# Historic District Commission Staff Report – September 6th, 2017

September 6th MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Site Visit: 73 Prospect Street (Demolition Request)
- Administrative Approvals:
  - 1. 37 Congress Street
  - 2. 77 State Street
  - 3. 249 Islington Street
  - 4. 64 Mount Vernon Street
- Recommend Approval
- Recommend Approval
- Recommend Approval
- 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. 82 Court Street (Moderate windows)
- 2. 180 Washington Street (Minor 2 story addition)
- 3. 566 Islington Street (Minor windows, trim and lighting)
- 4. 74 Congress Street (Moderate façade & addition)
- 5. 55 Market Street (Moderate windows)
- 6. 73 Prospect Street (Moderate demolish)

- 7. 151 Lafayette Road (Minor egress window)
- 8. 25 Maplewood Ave. (Major- mixed-use building)

# **WORK SESSIONS:**

- A. 333 State Street (Minor windows)
- B. 540 Marcy Street (Minor expand and enclose porch)

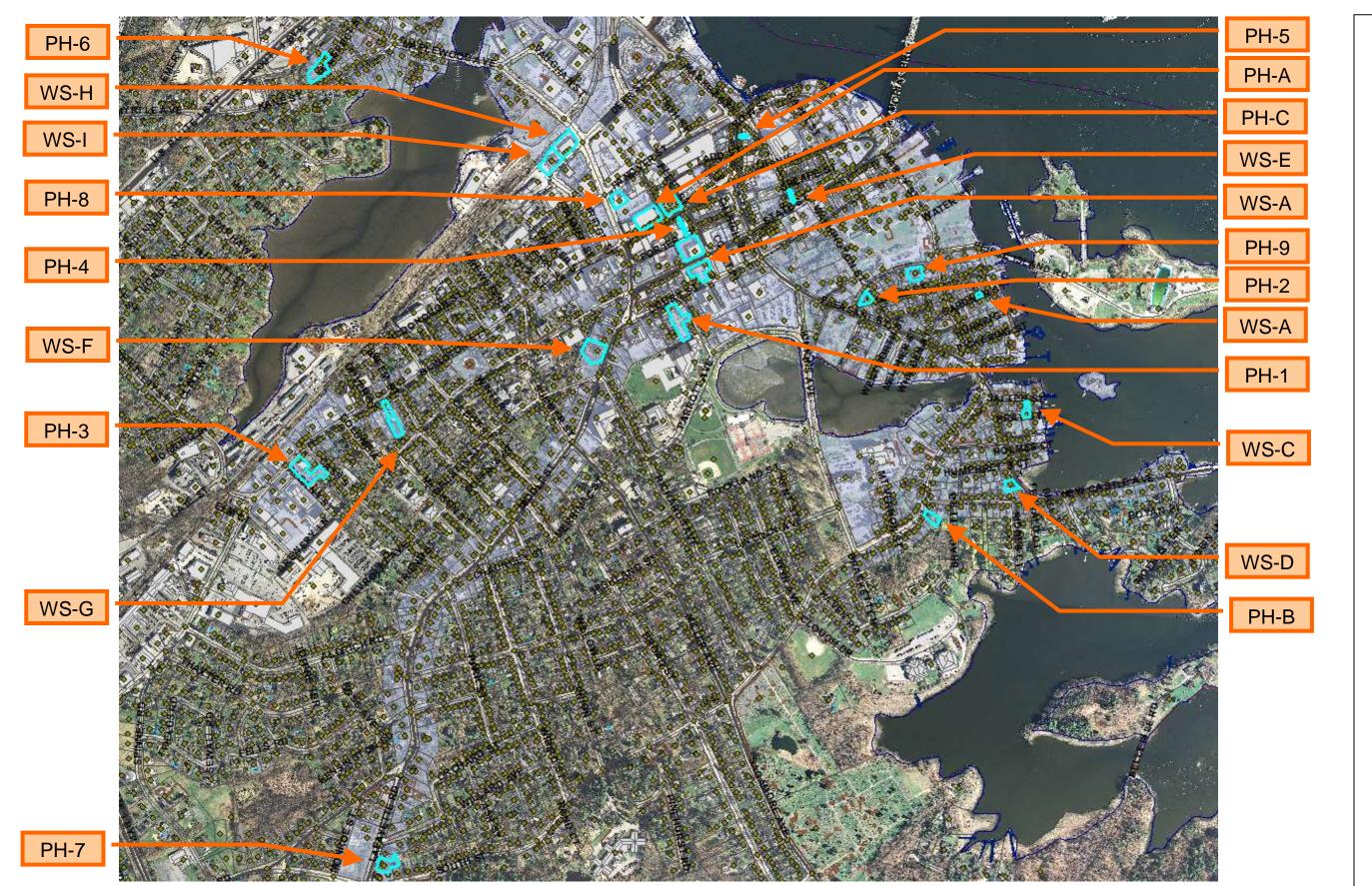
September 13th MEETING

# **PUBLIC HEARINGS - NEW BUSINESS:**

9. 5 Hancock Street (Minor-addition)

# **WORK SESSIONS:**

- C. 45 Gardner Street (Minor addition for universal access)
- D. 39 Pray Street (Minor-windows)
- E. 177 State Street (Moderate front addition)
- F. 180 Middle Street (Moderate 5 unit condo project)
- G. 410 Islington Street (Major-multiple principal buildings)
- H. 163 Deer Street Lot 4 (Major- mixed-use building)
- I. 157 Deer Street Lot 5 (Major- mixed-use building)



# COMMISSION **DISTRICT** HISTORIC

MEETING DATES: September 6th and 13th APPLICATIONS: 26

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

## A. Property Information - General:

# **Existing Conditions:**

- Zoning District: <u>CD5</u> Land Use: <u>Commercial</u>
- 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:	<u>Replace</u>	<u>front w</u>	<u>rindows</u>	<u>with a</u>	<u>a retract</u>	<u>able</u>	windo	ow and	screen.

C. Other Permits Required:		
$\Box$ Board of Adjustm	nent Planning Boar	d 🗌 City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
$\square$ Intersection / C	orner Lot 🗌 Rear Lot	
E. Existing Building to be Alte	red/ Demolished:	
Principal	☐ Accessory	☐ Significant Dem
F. Sensitivity of Context:		

Principal	Accessory	$\square$ Significant Demolition						
F. Sensitivity of Context:								
$\square$ Highly Sensitive $\square$ Se	ensitive 🗹 Low Sensitiv	ity $\square$ "Back-of-House"						
G. Design Approach (for Major Pro	<u>iects):</u>							
$\Box$ Literal Replication (i.e. 6	-16 Congress, Jardinière Build	ding, 10 Pleasant Street)						
$\square$ Invention within a Style	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
$\square$ Intentional Opposition	(i.e. McIntyre Building, Citize	n's Bank, Coldwell Banker)						
H. Project Type:								
Consent Agenda (i.e., v	verv small alterations, a	dditions 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

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEIGH	IBORHOOD CONTEXT
	<b>N</b> I -	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)			·	
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MINOR PROJEC	· <b>T</b>
	4	Building Height – Zoning (Feet)			MINORIKOSEC	· I
-	5	Building Height – Street Wall / Cornice (Feet)		– INSTALL	<b>NEW STOREFRONT WIN</b>	IDOWS ONLY –
	6	Number of Stories  Building Coverage (% Building on the Lot)		114017 (22	THE TOTAL IN COUNTY	
		PROJECT REVIEW ELEMENT	A DDI IC A N	T'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
			ALLECAN	1 3 COMMINICIAIS	TIDE 3000E3TIONS	
	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
	y 10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
	11	Architectural Style (i.e. traditional – modern)  Roofs				□ Appropriate □ Inappropriate
_	12 13	Style and Slope				□ Appropriate □ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate
	15	Roof Materials				☐ Appropriate ☐ Inappropriate ☐ 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
	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
	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
						☐ ☐ Appropriate ☐ Inappropriate
	Pre Ass Co	Accessory Buildings (i.e. sheds, greenhouses) e and Intent: serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property value Criteria / Findings of Fact:	□ Yes □ N □ Yes □ N s: □ Yes □ N	lo 5. Con	ntain the special character of the D nplement and enhance the archite note the education, pleasure and v	☐ Appropriate ☐ Inappropriate

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

<u>A.</u>	Prope	rty Inf	<u>ormation</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

<ul> <li>Neighborhood Association: <u>Sc</u></li> </ul>	outh End_						
B. Proposed Work: To replace windo	ows and remove ask	pestos siding with cedar shingles.					
C. Other Permits Required:							
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
$\square$ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	Accessory	☐ Significant Demolition					
F. Sensitivity of Context:							
☐ Highly Sensitive ☑ Sensi	tive $\Box$ 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	gress Street)					
☐ Intentional Opposition (i.e.	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:							
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
☑ Minor Project (i.e. small al	terations, additions or	expansions)					
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)					
☐ Major Project (i.e. very lar	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.

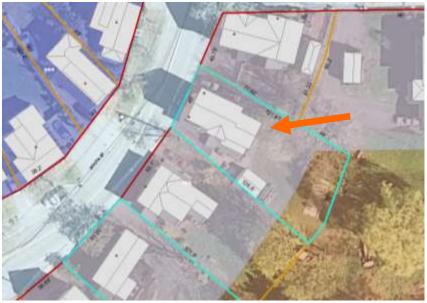
Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

