDITE	COINCLI WORK	SESSION #B (MI	HOR I ROJECI	<u> </u>	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOO	D CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		urrounding Structures	
			Building	Building (+/-)	(Average)		(Average)	
	No.	CENTER AL RUM DING INTO DAY ATION	(5071) 4 4 7					- -
	1	GENERAL BUILDING INFORMATION	(ESIIMAI	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			2 2
	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio) IFOT		
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		O S
	5	Building Height – Street Wall / Cornice (Feet)		INICT		D TOWED ON	V	
	6	Number of Stories		- IN21	'ALL AN ELEVATO	K IOWER ONL	.Y —	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	▗ ▗ ▗ ▗ ▗ ▗ ▗ ▗ ▗ ▗ ▗ ▗ ▗ ♀ ♀ ♀ ♀ ♀ ♀ ♀
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
Ó	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	A
Ü	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	ן בן כֿ
	13	Style and Slope					☐ Appropriate ☐ Inappropriate	-
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	4
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	-} >
	16	Cornice Line Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	┧ш
	17 18	Walls					□ Appropriate □ Inappropriate	EV
۱₩	19	Siding / Material					 □ Appropriate □ Inappropriate □ Inappropriate 	_
MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
×	21	Doors and Windows					□ Appropriate □ Inappropriate	RT S
∞ ~	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
DESIGN	23	Window Casing/ Trim					 □ Appropriate □ Inappropriate 	>PE
DES	24	Window Shutters / Hardware					 □ Appropriate □ Inappropriate 	۲ کے ا
	25	Awnings					□ Appropriate □ Inappropriate	່
UILDING	26	Doors					□ Appropriate □ Inappropriate	
Ħ	27	Porches and Balconies					□ Appropriate □ Inappropriate] ~ "
8	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	-
	33	Decks					☐ Appropriate ☐ Inappropriate	
-	34	Garages/Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
Z	35 36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	1
Sign	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate□ Inappropriate□ Inappropriate	
SITE DESIGN	38	Driveways (i.e. location, material, screening)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
SIE	39						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	To be with the
	Purpo 1. Pro 2. As	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. Cor	intain the special characte mplement and enhance th mote the education, pleas	ne architectural and h		ors:

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

A. Property Information - General:

Existing Conditions:

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

B. Proposed Work: To renovate three	e historic structures	<u>& add 3 new structures.</u>
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	Gateway	☑ Mid-Block
$\ \square$ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
Principal	☐ Accessory	\square Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive 🗹 Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
\Box 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. sigi	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

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

J. Background & Suggested Action:

The applicant proposes to:

- Renovate the 3 historic structures along Islington Street;
- Add four new townhouse structures with 8 dwelling units within the rear yard of the property; and
- Demolition of the rear additions and attached garages and side ells.
- Note that the HDC and TAC have both recommended the building footprints and volumes be reduced to afford adequate circulation and parking on the site. Alternative parking and building layouts are to be presented and discussed at the meeting.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

410 - 430 ISLINGTON STREET - WORK SESSION #C (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 4-17 **Project Information Abutting Structures Surrounding Structures Existing Proposed** FORM (Average) Buildina Building (+/-) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION **Date:** 10 Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - RENOVATE 3 HISTORIC STRUCTURES & ADD 4 NEW STRUCTURES -No:N Number of Stories Z O Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) 8 □ 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) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC SLINGTON 14 Roof Projections (i.e. chimneys, vents, dormers...) 4 □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate **OMMISSION** 18 Walls □ Appropriate □ Inappropriate Approved Continued Siding / Material 19 □ Appropriate □ Inappropriate **PORTSMOUTH** 0-30 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate RI 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim ROPERTY:41 □ Appropriate □ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate Decision: 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors Appropriate | Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate Lighting (i.e. wall, post... □ Appropriate □ Inappropriate STORIC 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 / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: ☐ Yes ☐ No 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: Yes No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

163 DEER STREET (LOT 4) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type:** WORK SESSION #D

A. Property Information - General:

Existing Conditions:

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

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

В.	Proposed Work:	Construct a 4-stor	y mixed-use	building.
			,	

C. Other Permits	<u>Required:</u>		
☐ Boar	d of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location:			
☐ Tern	ninal Vista	Gateway	☑ Mid-Block
\Box Inte	rsection / Corner Lot	Rear Lot	
E. Existing Buildin	g to be Altered/ Dem	olished / Constructed	<u>l:</u>
☑ Prir	ncipal	Accessory	Demolition
F. Sensitivity of C	ontext:		
☐ High	nly Sensitive 🗹 Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House'
G. Design Appro	ach (for Major Projec	<u>ts):</u>	
☐ Liter	al Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
☐ Inve	ntion within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
✓ Abs	stract Reference (i.e. P	ortwalk, 51 Islington, 55 Co	ngress Street)
\square Inte	ntional Opposition (i.e	. McIntyre Building, 3S Artsp	oace, Coldwell Banker)
H. Project Type:			
	isent Agenda (i.e. very	small alterations, add	ditions or expansions)
☐ Mind	or Project (i.e. small alt	erations, additions or	expansions)
☐ Mod	derate Project (i.e. sig	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