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





Aerial and Street View Image



Zoning Map

			<b>220 SOUTH</b> 3	STREET - PUBLIC	<b>HEARING #B (MINO</b>	R PROJECT)		
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NE	IGHBORHOOD CONTEXT		
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures		
	Ma		Building	Building (+/-)	(Average)	(Average)		<b>&gt;</b>
	No.	GENERAL BUILDING INFORMATION	/ECTIAA A	TED FROM THE TAX MAPS & A	SCESSOR'S INFO			-
<u> </u>	1	Gross Floor Area (SF)	(E31IMA	IED FROM THE TAX MAPS & F	133E33OK 3 INFO)			<b>%</b>
	2	Floor Area Ratio (GFA/ Lot Area)						$\bigcap$
5	3	Building Height / Street-Width Ratio		1	<b>MODERATE PRO</b>	IECT .		<b>FC</b> 1155/ ate
	4	Building Height – Zoning (Feet)			MODERATE PRO	JECI		<b>F</b> 11S 10t
	5	Building Height – Street Wall / Cornice (Feet)	- DEDIAC	E WINDOWS A	ID ARESTOS SIDING	WITH CEDAR SHINGLES	S ONLY -	_
_	<u>6</u>	Number of Stories	- KLI LAC	L WINDOWS AI	AD ADESIOS SIDING	WIIII CLDAR SIIIIIGLL	OIVLI -	
	7	Building Coverage (% Building on the Lot)						COMMI
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIO		RIATENESS	<u>9</u>
\!	8	Scale (i.e. height, volume, coverage)					□ Inappropriate	_
CONTEXT	10	Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)					☐ Inappropriate	AT TRICI ase N
8 -	10 11	Architectural Style (i.e. traditional – modern)					<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	
	12	Roofs					<ul><li>□ Inappropriate</li><li>□ Inappropriate</li></ul>	osia Na
}	13	Style and Slope					□ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Inappropriate	AL RIC I
	15	Roof Materials					□ Inappropriate	- L
	16	Cornice Line					□ Inappropriate	
	17	Eaves, Gutters and Downspouts					□ Inappropriate	Y E H HIST OUTH
ALS	18	Walls					□ Inappropriate	<u> </u>
	19	Siding / Material				□ Appropriate	□ Inappropriate	
MATERIALS	20	Projections (i.e. bays, balconies)				☐ Appropriate	□ Inappropriate	
	21	Doors and Windows					□ Inappropriate	ERT AOUT 220 S
DESIGN & MATERIALS	22	Window Openings and Proportions					□ Inappropriate	<b>E</b>   MC
DESIG	23	Window Casing/ Trim			<u> </u>		□ Inappropriate	<del>-</del>
	24	Window Shutters / Hardware					□ Inappropriate	P (RTS)
S	25	Awnings					□ Inappropriate	OPTS/PERTY:
BUILDING	26 27	Doors Porches and Balconies					<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	ROP PORTS OPERTY
;│≅├	28	Projections (i.e. porch, portico, canopy)				• • • • • • • • • • • • • • • • • • • •	□ Inappropriate	
BUILDING	29	Landings/ Steps / Stoop / Railings					□ Inappropriate	P PR
)	30	Lighting (i.e. wall, post)					□ Inappropriate	
	31	Signs (i.e. projecting, wall)					<ul> <li>□ Inappropriate</li> </ul>	
	32	Mechanicals (i.e. HVAC, generators)					□ Inappropriate	
	33	Decks					□ Inappropriate	
•	34	Garages (i.e. doors, placement)				☐ Appropriate	□ Inappropriate	A SO
z	35	Fence / Walls (i.e. materials, type)				☐ Appropriate	□ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					□ Inappropriate	
SIE	38	<b>Driveways</b> (i.e. location, material, screening)					□ Inappropriate	
~	39	Parking (i.e. location, access, visibility)					□ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate	□ Inappropriate "	
		<u>e and Intent:</u>						
1.		eserve the integrity of the District:			iintain the special character of t			☐ Yes ☐
2. Assessment of the Historical Significance:								
3.	. Co	nservation and enhancement of property valu	ues:	No 6. Pro	mote the education, pleasure a	and welfare of the District to the city	residents and visitor	rs:
<u>l.</u> Re	<u>vie</u> w	Criteria / Findings of Fact:						
1.		nsistent with special and defining character of	surrounding proper	ties: □ Yes □ No 3. Re	ation to historic and architecture	al value of existing structure:	□ Yes □ No	
2.		mpatibility of design with surrounding propertie	•			logies with surrounding properties:	□ Yes □ No	

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

<b>3</b> / [ ]		
A. Property Information - General:		
Existing Conditions:		
<ul> <li>Zoning District: <u>CD5</u></li> </ul>		
• Land Use: <u>Commercial</u>		
<ul> <li>Land Area: 10,758 SF +/-</li> </ul>	1070	
<ul> <li>Estimated Age of Structure: c.</li> </ul>	<u>18/9</u>	
<ul> <li>Building Style: <u>High Victorian</u></li> </ul>		
<ul> <li>Number of Stories: 3</li> </ul>		
Historical Significance: <u>Focal</u>		
<ul> <li>Public View of Proposed Work</li> </ul>	: <u>View from Congre</u>	ess Street & the Vaughan Mall
<ul> <li>Unique Features: Romanesqu</li> </ul>		
<ul> <li>Neighborhood Association: <u>Do</u></li> </ul>	<u>owntown</u>	
B. Proposed Work: To remove the co	ooling tower and ex	pand the rooftop dormer.
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/ Demolished: ☑ Principal □ Accessory ☐ Significant Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) Minor Project (i.e. small alterations, additions or expansions) ☐ Moderate Project (i.e. significant additions, alterations or expansions) Major Project (i.e. very large alternations, additions or expansions)

## 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:

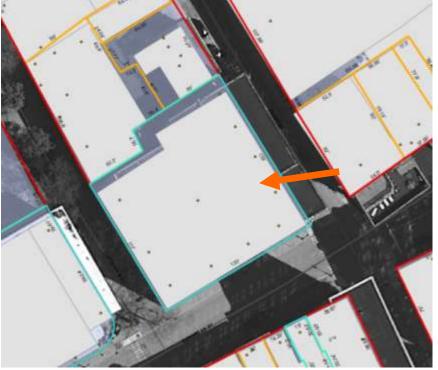
- The applicant proposes to remove the existing cooling tower on the roof and extend the dormer.
- Note the HDC requested additional information on the proposed location of the cooling tower within the alleyway.
- <u>Design Guideline Reference</u>: Guidelines for Roofing (04), & Small Scale New Construction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

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

F

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NFIC	SHBORHOOD CONTEXT
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures
	NI -		Building	Building (+/-)	(Average)	(Average)
	No.	CENEDAL DINI DINC INCODA ATION				
ŀ	1	GENERAL BUILDING INFORMATION				
$\vdash$	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)				
$\vdash$	3	Building Height / Street-Width Ratio			MINOR PROJECT	<b>○</b> T
ŀ	<u> </u>	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)	_ DE	I OCATE THE CO	OLING TOWER AND A	MODIFY DORMER ONLY -
	6	Number of Stories	- KL	LOCAIL IIIL CO	CLING IOWER AND N	MODILI DOMMEN CIALL -
	7	Building Coverage (% Building on the Lot)				
	T	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS
-	8	Scale (i.e. height, volume, coverage)	1100		3000 320110110	□ Appropriate □ Inappropriate
۱	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
COINIEN	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
Ś	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate
-1	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
		Walls				□ Appropriate □ Inappropriate
	18	Siding / Material				□ Appropriate □ Inappropriate
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
	•	Doors and Windows				☐ Appropriate ☐ Inappropriate
5	22	Window Openings and Proportions				□ Appropriate □ Inappropriate
2	23	Window Casing/ Trim		1		□ Appropriate □ Inappropriate
7	23 24	Window Shutters / Hardware				□ Appropriate □ Inappropriate
)	25	Awnings				□ Appropriate □ Inappropriate
		Doors				□ Appropriate □ Inappropriate
	26 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 (i.e. doors, placement)				□ Appropriate □ Inappropriate
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
DECLOR	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
Ĕ	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
		Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
-	38	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
F	Purpos 1. Pre 2. Ass	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Con	ntain the special character of the applement and enhance the arch	e District:

**82 COURT STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #1 Meeting Type:** 

# A. Property Information - General:

#### **Existing Conditions:**

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

<u>B.</u>	Proposed Work:	To repla	ace 7	<u>windows</u>	with re	<u>storation</u>	windows	•

<b>B. Proposed Work:</b> 10 replace / Wind	<u>aows wiin restoratio</u>	n windows.					
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/ Demolished:							
✓ Principal	Accessory	Demolition					
E Sensitivity of Context:							

# r. Sensitivity of Context:

$\checkmark$	Highly Sensitive	$\square$ Sensitive $\square$	Low Sensitivity		"Back-of-House"
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# G. Design Approach (for Major Projects):

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

# H. Project Type:

r type:
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ 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 the seven replacement windows with wood restoration windows.

Note that the WINDOWS WERE REMOVED WITHOUT APPROVAL. Thus, the applicant has requested several continuances for this project in order to develop detailed and dimensioned drawings of the restoration windows.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

82 COURT STREET - PUBLIC HEARING #1 (MODERATE)										
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT									
		Project Information	Existing	Proposed	Abutting Structures		nding Structures			
	No.		Building	Building (+/-)	) (Average)	1	(Average)	<b>S</b>		
	110.	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAI	PS & ASSESSOR'S INFO)					
2	1	Gross Floor Area (SF)	(ESTIMATED	TROM IIIL TAX MA	13 th Addition of					
[	2	Floor Area Ratio (GFA/ Lot Area)						0		
<del>ັ</del> ວ [	3	Building Height / Street-Width Ratio			<b>MODERATE P</b>	DO IECT				
	4	Building Height – Zoning (Feet)			MODERATER	KOJECI		ш		
•	5	Building Height – Street Wall / Cornice (Feet)		_ INIS'	TALL 7 REPLACEMEN	INO SWODNIW TI	<b>Y</b> _			
	6	Number of Stories		- 1143	IALL / KLI LACLMILI	ii wiidows oni	·• —	Z		
$\overline{}$		Building Coverage (% Building on the Lot)	4 DD1 1 G 4 NIT'		UD C SUC	250510310	4 DDD 0 DD1 4 TEV 500			
		PROJECT REVIEW ELEMENT	APPLICANT	S COMMENTS	HDC SUGO	SESTIONS	APPROPRIATENESS			
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
S	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	_ 🛂		
$\vdash$	11	Architectural Style (i.e. traditional – modern)  Roofs					□ Appropriate □ Inappropriate			
<u> </u>	12 13	Style and Slope					□ Appropriate □ Inappropriate			
į	14	Roof Projections (i.e. chimneys, vents, dormers)					<ul><li>□ Appropriate</li><li>□ Inappropriate</li><li>□ Appropriate</li><li>□ Inappropriate</li></ul>	4		
<i>:</i>	15	Roof Materials					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>			
MEMBERS	16	Cornice Line					□ Appropriate □ Inappropriate	<b>-&gt;</b>		
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	⊣ ш́		
DESIGN & MATERIALS	18	Walls					□ Appropriate □ Inappropriate			
K	19	Siding / Material					□ Appropriate □ Inappropriate	<b>—</b>		
ATE	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
.   🔾	21	Doors and Windows					□ Appropriate □ Inappropriate			
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	<b>-</b> ѿ		
)   S	23	Window Casing/ Trim					□ Appropriate □ Inappropriate			
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	<b>—</b>		
SUILDING	25	Awnings					□ Appropriate □ Inappropriate			
	26	Doors					□ Appropriate □ Inappropriate	<b>−</b> ≥		
BUIL	27	Proches and Balconies					□ Appropriate □ Inappropriate			
2   ~	28 29	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate			
I L	30	Lighting (i.e. wall, post)					<ul><li>□ Appropriate</li><li>□ Inappropriate</li><li>□ Appropriate</li><li>□ Inappropriate</li></ul>			
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
)	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	# C   1		
	33	Decks					□ Appropriate □ Inappropriate			
┇╽	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	20		
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	100		
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	933		
DES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	To a		
ш	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
SIT	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	a salaman		
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
<u>H.</u>	-	se and Intent:	- v - · ·		A . A A . * . I . * . II	CH D. L				
		eserve the integrity of the District:	□ Yes □ No		4. Maintain the special charact		l l			
		sessment of the Historical Significance:	□ Yes □ No		5. Complement and enhance t			:L		
	3. Cc	onservation and enhancement of property values	: □ Yes □ No		6. Promote the education, plea	isure ana weltare ot the Dis	rrict to the city residents and visi	itors:		
<u>I. R</u>		Criteria / Findings of Fact:								
		onsistent with special and defining character of su	rrounding propertie	s: 🗆 Yes 🗆 No - 3	<ol><li>Relation to historic and archit</li></ol>	tectural value of existing stru	ucture: 🗆 Yes 🗆 No			
	2. Co	mpatibility of design with surrounding properties:		☐ Yes ☐ No 4	4. Compatibility of innovative te	echnologies with surroundin	g properties: 🗆 Yes 🗆 No			
					·	=	•			

**Project Address: 180 WASHINGTON STREET Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

#### A. Property Information - General:

# **Existing Conditions:**

- Zoning District: GRB
- Land Use: <u>Single-Family</u>

- Land Use: Single-Family
  Land Area: 5,228 SF +/Estimated Age of Structure: c1800
  Building Style: Early Federal
  Number of Stories: 2
  Historical Significance: C
  Public View of Proposed Work: View from Washington and Gates Streets
  Unique Features: Iriangular lot
- Neighborhood Association: South End

B. Proposed Work: To add a second	d story addition and	conservatory.
C. Other Permits Required:		
$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council
D. Lot Location:		
$\square$ Terminal Vista	Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	• •
☑ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive <b>☑</b> Sensi	tive $\square$ Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	, Porter Street Townhouses	, 100 Market Street)
☐ Abstract Reference (i.e. Po	twalk, 51 Islington, 55 Con	gress Street)
$\square$ 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)
$\square$ Minor Project (i.e. small alte	erations, additions or e	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)

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

#### I. Neighborhood Context:

• The building is located along the intersection Washington and Pleasant Streets and is surrounded with many historic wood- and brick-sided buildings ranging from 2 to 3 stories in height.

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

The Applicant is proposing to:

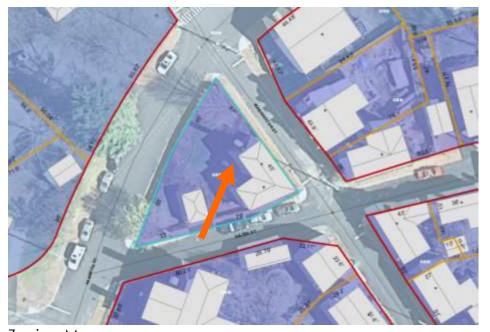
• Add a second story addition and add a new one-story addition.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

#### 180 WASHINGTON STREET - PUBLIC HEARING #2 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 9-6-17 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **FORM Abutting Structures** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - SECOND FLOOR REAR ADDITION AND ADD A 1-STORY ADDITION ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) 2 Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Approved with Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 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 ROPERTY: 180 WASHINGT 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 َ کُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate Porches and Balconies Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ 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: 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. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

**Project Address: 566 ISLINGTON STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3** 

# **Existing Conditions:**

- Zoning District: <u>CD4-L2</u>Land Use: <u>Commercial</u>
- Land Area: <u>26,136 SF +/-</u> • Estimated Age of Structure: c.1970

- Building Style: Modern
  Historical Significance: NA
  Public View of Proposed Work: View from Islington and South Albany Street
- Unique Features: NA
- Neighborhood Association: West End

<u>B.</u>	<u>Proposed Work:</u>	<u>lo add i</u>	new	awning,	<u>lighting</u>	and	parape	<u>t d</u>	<u>et</u>	ail	S

<b>B. Proposed Work:</b> 10 add new aw	<u>vning, lighting and po</u>	<u>irapet details.</u>
C. Other Permits Required:		
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	Gateway	☐ Mid-Block
✓ Intersection / Corner Lo	ot 🗌 Rear Lot	
E. Existing Building to be Altered/De	molished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sen	nsitive 🗹 Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Proje	ects):	
$\Box$ 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)
$\square$ Abstract Reference (i.e.	Portwalk, 51 Islington, 55 Cor	ngress Street)
$\square$ Intentional Opposition (i	.e. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. ve	ery small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small	alterations, additions or	expansions)
☐ Moderate Project (i.e. s	ignificant additions, alte	erations or expansions)
☐ Major Project (i.e. very l	arge alternations, addit	ions or expansions)

#### I. Neighborhood Context:

• The building is located along Islington Street. It is surrounded with many historic and modern structures with shallow setbacks and small side or rear garden or parking areas.

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

The Application is proposing to:

- Apply exterior trim
  - New awnings
  - New lighting fixtures
  - New parapet details
  - And window films/ liners

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

K. Aerial Image, Street View and Zonina Map:





Aerial and Street View Image



Zoning Map

566 ISLINGTON STREET – PUBLIC HEARING #3 (MINOR)									
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOO	DD CONTEXT		
		Project Information	Existing	Proposed	Abutting Structures		urrounding Structures	7	
			Building	Building (+/-)	(Average)		(Average)	<b>M</b>	
	No.			-				<b>\S</b>	
		GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)			<b>2</b> × 6	
	1	Gross Floor Area (SF)						FOR MISSION B Date: 9	
	2	Floor Area Ratio (GFA/ Lot Area)						FO   11SS10 Date:	
	<u>3</u>	Building Height / Street-Width Ratio Building Height – Zoning (Feet)			MINOR PRO	DJECT		<b>F</b> (S)	
	5	Building Height – Street Wall / Cornice (Feet)						<b>-</b> ≥ □	
	6	Number of Stories		<ul> <li>MODIFY TRIM</li> </ul>	, WINDOWS, AWI	NINGS AND P	ARAPET ONLY –		
	7	Building Coverage (% Building on the Lot)			•			<b>~</b> ~ .	
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	OUZ	
ь	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	= 1.7	
ONTEXT	9	Placement (i.e. setbacks, alignment)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>		
O	10	Massing (i.e. modules, banding, stepbacks)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>		
Ö	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	UAT DISTRIC	
	12	Roofs					□ Appropriate □ Inappropriate	ALU IC DIS STREET	
	13	Style and Slope					□ Appropriate □ Inappropriate		
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	A RIC ST	
	15	Roof Materials					□ Appropriate □ Inappropriate	> o z	
	16	Cornice Line					□ Appropriate □ Inappropriate	RTY EV  OUTH HISTOR  ISLINGTON	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	<b>E</b>	
ALS	18	Walls					□ Appropriate □ Inappropriate	도 의	
MATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate		
₽	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
<b>&gt;</b>	<b>Z</b> I	Doors and Windows					□ Appropriate □ Inappropriate	RTY OUTH 6 ISLIN	
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate		
DESIGN & MATERIALS	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>P</b>   75/ 75/	
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate		
UILDING	25	Awnings					□ Appropriate □ Inappropriate	ROPE PORTSM PERTY:56	
	26	Doors			•		□ Appropriate □ Inappropriate	<b>R</b> (	
BUILDING		Porches and Balconies					☐ Appropriate ☐ Inappropriate		
8	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	<b>P</b> PRO	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_	
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	1	
	31	Signs (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
	33	Decks					□ Appropriate □ Inappropriate		
	34	Garages/ Barns / Sheds (i.e. doors, placement)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> </ul>	The state of the s	
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate		
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	The same of the sa	
ESIC	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	-	
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	1	
Н.	1. Pr 2. As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property valu	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Co	nintain the special characte emplement and enhance the emote the education, pleas	ne architectural and h		□ Yes □ Yes □ Yes	
<u>l.</u>	1. C	v Criteria / Findings of Fact:  consistent with special and defining character of compatibility of design with surrounding properties			lation to historic and archite empatibility of innovative te				

**74 CONGRESS STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4** 

# **Existing Conditions:**

- Zoning District: <u>CD5</u>
  Land Use: <u>Mixed-Use</u>
  Land Area: <u>2,979 SF +/-</u>
- Estimated Age of Structure: c.1730
- Building Style: Georgian Vernacular
  Historical Significance: Contributing
  Public View of Proposed Work: View from Congress and Porter Street
  Unique Features: One of few wood-sided buildings in downtown
- Neighborhood Association: Downtown

Troighteameda / issociation: <u>Bottimetti</u>							
B. Proposed Work: To restore the from	nt façade and add	an addition to the rear.					
C. Other Permits Required:							
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
$\square$ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
☑ Principal	Accessory	Demolition					
Sensitivity of Context:							
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive $\square$ Low Sensitivity	y 🗌 "Back-of-House"					
G. Design Approach (for Major Project:	<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 Townhouse:	s, 100 Market Street)					
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	ngress Street)					
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)					
1. Project Type:							
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
$\square$ Minor Project (i.e. small alte	erations, additions or	expansions)					
☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)					
☐ Major Project (i.e. very larg	ge alternations, addit	ions or expansions)					

#### L. Neighborhood Context:

• This historically significant building is located along Congress Street in the heart of the CD5. It is surrounded with many 3-6 story brick structures with no setbacks to the street.

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

The Application is proposing to:

- Restore the front façade to its original appearance.
- Modify the rear addition and emergency egress to the rear elevation.

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

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA  Project Information  Io.  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF)	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	NEIGHBORHOOE Sur	rounding Structures (Average)
O.  GENERAL BUILDING INFORMATION	Building	Building (+/-)		Sur	
GENERAL BUILDING INFORMATION			(Aveluge)		(Ateluge)
	(ESTIMA	TED EDOMATHE TAY MADE A A			
1 Gross Floor Area (SF)		TED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
			•	<u>+</u>	
2 Floor Area Ratio (GFA/ Lot Area)					
3 Building Height / Street-Width Ratio			MODERATE P	RO IFCT	
	– RE	STORE FACADE	AND ADD ADDIT	<b>TON TO REAR E</b>	LEVATION ONLY –
	-\-				
	APPLICAI	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS
					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>
					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>
					□ Appropriate □ Inappropriate
12 Roofs					□ Appropriate □ Inappropriate
13 Style and Slope					☐ Appropriate ☐ Inappropriate
Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate
15 Roof Materials					□ Appropriate □ Inappropriate
6 Cornice Line					□ Appropriate □ Inappropriate
7 Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate
8 Walls					□ Appropriate □ Inappropriate
· ·					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> </ul>
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate
32 Mechanicals (i.e. HVAC, generators)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>
33 Decks					□ Appropriate □ Inappropriate
Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate
Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
, ,					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. materials, type) Grading (i.e. ground floor height, street edge) Craking (i.e. location, material, screening) Parking (i.e. location, material, screening)	## Building Height – Zoning (Feet)  ## Building Height – Street Wall / Cornice (Feet)  ## Number of Stories  ## Number of Stories  ## Number of Stories  ## PROJECT REVIEW ELEMENT  ## RPDICAI  ## RPDICAI  ## Scale (i.e. height, volume, coverage)  ## Placement (i.e. setbacks, alignment)  ## Massing (i.e. modules, banding, stepbacks)  ## Architectural Style (i.e. traditional – modern)  ## Roofs  ## Roof Projections (i.e. chimneys, vents, dormers)  ## Roof Projections (i.e. chimneys, vents, dormers)  ## Roof Materials  ## Walls  ## Walls  ## Walls  ## Walls  ## Walls  ## Window Joenings and Proportions  ## Window Openings and Proportions  ## Window Casing/ Trim  ## Window Casing/ Trim  ## Window Shutters / Hardware  ## Window Shutters / Hardware  ## Window Shutters / Stoop / Railings  ## Doors  ## Projections (i.e. porch, portico, canopy)  ## Window Shutters / Stoop / Railings  ## Doors  ## Projections (i.e. porch, portico, canopy)  ## Window Shutters / Hardware  ## Window Shutters / Hardwar	## Building Height - Zoning (Feet) ## Building Height - Street Wall / Cornice (Feet) ## Building Height - Street Wall / Cornice (Feet) ## PROJECT REVIEW ELEMENT ## APPLICANT'S COMMENTS  ## PROJECT REVIEW ELEMENT ## APPLICANT'S COMMENTS  ##	## Building Height - Street Wall / Cornice (Feet)	4 Building Height - Zoning (Feet) 5 Building Height - Steet Well / Comice (Feet) 6 Number of Stories 7 Building Coverage (fix Building on the Lot) 7 PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbocks, alignment) 10 Massing (i.e. modules, banding, setbocks) 11 Architectural Style (i.e. stodis) 13 Style and Stope 14 Roof Projections (ii.e. chimneys, vents, domes) 15 Roof 16 Comice line 16 Comice line 17 Exes, Gutters and Downspouts 18 Walls 18 Walls 18 Walls 18 Walls 18 Walls 19 Siding / Material 20 Projections (ii.e. boys, boticonies) 21 Mindow Openings and Proportions 22 Mindow Openings and Proportions 23 Mindow Casing/ frim 24 Mindow Casing/ frim 25 Mindow Casing/ frim 26 Mindow Shutters / Hordware 27 Porches and Balconies 28 Projections (ii.e. pops, bodiconies) 29 Undings (ii.e. May Sheds (ii.e. doors, placement) 20 Mindow Casing/ frim 21 Mindow Casing/ frim 22 Mindow Casing/ frim 23 Mindow Casing/ frim 24 Mindow Casing/ frim 25 Machanicols (ii.e. MAC, generators) 26 Doors 27 Porches and Balconies 28 Projections (ii.e. pops, polico, conopy) 29 Londings/ Sheds (ii.e. doors, placement) 31 Signs (ii.e. wall, post) 32 Signs (ii.e. wall, post) 33 Sheds (iii.e. doors, placement) 44 Gradgin (iii.e. wall, post) 45 Fence / Walls (iii.e. morteriols, hype) 46 Gradgin (iii.e. ground floor height, street edge) 47 Torches on Balconies, planters, street lines) 48 Projections (iii.e. porch, portico, conopy) 49 Fence for Walls (iii.e. morteriols, hype) 40 Gradgin (iii.e. ground floor height, street edge) 40 Torcheson (iii.e. porch, portico, conopy) 41 Gradgin (iii.e. ground floor height, street edge) 42 Fence / Walls (iii.e. morteriols, hype) 43 Dorkway Studings (iii.e. stods, planters, street lines) 44 Gradgin (iii.e. ground floor height, street edge) 45 Fence / Walls (iii.e. stods, planters, street lines) 46 Gradgin (iii.e. ground floor height, street edge) 47 Conserved Wallengs (iii.e. stods, planters, street l