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

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

- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first and second phase - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The applicant has inserted the proposed buildings into the City's 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	163 DEER STREET (LOT 4) – WORK SESSION #D (MAJOR)								
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY				
			Project Information	Existing	Proposed				70
			GENERAL BUILDING INFORMATION	Building	Building (+/-)				
STAFF		1	Gross Floor Area (SF)			MAJOR PRO			
₹		2	Floor Area Ratio (GFA/ Lot Area)			□ 5 4 □			
ST		3	Building Height / Street-Width Ratio						
		4	Building Height – Zoning (Feet)		- CONSTRUCT	A 4-STORY MIX	ED-USE BUILD	ING ONLY –	FOR MISSION ate: 10-4-
		5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT A 4-STORY MIXED-USE BUILDING ONLY -			MMIS Date ations	
		6	Number of Stories						
		7	Building Coverage (% Building on the Lot)						ON FISOMMISS COMMISS Doubles: Pulations Withdrawn
			PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS				
	Þ	8	Scale (i.e. height, volume, coverage)						
	ONTEXT	9	Placement (i.e. setbacks, alignment)						R C i
	o L	10	Massing (i.e. modules, banding, stepbacks)						
	ပ	11	Architectural Style (i.e. traditional – modern)						ALUAT RIC DISTRIC SEET Case I Approved with
S		12	Roofs						
ER		13	Style and Slope						
B		14	Roof Projections (i.e. chimneys, vents, dormers)						RICE APP
MEMBERS	L	15	Roof Materials						
Š	L	16	Cornice Line						> 5 2 🗆 🗆
		17	Eaves, Gutters and Downspouts						HISTO EER STI
Ó	TERIALS	18	Walls						H HIS DEER
S	温	19	Siding / Material						
<u>S</u>	₹L	20	Projections (i.e. bays, balconies)						
COMMISSION	~ ~	21	Doors and Windows						ERTY OUTH H 163 DE
Ş	기	22	Window Openings and Proportions						—
Ö	ESIG	23	Window Casing/ Trim						
	\Box	24	Window Shutters / Hardware						RTS, ERT
\Box	S -	25	Storm Windows / Screens						
DISTRICT	BUILDING	26 27	Doors Porches and Balconies						
ST	B	28	Projections (i.e. porch, portico, canopy)						—— ⊈ ~ ∪
	ļ_	29	Landings/ Steps / Stoop / Railings						
		30	Lighting (i.e. wall, post)						
Ž		31	Signs (i.e. projecting, wall)						
HISTORIC		32	Mechanicals (i.e. HVAC, generators)	-					
ST		33	Decks						Alle
王		34	Garages/ Barns / Sheds (i.e. doors, placement)						11
		35	Fence / Walls / Screenwalls (i.e. materials, type)						
	DESIGN	36	Grading (i.e. ground floor height, street edge)						
	ESI	37	Landscaping (i.e. gardens, planters, street trees)						
	Щ	38	Driveways (i.e. location, material, screening)						
	SITE	39	Parking (i.e. location, access, visibility)						7
		40	Accessory Buildings (i.e. sheds, greenhouses)						HANN HOLDER
	1 2 3 I. Re	. Pre 2. Ass 3. Co eview	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value. Criteria / Findings of Fact:		No 5. Cor No 6. Pro	·	he architectural and sure and welfare of	the District to the city residents an	
			ensistent with special and defining character of	<u> </u>				-	
		<u>′</u> . UOI	mpatibility of design with surrounding propertie	/S.	□ Yes □ No 4. Cor	mpatibility of innovative te	echnologies with surr	ounding properties: 🗆 Yes 🗆 No	

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 and second phase - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The applicant has inserted the proposed buildings into the City's 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

157 DEER STREET (LOT 5) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL**

WORK SESSION #E Meeting Type:

A. Property Information - General:

Existing Conditions:

• Zoning District: <u>CD5</u>

Land Use: Commercial Office

Land Area: 21,050 SF +/-

Estimated Age of Structure(s): c.1970

Building Style: NA

Historical Significance: NA

Public View of Proposed Work: <u>View from Maplewood Ave. and Deer Street</u>

Unique Features: Abuts the Pan Am Rail Corridor

Neighborhood Association: North End

В.	Proposed Work:	Construct a	5-story	<u>, mixed-use</u>	building

C. Other Permits Required:								
\square Board of Ac	djustment	☑ Planning Board	☐ City Council					
D. Lot Location:								
☐ Terminal Vi	sta	Gateway	☐ Mid-Block					
✓ Intersection	on / Corner Lot	☐ Rear Lot						
E. Existing Building to be	Altered/ Dem	olished / Constructed	<u>l:</u>					
✓ Principal		Accessory	Demolition					
F. Sensitivity of Context:								
☐ Highly Sens	\square Highly Sensitive $oxedsymbol{oxed}$ 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 v	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
☐ Abstract Re	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)								
☐ Minor Proje	\square Minor Project (i.e. small alterations, additions or expansions)							
☐ Moderate	Project (i.e. sign	nificant additions, alte	erations or expansions)					

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

Page 29 of 32

		157	DEER ST	REET (LOT	(5) – WORK SESSION	#E (MAJOR)						
		INFO/ EVALUATION CRITERIA				NEIGHBORHOOD CONTEXT						
		Project Information			Abutting Structures (Average)	Surrounding Structur (Average)	es					
STAFF		GENERAL BUILDING INFORMATION	•					RX 17 17 Denied				
	1	Gross Floor Area (SF)			MAJOR PRO	O IFOT		FOR MISSION ate: 10-4-				
	2	Floor Area Ratio (GFA/ Lot Area)										
	3	Building Height / Street-Width Ratio		001	ALCEDILICE A E CEODY A	AIVED HEE BUILDING						
	4	Building Height – Zoning (Feet)		 CONSTRUCT A 5-STORY MIXED-USE BUILDING – 								
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories						AMM ate				
	7	Building Coverage (% Building on the Lot)										
	'	PROJECT REVIEW ELEMENT				APPRO	PRIATENESS	COMMIS Io:E Date:				
	. 8	Scale (i.e. height, volume, coverage)				□ Appropriat	e 🗆 Inappropriate					
~	9	Placement (i.e. setbacks, alignment)			e 🗆 Inappropriate							
Z	10						e 🗆 Inappropriate	AT TRIC: use N				
Ŭ	1	Architectural Style (i.e. traditional – modern)					e 🗆 Inappropriate	ALUA RIC DISTR REET Cas Approved v				
S	12						e 🗆 Inappropriate	ALU/ RIC DIST REET Ca				
MEMBERS	13	3 Style and Slope					e 🗆 Inappropriate					
B E	14	Roof Projections (i.e. chimneys, vents, dormers)					e 🗆 Inappropriate					
≶	15	5 Roof Materials					e 🗆 Inappropriate					
W	16	S Cornice Line				□ Appropriat	e 🗆 Inappropriate	EV HISTOR				
	17	7 Eaves, Gutters and Downspouts				☐ Appropriat	e 🗆 Inappropriate	— № 2 Ж				
N SIA	18	B Walls				☐ Appropriat	e 🗆 Inappropriate					
COMMISSION DESIGN & MATERIALS	19					☐ Appropriat	e 🗆 Inappropriate	ЕВТУ 100ТН Н 157 DEI Approved				
	20	J I I I					e 🗆 Inappropriate	RTY OUTH H OUTH H Approved				
₹ ≥	2					☐ Appropriat	e 🗆 Inappropriate					
Ž ž	22	, , ,				☐ Appropriat	e 🗆 Inappropriate					
O S	2						e 🗆 Inappropriate					
CO H		·					e 🗆 Inappropriate	■ PE				
77 S	2						e 🗆 Inappropriate					
							e 🗆 Inappropriate					
DISTRICT	2						e 🗆 Inappropriate					
X -	28	3 1 1 1 1 1 7				Appropriat	e 🗆 Inappropriate					
_	29						e 🗆 Inappropriate					
\approx	30	9 91 1					e 🗆 Inappropriate	_				
2	3						e 🗆 Inappropriate					
ĭ	32	,					e 🗆 Inappropriate					
HISTORIC	33						e 🗆 Inappropriate					
_	3.	· · · · · · · · · · · · · · · · · · ·					e 🗆 Inappropriate	-				
Z	36						e □ Inappropriate e □ Inappropriate					
DESIGN	37						<u>e □ inappropriate</u> e □ Inappropriate					
							e 🗆 Inappropriate					
SIE	39						e 🗆 Inappropriate					
	40						<u>e □ Inappropriate</u> e □ Inappropriate					
Н.		pose and Intent:			<u>'</u>	Другорна						
	1 1	Preserve the integrity of the District:	□ Yes □ No		4. Maintain the special charact	er of the District		□ Yes □ No				
		Assessment of the Historical Significance:	□ Yes □ No		•	the architectural and historic character	•	□ Yes □ No				
		Conservation and enhancement of property values:	□ Yes □ No		·	isure and welfare of the District to the c						
		ew Criteria / Findings of Fact:	□ 1 <i>□</i> 2 □ 140		o. Homore the education, piec	isone and wendle of the distilct to the C	iry resideriis aria visii	UI3. 1 1 1 1 1 1 1 1 1				
<u>I.</u>		ew Criteria / Findings of Fact: Consistent with special and defining character of surroundir	na proportios:	□ Voc □ No	3 Pelation to historia and archi-	ectural value of existing structures	□ Yes □ No					
		,	ig properties:			<u> </u>						
	۷. (Compatibility of design with surrounding properties:			4. Companionly of innovative to	echnologies with surrounding properties	: □Yes□No					