Project Address: <u>55 MARKET STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #5</u>

<ul> <li>A. Property Information - General:</li> <li>Existing Conditions: <ul> <li>Zoning District: CD5</li> <li>Land Use: Mixed-Use</li> <li>Land Area: 1,645 SF +/-</li> <li>Estimated Age of Structure: c.1803</li> <li>Building Style: Federal</li> <li>Number of Stories: 3</li> <li>Historical Significance: NA</li> <li>Public View of Proposed Work: View from Market Street</li> <li>Unique Features: Façade alterations in 1903</li> <li>Neighborhood Association: Downtown</li> </ul> </li> </ul>							
B. Proposed Work: Replace 5 windows on the front facade							
C. Other Permits Required:							
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council							
D. Lot Location:							
$\square$ Terminal Vista $\square$ Gateway $oxedow{\!$							
$\square$ Intersection / Corner Lot $\square$ Rear Lot							
E. Existing Building to be Altered/ Demolished / Constructed:							
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition							
F. Sensitivity of Context:							
$\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"							
G. Design Approach (for Major Projects):							
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project Type:							
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 Market Street. It is surrounded with many 3 story brick and wood-sided structures on relatively small lots with no setbacks from the sidewalk.

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

The proposed application seeks to:

- Replace five (5) windows on the Market Street facade.
- The existing windows are 1/1 vinyl replacement windows
- The proposed windows are the Anderson Woodwright 6/6 replacement window.

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

C

55 MARKET STREET – PUBLIC HEARING #5 (MINOR)										
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	BORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>                   </b>			
	<u> </u>	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)					
147	1	Gross Floor Area (SF)	(		,		<b>~</b> × ×			
[	2	Floor Area Ratio (GFA/ Lot Area)					FOR MISSION Date: 9-6			
7	3	Building Height / Street-Width Ratio			AAINIOD DDO IEC	<del>T</del>				
	4	Building Height – Zoning (Feet)			MINOR PROJEC		a S A			
	5	Building Height – Street Wall / Cornice (Feet)		WINDOW BEDLACI	EAAENT ON THE AAADVET C	TREET EACARE ONLY	≥ŏ			
	6	Number of Stories	•	WINDOW REPLACE	EMENT ON THE MARKET S	IKEEI FAÇADE ONLY -				
1	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	_ <b>O</b> ŏ ö			
5	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	_ <b>_</b> _ ` ž			
7	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate				
1	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate				
Č	11 ר	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	<b>EVAL</b> ISTORIC D			
	16	Cornice Line				□ Appropriate □ Inappropriate				
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	<b>E</b> HIST  RKET			
	구 18	Walls				□ Appropriate □ Inappropriate				
	19	Siding / Material				□ Appropriate □ Inappropriate	_ <b>_</b>			
3   5	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate				
STATES NO. NO. STATES NO.	₹ 21	Doors and Windows				□ Appropriate □ Inappropriate				
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	☐ <b>~</b> 00 15 15 15 15 15 15 15 15 15 15 15 15 15			
;   <u>;</u>	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	<b>□ ₩</b> ∑ ∑ ;;			
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	RTS,			
-   (	25	Storm Windows / Screens				□ Appropriate □ Inappropriate	<b>2</b> 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5			
!   {	26	Doors				□ Appropriate □ Inappropriate	<b>ଅଠ</b> ାଞ୍ଚ			
	27	Porches and Balconies				□ Appropriate □ Inappropriate	ROP PORTS OPERTY			
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	<u> </u>			
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate				
2	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate				
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate				
2	33	Decks				□ Appropriate □ Inappropriate	Name of the last o			
:	34	Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	W W W 1 181			
-	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate				
100	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	· 原 图 ■ 1 ■ 1			
Į,	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
1	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	State of the last			
-	ন 39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate				
<u>H.</u>	Purpos	se and Intent:								
	1. Pre	eserve the integrity of the District:		No 4. Mair	ntain the special character of the Di	istrict:	□ Yes			
	2. As	sessment of the Historical Significance:		No 5. Com	plement and enhance the archite	ctural and historic character:	□ Yes			
	3. Co	onservation and enhancement of property value	es: 🗆 Yes 🗆	No 6. Prom	note the education, pleasure and w	velfare of the District to the city residents and visi	itors: □ Yes			
<u>l.</u>	1. Co	Criteria / Findings of Fact:  onsistent with special and defining character of some partibility of design with surrounding properties				of existing structure:    Yes   No th surrounding properties:  Yes  No				

**Project Address:** 73 PROSPECT STREET **Permit Requested: CERTIFICATE OF APPROVAL PUBLCI HEARING #6 Meeting Type:** 

## A. Property Information - General:

## **Existing Conditions:**

- Zoning District: <u>General Residential (GRA)</u>
  Land Use: <u>Multi-Family (4)</u>
- Land Area: 18,715 SF +/-
- Estimated Age of Structure: c.1800

- Building Style: <u>NA</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Prospect Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

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

- Treposed Weiner and extremely remove perent at sheet and a data and								
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 / Constructed	<u>.</u>						
✓ Principal	☐ Accessory	Demolition						
F. Sensitivity of Context:								
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	☐ "Back-of-House"						
G. Design 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. Project Type:								
$\square$ Consent Agenda (i.e. very	Consent Agenda (i.e. very small alterations, additions or expansions)							
$\square$ Minor Project (i.e. small alte	erations, additions or e	expansions)						
Moderate Project (i.e. significant additions, alterations or expansions)								

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

#### I. Neighborhood Context:

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

#### J. Background / Suggested Action:

The applicant proposes to modify the design to include the following items that were previouslyapproved on 4-5-17:

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

# K. Staff Comments/ Suggestions:

Note that due to structural integrity issues within the original frame, the applicant is now seeking approval to demolish the existing historic structure and replace it with the previously-approved building design.

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

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





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA  Project Information  Existing Building Building (+/-)  GENERAL BUILDING INFORMATION  GENERAL BUILDING INFORMATION  GESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  MINOR PROJECT  Floor Area Ratio (GFA/ Lot Area) Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories  Building Coverage (% Building on the Lot)	<b>1 2 1</b> -1
Building Building (+/-) (Average) (Average)  GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height - Street Wall / Cornice (Feet) Number of Stories  Building Building (+/-) (Average)  (Average) (Average) (Average)  (Average) (Average)  (Average)	<b> </b>
GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories  GENERAL BUILDING INFORMATION  (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  MINOR PROJECT  - REPLACE THE EXISTING STRUCTURE TO MATCH THE PREVISOULY APPROVED  DESIGN -	
Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width Ratio  Building Height - Zoning (Feet)  Building Height - Street Wall / Cornice (Feet)  Number of Stories  MINOR PROJECT  — REPLACE THE EXISTING STRUCTURE TO MATCH THE PREVISOULY APPROVED  DESIGN —	
Building Height / Street-Width Ratio  Building Height - Zoning (Feet)  Building Height - Street Wall / Cornice (Feet)  Number of Stories  - REPLACE THE EXISTING STRUCTURE TO MATCH THE PREVISOULY APPROVED  DESIGN -	<b>~</b> ~ ~ ~
Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories  - REPLACE THE EXISTING STRUCTURE TO MATCH THE PREVISOULY APPROVED DESIGN -	FOR MISSION Date:9-6
Building Height – Street Wall / Cornice (Feet) Number of Stories  DESIGN –	SSIC afe:
Number of Stories DESIGN —	
	_ ≥ □
bollaring covorage (70 bollaring cit into 201)	
PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS	$\bigcirc$
Scale (i.e. height, volume, coverage)	
Placement (i.e. setbacks, alignment)	
O Massing (i.e. modules, banding, stepbacks)	
1 Architectural Style (i.e. traditional – modern)	
2 Roofs Appropriate Inappropria	
3 Style and Slope	
4 Roof Projections (i.e. chimneys, vents, dormers)	
5 Roof Materials Appropriate Inappropria	te 🔼 🔀 🔊
6 Cornice Line Appropriate Inappropria	
7 Eaves, Gutters and Downspouts	.
8 Walls Appropriate Inappropria	
9 Siding / Material Appropriate Inappropria	te 📗 – 👸
<b>0</b> Projections (i.e. bays, balconies)  ☐ Appropriate ☐ Inappropria	FT Series
1 Doors and Windows Appropriate Inappropria	
2 Window Openings and Proportions □ Appropriate □ Inappropria	
3 Window Casing/ Trim □ Appropriate □ Inappropria	
4 Window Shutters / Hardware   Appropriate   Inappropria	te
5 Storm Windows / Screens Appropriate Inappropria	
6 Doors Appropriate Inappropria	
7 Porches and Balconies   Appropriate Inappropria	
8 Projections (i.e. porch, portico, canopy)	te ~
9 Landings/ Steps / Stoop / Railings   Appropriate Inappropria	<u> </u>
<ul> <li>Lighting (i.e. wall, post)</li> <li>Signs (i.e. projecting, wall)</li> </ul> Appropriate   Inappropria Appropriate   Inappropria	
	1
<ul> <li>Mechanicals (i.e. HVAC, generators)</li> <li>Decks</li> <li>Appropriate   Inappropria</li> <li>Appropriate   Inappropria</li> </ul>	ALL STATE OF THE S
4 Garages/ Barns / Sheds (i.e. doors, placement)	
5 Fence / Walls / Screenwalls (i.e. materials, type)	
6 Grading (i.e. ground floor height, street edge)	
7 Landscaping (i.e. gardens, planters, street trees)	
8 Driveways (i.e. location, material, screening)	THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IN COLUMN
9 Parking (i.e. location, access, visibility)	C. HICKORY
O Accessory Buildings (i.e. sheds, greenhouses)	
pose and Intent:	- 1
Preserve the integrity of the District:     Yes   No   4. Maintain the special character of the District:	□ Yes
Assessment of the Historical Significance:	□ Yes
· · · · · · · · · · · · · · · · · · ·	
Conservation and enhancement of property values: $\square$ Yes $\square$ No 6. Promote the education, pleasure and welfare of the District to the city residents an	d visitors:
ew Criteria / Findings of Fact:	
Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 🔞 3. Relation to historic and architectural value of existing structure: 🔻 🗘 Yes 🗀 No	
Compatibility of design with surrounding properties: 🗆 Yes 🗆 No 🗸 Compatibility of innovative technologies with surrounding properties: 🗀 Yes 🗀 No	

**Project Address:** 151 LAFAYETTE ROAD **Permit Requested: CERTIFCATE OF APPROVAL PUBLIC HEARING #7 Meeting Type:** 

- Existing Conditions:Zoning District: GRA
- Land Use: Multi-Family
- Land Area: <u>13,350 SF +/-</u> 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: NA
- Neighborhood Association: Middle Street

B. Proposed Work: To replace rear window with egress window
---

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

# G. Design Approach (for Major Projects):

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

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

- 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

F. Sensitivity of Context:

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

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

#### K. 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.

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

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).

Ο. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

Withdrawn

Postponed

Appoved with Stipulations

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## 151 LAFAYETTE ROAD - PUBLIC HEARING #7 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **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) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio

#### Building Height – Zoning (Feet) - REPLACE A REAR TRANSOM WINDOW WITH AN EGRESS WINDOW ONLY -Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 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 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate 18 Walls COMMISSION □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions Appropriate 🗆 Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ 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

# ROPERTY: 151 LAFAYETTE RTY **PORTSMOUTH** ш ٔ چُ

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

# H. Purpose and Intent:

1.	Preserve :	the integrity	of the District:
• •			00 5.50

- ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No

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

# 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:
- 2. Compatibility of design with surrounding properties:

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

**25 MAPLEWOOD AVE. Project Address: Permit Requested: CERTIFICATE OF APPROVAL** WORK SESSION/PUBLIC HEARING #8 **Meeting Type:** 

## A. Property Information - General:

## **Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 11,039 SF +/-

- Estimated Age of Structure: <u>c.1970</u>
  Building Style: <u>Modern (to be demolished)</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Maplewood Ave</u>
- Unique Features: NA
- Neighborhood Association: Downtown

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

C. Other Permits Required:			
$\square$ Board of Adjustment	☑ Planning Board	☐ City Council	
D. Lot Location:			
$\square$ Terminal Vista	☐ Gateway	☐ Mid-Block	
✓ Intersection / Corner Lot	☐ Rear Lot		
F Existing Ruilding to be Altered/Demolished / Constructed:			

L. LAISHING DUHANNE TO DE ANE	rea/ Demonstrea / Constructe	<u>u.</u>
✓ Principal	Accessory	

✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		

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

<u>G.</u>	Design Approach (for Major Projects):
	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
	☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

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

#### H. Project Type:

$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansion	ons)
$\ \square$ Minor Project (i.e. small alterations, additions or expansions)	

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

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

## I. Neighborhood Context:

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

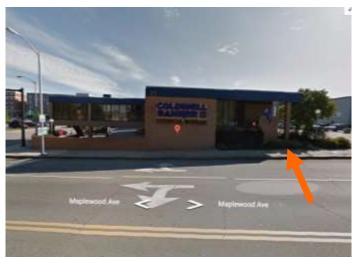
#### J. Background & Suggested Action:

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

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

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





Aerial and Street View Image



Zoning Map



#### 25 MAPLEWOOD AVE. – WORK SESSION/ PUBLIC HEARING #8 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Existing Abutting Structures Proposed Surrounding Structures** Date: <u>9-6-17</u> FORM (Average) (Average) Buildina Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MODERATE PROJECT** Building Height – Zoning (Feet) Withdrawn with Stipulations Building Height – Street Wall / Cornice (Feet) - REPLACE EXISTING BUILDING WITH A NEW 3.5 STORY MIXED-USE BUILDING -NOL 8 0 8 Number of Stories Building Coverage (% Building on the Lot) 7 **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Φ 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Approved 11 Architectural Style (i.e. traditional - modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope Appropriate Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) OD □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E Cornice Line** 25 MAPLEWO 16 □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) Appropriate 🗆 Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate . 四 四 Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT Doors 26 □ Appropriate □ Inappropriate Ž 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 **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: 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: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No **Review Criteria / Findings of Fact:** 1. Consistent with special and defining character of surrounding properties: $\Box$ Yes $\Box$ No $\Box$ 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

**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: Commercial
- Land Area: 24,393 SF +/-
- Estimated Age of Structure: 1957

- Building Style: Colonial Revival
  Historical Significance: Intrusive
  Public View of Proposed Work: View from State and Fleet Streets
- Unique Features: good example of mid-century Colonial Revival design Neighborhood Association: Downtown

<u>B.</u>	<u>Proposec</u>	<u>l Work:</u>	Replace	windows.
	-		•	

C. Other Permits Required:						
☐ Board of Adjustment ☐ Plant	ning Board 🗌 City Council					
D. Lot Location:						
☐ Terminal Vista ☐ Gate	eway 🗌 Mid-Block					
$lacktriangle$ Intersection / Corner Lot $\ \square$ Rear	Lot					
E. Existing Building to be Altered/ Demolished / C	Constructed:					
☑ Principal ☐ Acce	essory Demolition					
F. Sensitivity of Context:						
$\square$ Highly Sensitive $oxedsymbol{arDelta}$ Sensitive $\square$ Lo	ow 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 Bu	uilding, Citizen's Bank, Coldwell Banker)					
H. Project Type:						
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)						
Minor Project (i.e. small alterations, additions or expansions)						
☐ Moderate Project (i.e. significant ac	dditions, alterations or expansions)					
☐ Major Project (i.e. very large alterna	ations, additions 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. Background & Suggested Action:

- 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



**HISTORIC SURVEY RATING** 

Zoning Map

#### 333 STATE STREET - WORK SESSION #a (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures Existing Proposed** (Average) (Average) Buildina Building (+/-) No:<u>a</u> Date:<u>9-6-17</u> (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE WINDOWS ON BOTH STRUCTURES ONLY -Number of Stories ATION Building Coverage (% Building on the Lot) 7 **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate ase 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed 11 **Architectural Style** (i.e. traditional – modern) □ 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 **E Cornice Line** 16 □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate STATI COMMISSION MATERIALS 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ERT PROPERTY:333 **Doors and Windows** 21 □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Decision: 25 Storm Windows / Screens □ Appropriate □ Inappropriate 80 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 35 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 Evaluation Form: <u>540 MARCY STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: WORK SESSION #B

eening Type.	WORK SESSION #B						
<ul> <li>Land Use: Single Far</li> <li>Land Area: 3,228 +/-</li> <li>Estimated Age of Struing</li> <li>Building Style: Greek</li> <li>Number of Stories: 2</li> </ul>	eral Residence B (GRB)  nily SF  Ucture: c.1875 Erevival SE  e: Contributing sed Work: Limited view from Marcy Street						
B. Proposed Work: Enlarge an	d enclose porch.						
C. Other Permits Required:  Board of Adjustment	t Planning Board City Council						
D. Lot Location:	_						
Terminal Vista	☐ Gateway ☑ Mid-Block						
☐ Intersection / Corn	er Lot 🗌 Rear Lot						
E. Existing Building to be Altered	I/ Demolished:						
Principal	$\square$ Accessory $\square$ Demolition						
F. Sensitivity of Context:							
$\square$ Highly Sensitive $lacktrel{ u}$	f I Sensitive $oxdot$ Low Sensitivity $oxdot$ "Back-of-House"						
G. Design Approach (for Major	<u>Projects):</u>						
$\Box$ Literal Replication (	.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 Opposi	tion (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:							
☑ Minor Project (i.e. s	small alterations, additions or expansions)						
☐ Major Project (i.e.	significant alternations, additions 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

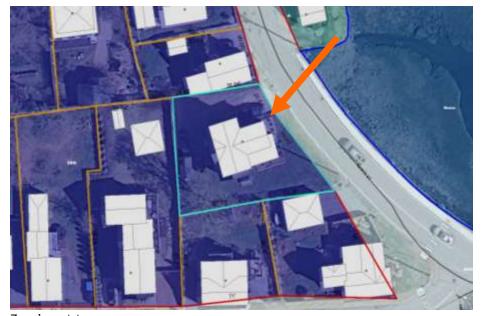
- The applicant proposes to expand and enclose the porch
- At the last work session, an abutter suggested that the porch extension be reduced to preserve some water views to the River.
- K. Design Guideline Reference Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