Project Address: 84 PLEASANT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #F A. Property Information - General: **Existing Conditions:** • Zoning District: CD4 Land Use: Mixed-Use Land Area: 4,016 SF +/-Estimated Age of Structure: c.1880 Building Style: NA Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from Church Street</u> Unique Features: NA Neighborhood Association: Downtown B. Proposed Work: Demolition of the rear section of the building along Church Street. 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)

I. Neighborhood Context:

• The building is located along Pleasant Street next to the former State Street Saloon Building. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks or side yards.

J. Background & Suggested Action:

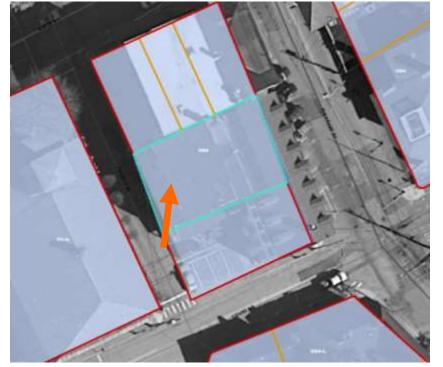
• The application is proposing to replace the rear CMU addition.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map



			84 PLEASAN	I SIREEI – WORK	SESSION #F (MA.	JOR PROJECI)				
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBO		NEIGHBORHOO	RHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S	urrounding Structures (Average)	8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9			
E		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)	,								
	2	Floor Area Ratio (GFA/ Lot Area)						FOR MISSION Date: 10-			
	3	Building Height / Street-Width Ratio		MAJOR PROJECT							
=	4	Building Height – Zoning (Feet)									
	5	Building Height – Street Wall / Cornice (Feet)		DEMOLICH AND DEDLACE DEAD ADDITION ONLY							
	6	Number of Stories	 DEMOLISH AND REPLACE REAR ADDITION ONLY – 								
	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGE	STIONS	APPROPRIATENESS	ON COMMI			
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate				
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT TRIC			
Ö	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate				
U	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	AL AL STREI			
	16	Cornice Line					□ Appropriate □ Inappropriate	EV			
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate				
ALS	18	Walls					□ Appropriate □ Inappropriate				
R	19	Siding / Material					□ Appropriate □ Inappropriate				
A	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate				
×	21	Doors and Windows					□ Appropriate □ Inappropriate	RTY OUTH !			
∞ Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate				
SIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	PE 7.384			
DE	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	_ で たご			
Š	25	Storm Windows / Screens					□ Appropriate □ Inappropriate				
	26	Doors					□ Appropriate □ Inappropriate	ROFT:			
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				
	33	Decks					□ Appropriate □ Inappropriate				
	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate				
S S	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate				
ESIC	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	19/10 7 18			
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate				
SE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
	39	Parking (i.e. location, access, visibility)					□ 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 val	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐	No 5. Com	tain the special character plement and enhance the lote the education, pleasu	e architectural and h	istoric character: e District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ itors: ☐ Yes ☐			
		onsistent with special and defining character c	of surrounding proper	ties: □ Yes □ No 3. Relat	tion to historic and archited	ctural value of existin	g structure: ☐ Yes ☐ No				
					patibility of innovative tec						
	z. C0	mpatibility of design with surrounding properti	ᠸ₃.	⊔ Υεσ⊔ Nο 4. COM	panomy of innovative fec	iniologies with suffol	maing properties. $\Box \Upsilon \epsilon \sigma \Box N0$				