K. Aerial Image, Street view and Zoning Map:





Aerial and Street View Images



Zoning Map

# HISTORIC SURVEY RATING

C

			540 MARCY ST	TREET – WOR	RK SESSION #B (MIN	NOR PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structu (Average)	res
		GENERAL BUILDING INFORMATION	<b>'</b>	(1	ESTIMATED FROM THE TAX MAPS &	ASSESSOR'S INFO)	
上	1	Gross Floor Area (SF)		,		,	~
STA	2	Floor Area Ratio (GFA/ Lot Area)					P. P
<b>∞</b>	3	Building Height / Street-Width Ratio			MINOR PRO	) IECT	
	4	Building Height – Zoning (Feet)			MINORPRO	JECI	LL_
	5	Building Height – Street Wall / Cornice (Feet)		_ EV /	APND AND ENCLOS	SE DODOU ONLY _	
	6	Number of Stories		- 5/	AFIND AND ENCLOS	SE PORCH ONL! -	7
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	HDC COM	<b>AMENTS</b>	HDC SUGGE	ESTIONS APPRO	OPRIATENESS
	8	Scale (i.e. height, volume, coverage)				□ Appropria	te 🗆 Inappropriate
	9	Placement (i.e. setbacks, alignment)					te 🗆 Inappropriate
Ó	10	Massing (i.e. modules, banding, stepbacks)					te 🗆 Inappropriate
	11	Architectural Style (i.e. traditional – modern)					te 🗆 Inappropriate
2	12	Roofs					te 🗆 Inappropriate
<u> </u>	13	Style and Slope					te 🗆 Inappropriate
ם	14	Roof Projections (i.e. chimneys, vents, dormers)					te 🗆 Inappropriate
ا ج	15	Roof Materials					te 🗆 Inappropriate
MEMBEKS	16	Cornice Line					te 🗆 Inappropriate
	17	Eaves, Gutters and Downspouts					te 🗆 Inappropriate
<b>₹</b>  \$	18	Walls					te 🗆 Inappropriate
	19	Siding / Material					te 🗆 Inappropriate
<u> </u>	20	Projections (i.e. bays, balconies)					te 🗆 Inappropriate
≨   ≷	21	Doors and Windows					te   Inappropriate
COMMISSION DESIGN & MATERIALS	22	Window Openings and Proportions					te   Inappropriate   <del></del>
)   Š	23	Window Casing/ Trim Window Shutters / Hardware					
	24						te   Inappropriate
BUILDING	25 26	Awnings Doors			+		te   Inappropriate
⊆ ا خ	27	Porches and Balconies					
	28	Projections (i.e. porch, portico, canopy)					te   Inappropriate
בֿ	29	Landings/ Steps / Stoop / Railings					te 🗆 Inappropriate te 🗆 Inappropriate
	30	Lighting (i.e. wall, post)					te   Inappropriate
<b>⋛</b>	31	Signs (i.e. projecting, wall)					te □ Inappropriate
5	32	Mechanicals (i.e. HVAC, generators)					te   Inappropriate
HISTORIC	33	Decks					te 🗆 Inappropriate
ĒΙ	34	Garages/ Barns / Sheds (i.e. doors, placement)					te   Inappropriate
_	35	Fence / Walls (i.e. materials, type)					te 🗆 Inappropriate
S S	36	Grading (i.e. ground floor height, street edge)					te 🗆 Inappropriate
ESI	37	Landscaping (i.e. gardens, planters, street trees)					te 🗆 Inappropriate
Ω	38	Driveways (i.e. location, material, screening)					te 🗆 Inappropriate
SIE	39	Parking (i.e. location, access, visibility)				☐ Appropria	te 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropria	te 🗆 Inappropriate
Н.	urpos	e and Intent:					
	1. Pre	eserve the integrity of the District:	□ Yes □ No	4. N	Maintain the special character	r of the District:	
	2. As:	sessment of the Historical Significance:	□ Yes □ No	5. 0	Complement and enhance the	e architectural and historic character	:
	3. Cc	onservation and enhancement of property value	es: 🗆 Yes 🗆 No	6. F	Promote the education, pleasu	ure and welfare of the District to the c	city residents and visitors:
, ,	eview	Criteria / Findings of Fact:			·		
<u>1.                                     </u>		onsistent with special and defining character of s	urrounding properties:	□Yes□No 3 R	Relation to historic and archite	ectural value of existing structure:	□ Yes □ No
		mpatibility of design with surrounding properties:				chnologies with surrounding properties	
	Z. CO	mpanding of design with surrounding properties.		□ 100 H, C		zimologies with surrounding properties	O. LICOLINO

**5 HANCOCK STREET Project Address:** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #9 Existing Conditions:** • Zoning District: MRO Land Use: single family Land Area: 9,795 SF +/-Estimated Age of Structure: c.1920 Building Style: Colonial Revival
Historical Significance: NA
Public View of Proposed Work: View from Hancock Street
Unique Features: Was originally located in the garden at the Langdon mansion Neighborhood Association: Downtown B. Proposed Work: To add a second floor to the garage and add a rear addition. C. Other Permits Required: ☐ City Council ☐ Planning Board ☐ Board of Adjustment D. Lot Location: ✓ Mid-Block ☐ Terminal Vista Gateway ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished: ✓ 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)

• This structure is located along Hancock Street along the edge of Strawbery Banke. It is surrounded with many 2-3 story wood-framed structures with shallow setbacks to the street.

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

The Application is proposing to:

- Add a second floor to the garage.
- Add a rear addition to the building.

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

C

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
1	Gross Floor Area (SF)	(2011111111		,	<u> </u>	
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MODERATE PI	DO IECT	
4	Building Height – Zoning (Feet)		ſ	MODERAIE PI	KOJECI	
5	Building Height – Street Wall / Cornice (Feet)	۸D	D SECOND ELO	OP TO CAPACE A		REAR ADDITION ONLY -
6	Number of Stories	- AD	D SECOND FLOO	JK IO GARAGE A	AND ADD N	EAR ADDITION ONL! -
7	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS
	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate
_	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
C	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate
1	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate
12	Roofs					□ Appropriate □ Inappropriate
	Style and Slope		-			□ Appropriate □ Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate
;	Roof Materials					□ Appropriate □ Inappropriate
•	Cornice Line					□ Appropriate □ Inappropriate
<u>'</u>	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate
3	Walls					□ Appropriate □ Inappropriate
,	Siding / Material					□ Appropriate □ Inappropriate
)	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
	Doors and Windows					□ Appropriate □ Inappropriate
2	Window Openings and Proportions					□ Appropriate □ Inappropriate
3	Window Casing/ Trim					□ Appropriate □ Inappropriate
l	Window Shutters / Hardware					□ Appropriate □ Inappropriate
;	Awnings					□ Appropriate □ Inappropriate
	pors					□ Appropriate □ Inappropriate
' Po	orches and Balconies					□ Appropriate □ Inappropriate
	rojections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate
	andings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
	ighting (i.e. wall, post)					□ Appropriate □ Inappropriate
_	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate
2	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
	Decks					□ Appropriate □ Inappropriate
	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate
	ence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
	<b>Grading</b> (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
3	<b>Driveways</b> (i.e. location, material, screening)					□ Appropriate □ Inappropriate
)	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
) A	ccessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
Preserv Assessr	nd Intent: ve the integrity of the District: ment of the Historical Significance: rvation and enhancement of property value	Yes       Yes       Yes	No 5. Cor	intain the special characte mplement and enhance th mote the education, pleas	e architectural c	and historic character: of the District to the city residents and

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

# **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

	• Neighborhood Association. 30	JUIT LITA	
<u>B.</u>	Proposed Work: To install an eleve	ator for universal ac	cess.
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensi	tive $\square$ Low Sensitivit	y 🗌 "Back-of-Ho
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)

## H. Project Type:

$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
Minor Project (i.e. small alterations, additions or expansions)
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
☐ Major Project (i.e. very large alternations, additions or expansions)

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

# 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

		45 GARDNER STREET – WORK SESSION #C (MINOR PROJECT)						
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD	CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		ounding Structures	╡ ,
		·	Building	Building (+/-)	(Average)		(Average)	
	No				ecceconic INICO)			<b>∣                                    </b>
		GENERAL BUILDING INFORMATION  Gross Floor Area (SF)	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR S INFO)	<u> </u>		<b>2</b> 2 '
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	3				AAINIOD DDC	LECT		O is
	4				MINOR PRO	JJECI		FO
	5	3 3 1 1 1 1 1 1 1 1		INICI	ALL AN ELEVATO	D TOWER ONLY	•	<u> </u>
	6	110111001010101		- 11421	ALL AN ELEVAIO	K IOWER CIVE!	_	∥ <b>Z</b> ₹ (
_	7	Building Coverage (% Building on the Lot)			Г			<b>- - - - - - - - - -</b>
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
5	8	Training (Market Spring)					□ Appropriate □ Inappropriate	
TX STITE	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	<b>AT</b>
	<b>\</b>						□ Appropriate □ Inappropriate	
$\vdash$	- ''						□ Appropriate □ Inappropriate	<b>⊣ ⊃</b> & .
	12						☐ Appropriate ☐ Inappropriate	
	13	- /					☐ Appropriate ☐ Inappropriate	
	14						□ Appropriate □ Inappropriate	A P SRIC
	16						□ Appropriate □ Inappropriate	
	17						<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Inappropriate</li> </ul>	<b>Y E</b> HIST
2	_						□ Appropriate □ Inappropriate	<b>                                   </b>
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	20	-					□ Appropriate □ Inappropriate	<b>1                                    </b>
1	21						☐ Appropriate ☐ Inappropriate	RTY
2	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	23	<u> </u>					□ Appropriate □ Inappropriate	∃ <b>M</b> Si
PECION & AAATEDIALS	24						□ Appropriate □ Inappropriate	
	25						□ Appropriate □ Inappropriate	ROPE PORTSM
2	26						□ Appropriate □ Inappropriate	
=							☐ Appropriate ☐ Inappropriate	
	28						☐ Appropriate ☐ Inappropriate	<b></b>
	30						□ Appropriate □ Inappropriate	<b>⊣</b>
	31						<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	+
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	33						□ Appropriate □ Inappropriate	/ Als
	34						□ Appropriate □ Inappropriate	TIL
_	, 35						□ Appropriate □ Inappropriate	
(	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	12 =
A Class	37	. •					□ Appropriate □ Inappropriate	
	38	- ' '					□ Appropriate □ Inappropriate	
5							□ Appropriate □ Inappropriate	
<u> </u>	40	, , ,					□ Appropriate □ Inappropriate	The state of the s
<u>H.</u>	1. F	ose and Intent: Preserve the integrity of the District:	□ Yes □ I	-	intain the special characte			□ Ү
		Assessment of the Historical Significance:			mplement and enhance th			□ <b>Y</b>
	3. (	Conservation and enhancement of property value	es: 🗆 Yes 🗆 I	No 6. Pro	mote the education, pleas	sure and welfare of the I	District to the city residents and visito	ors:
<u>l.</u>		ew Criteria / Findings of Fact:  Consistent with special and defining character of sompatibility of design with surrounding properties				ectural value of existing chnologies with surround		

**Project Address: 39 PRAY STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #D Meeting Type:** 

Α	. Propert	y	<u>Information</u>	-	<b>General:</b>

**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

	<u>B.</u>	<u>Proposed Work:</u>	Extend rear	<u>addition</u>	<u>, add site</u>	porch :	<u>and shec</u>	
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C. Other Permits Required:	,	
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	☐ Gateway	☑ Mid-Block
$\Box$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arnothing}$ Sensi	tive $\square$ Low Sensitivity	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:

- ☐ 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. Staff Comments and/ or Suggestions for Consideration:

The proposed application seeks to:

- Add an addition to the rear elevation, add a side porch and new shed.
- Note that detailed plans will be distributed at the 9-6-17 meeting.

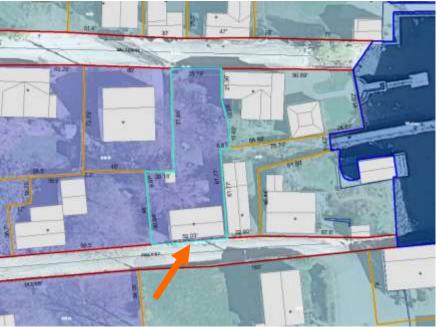
Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

Project Information  Existing Building Building Suddenger (Average)  CENERAL BUILDING INFORMATION  (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  RINOR PROJECT  Decrease (Average)  NINOR PROJECT  For Area (Relia (SFA) for Area)  Decrease (Average)  NINOR PROJECT  FINLARGE REAR ADDITION AND ADD SIDE PROCH AND SHED ONLY -  FOR A Building (Average)  PROJECT REVIEW ELEMENT  APPLICANT'S COMMENTS  APPROPRIATENESS  PROJECT REVIEW ELEMENT  APPLICANT'S COMMENTS  APPROPRIATENESS  PROJECT REVIEW ELEMENT  APPLICANT'S COMMENTS  APPROPRIATENESS  C Appropriate Timesopposited to Appropriate Timesopposited Timesopposited to Appropriate Timesopposited Timesop		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGH	IBORHOOD CONTEXT					
1. Gross Road Area (SF) 2. Hoor Area Roth (SEA/ LO Area) 3. Building Height 2 Street Awards Roth 4. Building Height 2 Street Awards Roth 5. Building Height 2 Street Awards Roth 6. Building Height 2 Street Awards Roth 6. Building Height 2 Street Roth 2 Street Roth 7. Building Height 2 Street Roth 2 Street Roth 6. Building Height 2 Street Roth 2 Street Roth 7. Building Locations Supplied on the Loth 7. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Locations Supplied 2 Roth 2 Street Roth 8. Building Location Supplied 2 Roth 2 Street Roth 8. Building Location Supplied 2 Roth 2 Street Roth 2 Roth 2 Street Roth 8. Building Location Supplied 2 Roth 2 Street Roth 2 Roth 2 Roth 2 Street Roth 2 Ro		Project Information								
2 floor And Rate (GPA (Let Area) 3 Building seight / Store (MR) Rate 4 Building seight / Store (MR) 5 Building seight / Store (MR) 5 Building seight - Zoring (Reet) 6 Number of Stories 7 Building seight - Zoring (Reet) 7 Building - Store (MR) 8 Building seight - Zoring (Reet) 9 Building - Store (MR) 9 Building - Stor		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & A	SSESSOR'S INFO)						
3 Bulding relight / Sinety / Foreight   Foreight   Bulding relight - Coming Report   Foreight   Bulding relight - Coming Report   Foreight   Bulding relight - Sinety World / Coming Report   Foreight   Foreight	1	Gross Floor Area (SF)								
4. Building Halgent - Street Wall / Comice (Feer) 4. Number of Stories 5. Building Halgent - Street Wall / Comice (Feer) 4. Number of Stories 7. Building Coverage (R. Building on the Lot) 7. Building Coverage (R. Building on the Lot) 8. Scole (a. B. Lot) 8. In Appropriate Lina potentials 9. Plocement (a. serbook, olignment) 9. Plocement (a. serbook, olignment) 10. Massing (a. mobile, bounding repotencies) 11. Architectural Style (a. troditional - modern) 12. Roofs 13. She and Storie 14. Roof Projection (a. B. Lot) 15. Roofs 16. Ender on the Coverage (a. B. Lot) 16. Roof (A. B. Lot) 17. Appropriate (a. Inappropriate la Inapp	2	Floor Area Ratio (GFA/ Lot Area)								
Selection   Committee   Comm	3			MAINIOD DDO IEC	т					
Number of Stotes   PROJECT REVIEW ELEMENT   APPLICANT'S COMMENTS   HDC SUGGESTIONS   APPROPRIATENESS				MINOR PROJEC						
7. Building Coverage IR Building on the LOT  PROJECT REVIEW LEARNT  APPLICANT'S COMMENTS  HDC SUGGESTIONS  APPROPRIATENESS  8. Scale (e. neight, volume, coverage,)  1. Appropriate   Imporposite   1. Appropriate	5		- FNI ARCE REAR AD	DITION AND ADD SIDE PR	OCH AND SHED ONLY -					
PROJECT REVIEW ELEMENT   APPLICANT'S COMMENTS   HDC SUGGESTIONS   APPROPRIATENESS	6		- LINLANGE KLAK AD	DITION AND ADD SIDE I K	OCII AND SILD ONLI -					
8 Scale (s.e. helpidit, volume, coverage	/									
Piccement   Ex. setbacks, digmanni			APPLICANT'S COMMENTS	HDC SUGGESTIONS						
Description   Control	9									
Appropriate   Inappropriate	<b>y</b>									
Appropriate   Inappropriate										
13 Silve and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Comice line 17 Exercise Cutters and Downspouls 18 Walts 19 Siding / Material 19 Siding / Material 19 Siding / Material 19 Siding / Material 10 Projections (i.e. boys, balconies) 10 Projections (i.e. boys, balconies) 11 Doors and Windows 11 Appropriate   Inappropriate   Inappropria										
14 Scof Projections (i.e., chimneys, vents, dormers										
Soot Moterials		, ,								
Cornice Line										
Exces, Gutters and Downspouls   Appropriate   Inappropriate										
Malts										
19   Siding / Material										
Projections (i.e. bows, balconies										
Appropriate   Inappropriate   Nappropriate   Napp										
Window Openings and Proportions										
Mindow Cosing/Trim										
24 Window Shuffers / Hordware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Story										
Appropriate   Inappropriate										
Doors   Doors   Depropriate   Inappropriate   Inappropriate   Projections (i.e. porch, portico, canopy)   Depropriate   Inappropriate   Depropriate   D		·								
Proces and Balconies Projections (i.e. porch, portico, canopy) Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)  Lighting (i.e. wall, post)  Mechanicals (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)  Mechanicals (i.e. HVAC, generators)  Mechanicals (i.e. doors, placement)  Garages/ Barns / Sheds (i.e. doors, placement)  Garding (i.e. ground floor height, street edge)  Grading (i.e. ground floor height, street trees)  Driveways (i.e. location, material, screening)  Paptropriate   Inappropriate   In										
Projections (i.e. porch, portico, canopy)    Appropriate   Inappropriate			<del>-</del>							
Landings/ Steps / Stoop / Raillings  Lighting (i.e. wall, post)  Lappropriate   Inappropriate   Inappropriat			-							
Signs (i.e. projecting, wall)   Appropriate   Inappropriate										
31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) 40 Accessory Buildings (i.e. sheds, greenhouses) 40 Appropriate   Inappropriate			+							
Appropriate   Inappropriate			+							
Appropriate   Inappropriate										
Garages/ Barns / Sheds (i.e. doors, placement)    Appropriate   Inappropriate		, , , ,								
Serice / Walls / Screenwalls (i.e. materials, type)   Appropriate   Inappropriate										
Grading (i.e. ground floor height, street edge)    Appropriate   Inappropriate     Inappropriate   Inappropriate   Inappropriate     Inappropriate   Inappropriate   Inappropriate     Inappropriate			-							
Landscaping (i.e. gardens, planters, street trees)   Appropriate   Inappropriate     Accessory Buildings (i.e. sheds, greenhouses)   Appropriate   Inappropriate     Appropriate   Ina		, , , ,	-							
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         urpose and Intent:       □ Appropriate □ Inappropriate										
Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)  □ Appropriate □ Inappropriate □ Inappropriate □ Inappropriate □ Inappropriate □ Inappropriate □ Inappropriate										
40 Accessory Buildings (i.e. sheds, greenhouses)  □ Appropriate □ Inappropriate  urpose and Intent:										
urpose and Intent:			-							
Preserve the integrity of the District:  Assessment of the Historical Significance:  Yes No  No  Yes N	<b>po</b> Pro As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance:	☐ Yes ☐ No 5. Cor	mplement and enhance the archited	istrict: ctural and historic character:					

177 STATE STREET **Project Address: CERTIFICATE OF APPROVAL** Permit Requested: **WORK SESSION #E Meeting Type: Existing Conditions:**  Zoning District: CD4 Land Use: Mixed-Use Land Area: 2,460 SF +/-Estimated Age of Structure: c.1850 Building Style: <u>Italianate</u>
Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from State and Penhallow Streets</u> Unique Features: Part of a residential row block Neighborhood Association: Downtown B. Proposed Work: To replace windows and make chimney repairs. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Terminal Vista Gateway ☐ Mid-Block ✓ Intersection / Corner Lot ☐ Rear Lot E. Existing Building to be Altered/ Demolished: ✓ 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:

• 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. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

					( 2F22ION #F (W			
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	building	bullarily (+/-)	(Aveluge)		(Areidge)	<b>-  ≥</b>
SIAFF	1	Gross Floor Area (SF)						<b></b>
<u>[</u>	2	Floor Area Ratio (GFA/ Lot Area)						FOR
•	3	Building Height / Street-Width Ratio		<b>A</b> /	AODEDATE D	DO IECT		
	4	Building Height – Zoning (Feet)		IV	NODERATE P	KUJEUI		Ŭ ¥
	5	Building Height – Street Wall / Cornice (Feet)		ADD ADDITIC	N TO PENHALLO	NA/ CTDEET EA	CADEONIV	<del>_</del> _ <del>_</del>
	6	Number of Stories		- ADD ADDIIIC	IN TO PENHALLO	JW SIKEEI F	CADE ONLY -	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ <b>O</b> 0
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
Ë	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	<b>⊣ −'</b> হ
.	12	Roofs					☐ Appropriate ☐ Inappropriate	
	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials					□ Appropriate □ Inappropriate	
i	15 16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	<b></b>
	18	Walls					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>	— Ш 🖫
I₩	19	Siding / Material					□ Appropriate □ Inappropriate	$\dashv$ $\smile$ $^{\pm}$
OMMISSION SIGN & MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
<u>5</u>	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	— ш š
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	<b></b> &
	25	Awnings					□ Appropriate □ Inappropriate	
	26	Doors					□ Appropriate □ Inappropriate	
┊│╡	27	Porches and Balconies					□ Appropriate □ Inappropriate	_ ~ ~
BUILDING	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<b>─</b>
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
2	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
<b>.</b>	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
<b>:</b>	33	Decks  Carages / Barns / Shade /i.e. deers placement /					□ Appropriate □ Inappropriate	
•	34	Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ž	35 36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	Au Il
	38	Driveways (i.e. location, material, screening)					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>	
SIE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	/
"	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	55
Н		se and Intent:						
<u>. 1</u>	-	eserve the integrity of the District:	□ Yes □	No 4 Main	Itain the special characte	er of the District		
		sessment of the Historical Significance:	□ Yes □		plement and enhance th		historic character:	
		onservation and enhancement of property values:	□ Yes □				he District to the city residents and vis	
	. ) ' '							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

Project Address:	180 MIDDLE	<u>STREET</u>
Permit Requested:	<b>CERTIFICATE</b>	OF APPROVAL
Meeting Type:	WORK SESSION	ON #F
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 buildidididididididididididididididididid	c: View from Middle	<u>e Street</u>
B. Proposed Work: To restore the ext	terior of the building	g and add walls and parking
C. Other Permits Required:		
☐ Board of Adjustment	□ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	□ Rear Lot	
E. Existing Building to be Altered/ Dem	<u>olished:</u>	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive $\ \Box$ Sensi	tive $\square$ Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
$\square$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
$\Box$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
$\Box$ Consent Agenda (i.e. very	small alterations, ad	ditions or expansions)
☐ Minor Project (i.e. small alt	erations, additions or	expansions)
✓ Moderate Project (i.e. sig	gnificant additions, alt	erations or expansions)
$\square$ Major Project (i.e. very lar	ge alternations, addi	tions or expansions)

# 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.

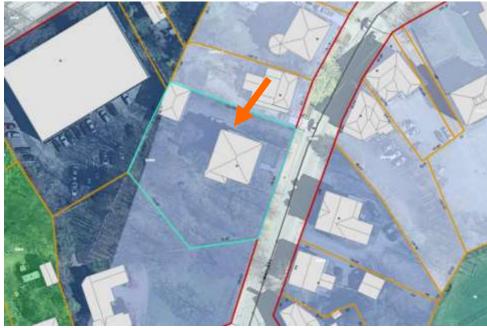
Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

F

Existing Proposed Building (+/-)	Abutting Structures	RHOOD CONTEXT				
	ADUITING STRUCTURES	CITANUTIN QUE EL CARLINE -				
	(Average)	Surrounding Structures (Average)				
		(				
(ESTIMATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)					
MODERATE PROJECT						
						<ul> <li>RESTORE EXTE</li> </ul>
6 Number of Stories - RESTORE EXTERIOR AND ADD WALLS & PARKING UNLT -  7 Building Coverage (% Building on the Lot)						
APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
		<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>				
		□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate				
		□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate				
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		☐ Appropriate ☐ Inappropriate				
		☐ Appropriate ☐ Inappropriate				
		□ Appropriate □ Inappropriate				
		- RESTORE EXTERIOR AND ADD WALLS &				

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

## A. Property Information - General:

## **Existing Conditions:**

- Zoning District: <u>CD4-L2</u>
- Land Use: Residential Multi-Family
- Land Area: 39,968 SF +/-
- Estimated Age of Structure: 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

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

b. Hoposca Work.	<u> </u>	<u>x aaa o 110 ** 3110010103:</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 / Constructed	• •
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive <b>☑</b> Sensitive	tive $\square$ Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
Literal Replication (i.e. 6-16 0	Congress, Jardinière Buildin	g, 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	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen's	s Bank, Coldwell Banker)
H. Project Type:		
$\Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

Major Project (i.e. very 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.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NE	EIGHBORHOOD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIM	ATED 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			<b>MAJOR PROJ</b>	FCT
4	Building Height – Zoning (Feet)			MAJORIKOS	
5	Building Height – Street Wall / Cornice (Feet)  Number of Stories	_	RENOVATE 3 HIST	ORIC STRUCTURES 8	& ADD 4 NEW STRUCTURES –
<u> </u>	Building Coverage (% Building on the Lot)				A / (D D )
	PROJECT REVIEW ELEMENT	A PPI I C A	ANT'S COMMENTS	HDC SUGGESTIO	ONS APPROPRIATENESS
		AFFLICE	VIAL 2 COMMENTS	UDC 20GGE311C	
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 Style and Slane				□ Appropriate □ Inappropriate
13	Style and Slope  Reaf Projections (i.e. chimpeys yents darmers )				□ Appropriate □ Inappropriate
14 15	Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials				□ Appropriate □ Inappropriate
16	Cornice Line				□ Appropriate □ Inappropriate
17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
18	Walls				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
19	Siding / Material				□ Appropriate □ Inappropriate
20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
21	Doors and Windows				□ Appropriate □ Inappropriate
	Window Openings and Proportions				□ Appropriate □ Inappropriate
22	Window Openings and Proportions  Window Casing/ Trim				□ Appropriate □ Inappropriate
24	Window Casing/ IIIII  Window Shutters / Hardware				□ Appropriate □ Inappropriate
25	Storm Windows / Screens				□ Appropriate □ Inappropriate
26 26					□ Appropriate □ Inappropriate
-	Porches and Balconies				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
27 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
35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate
36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
39					□ Appropriate □ Inappropriate
40					□ Appropriate □ Inappropriate
rp	ose and Intent:		1 NI		
	reserve the integrity of the District:	☐ Yes ☐		intain the special character of	
	ssessment of the Historical Significance:	☐ Yes ☐		•	rchitectural and historic character:
3. (	Conservation and enhancement of property value	es: 🗆 Yes 🗆	NO 6. Pro	mote the education, pleasure (	and welfare of the District to the city residents and
vie	w Criteria / Findings of Fact:				

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

## A. Property Information - General:

# **Existing Conditions:**

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

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

C. Other Permits Required:						
$\square$ Board of Adjustment	☑ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	Gateway	☑ Mid-Block				
$\ \square$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>.</u> <u>.</u>				
✓ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
$\square$ 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)						
$\square$ 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)					
☐ Intentional Opposition (i.e. McIntyre Building, 3S Artspace, Coldwell Banker)						
H. Project Type:						
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions						
$\square$ Minor Project (i.e. small alto	erations, additions or e	expansions)				
☐ Moderate Project (i.e. sign	nificant additions, alte	rations 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 S	STREET (LOT 4)	- WORK	SESSION	#H (MAJOR	)		
			INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY						
			Project Information	Existing Building	Proposed Building (+/-)					<	7
ш			GENERAL BUILDING INFORMATION		boliding ( · / )	l					- <b>17</b>
STAFF		1	Gross Floor Area (SF)		MAJOR PROJECT  - CONSTRUCT A 4-STORY MIXED-USE BUILDING ONLY -						MMISSION Date: 9-13- ations   De
ST/		3	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio								$\stackrel{>}{\sim}$ $\stackrel{\frown}{\lnot}$
		4	Building Height – Zoning (Feet)								SS &
		5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT A 4-STORT MIXED-USE BUILDING ONLY -					<b></b>	<b>4 4 5 5</b>
		6	Number of Stories								Date Date ations
		7	Building Coverage (% Building on the Lot)								COMMIS: H Date: pulations Withdrawn
	PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS									TCO Final Stipuk	
	b	8	Scale (i.e. height, volume, coverage)	-						$\underline{\hspace{0.5cm}}$	
	ONTEXT	9	Placement (i.e. setbacks, alignment)								
	O	10	Massing (i.e. modules, banding, stepbacks)								IRIC: ISE N Mwith Id
	O	11	Architectural Style (i.e. traditional – modern)								RIC DISTRIC  RET Case I  Approved with  Postponed
S		12	Roofs								<b>X U X 5</b>
MEMBERS		13	Style and Slope								. 🛏 등 유
		14	Roof Projections (i.e. chimneys, vents, dormers)							<b></b>	RICE App
		15	Roof Materials								
₹		16	Cornice Line								ე
	ν	17 18	Eaves, Gutters and Downspouts  Walls							—— Ш	HISTO
0	TERIALS	19	Siding / Material								HIS EER ed
<u>S</u>		20	Projections (i.e. bays, balconies)							<b>——</b>	UTH D3 D prov
COMMISSION	¥-	21	Doors and Windows								1007H H :163 DEL Approvec Continued
<b>≷</b>	<b>∞</b>	22	Window Openings and Proportions								<b>6 6 14 6</b>
5	<u>5</u>	23	Window Casing/ Trim							ш	<b>&gt;</b> :
ပြ	DESIG	24	Window Shutters / Hardware	-						<u> </u>	RTSA ERTY n:
		25	Storm Windows / Screens								RTS, ERT
2	DING	26	Doors								O P ©
STRICT	BUIL	27	Porches and Balconies								PO ROP cision
		28	Projections (i.e. porch, portico, canopy)							<b>_</b>	E ĕ
0		29	Landings/ Steps / Stoop / Railings								Δ
$\frac{1}{2}$		30	Lighting (i.e. wall, post)								
HISTORIC		31	Signs (i.e. projecting, wall)								
ST(		32	Mechanicals (i.e. HVAC, generators)								
Ĭ		33 34	Decks Garages/ Barns / Sheds (i.e. doors, placement)								1
_ <b>_</b>		35	Fence / Walls / Screenwalls (i.e. materials, type)								The second
	DESIGN	36	Grading (i.e. ground floor height, street edge)								HER-PERSON.
	ESI	37	Landscaping (i.e. gardens, planters, street trees)								
	ш	38	Driveways (i.e. location, material, screening)	-							-
	STE	39	Parking (i.e. location, access, visibility)							4	-
		40	Accessory Buildings (i.e. sheds, greenhouses)								NAME OF THE PARTY
<u> </u>	1	. Pre	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value	□ Yes □ N □ Yes □ N ∪es: □ Yes □ N	No 5. C	omplement	and enhance t		nd historic character: f the District to the city residents	and visitors:	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
<u> </u>	. Re	e <mark>view</mark> . Co	Criteria / Findings of Fact:  Insistent with special and defining character of moatibility of desian with surrounding propertie	f surrounding propertie					isting structure:   Yes   rrounding properties:  Yes		

# 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 &

# I. Neighborhood Context:

shallow to no front yard setbacks.

- Storefronts (12)

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





**HISTORIC** 

**SURVEY** 

**RATING** 

Page 43 of 44

Aerial and Street View Image



Zoning Map

#### 157 DEER STREET (LOT 5) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1**

# 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
- B. Proposed Work: Construct a 5-story, mixed-use building.

# C Other Permits Required:

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

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

			157 DEER STREET (LO	T 5) – WORK SESSION :	#I (MAJOR)		
		INFO/ EVALUATION CRITERIA		_	NEIGHBORHOO	D CONTEXT	
		Project Information		Abutting Structures (Average)	Su	urrounding Structures (Average)	
STAFF		GENERAL BUILDING INFORMATION					
		Gross Floor Area (SF)			) IEOT		
		Ploor Area Ratio (GFA/ Lot Area)		MAJOR PRO	<b>JJECI</b>		<b>OR</b> SION 2-13-
S	;	Building Height / Street-Width Ratio					
		Building Height – Zoning (Feet)	- COI	NSTRUCT A 5-STORY M	NIXED-USE BUII	LDING –	
		Building Height – Street Wall / Cornice (Feet)					AMIS AMIS ate: 9
		Number of Stories					
	7	Building Coverage (% Building on the Lot)					ON FISCOMMISS SI Date:
		PROJECT REVIEW ELEMENT				APPROPRIATENESS	OD I COMMI
	ΚŢ	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
		Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	_ <b>⊢</b> ∪ <b>-</b> ∪ <b>-</b> ∈ -
		Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
	/ 1 1	1 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
S	1	2 Roofs				☐ Appropriate ☐ Inappropriate	
MEMBERS	_ 1	3 Style and Slope				□ Appropriate □ Inappropriate	ALUA RIC DISTR REET Cas Approved v
BE	1	4 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
≶	1	5 Roof Materials				□ Appropriate □ Inappropriate	
AE	1	6 Cornice Line				□ Appropriate □ Inappropriate	
	1	7 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	□ <b>か</b> ☆ □
Z	S] 1	8 Walls				□ Appropriate □ Inappropriate	— <u> </u>
COMMISSION	≥ 1	9 Siding / Material				□ Appropriate □ Inappropriate	
	ATERIALS	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
	≥ 2					☐ Appropriate ☐ Inappropriate	
$\leq$	∞ 2	2 Window Openings and Proportions				□ Appropriate □ Inappropriate	╗ <b>┍┎</b> О╗┇
2	<u>5</u> 2	3 Window Casing/ Trim				□ Appropriate □ Inappropriate	⊒Шξ≿∷
ŭ	DESIG 2					☐ Appropriate ☐ Inappropriate	OPERTY Coperation Coperate Cop
		5 Storm Windows / Screens				☐ Appropriate ☐ Inappropriate	P OP OF
$\overline{\Omega}$	Z 2	6 Doors				☐ Appropriate ☐ Inappropriate	
DISTRICT	UNICE SERVICE	7 Porches and Balconies				☐ Appropriate ☐ Inappropriate	
<u>S</u>	<u></u> 2	8 Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	_ <u> </u>
	2					□ Appropriate □ Inappropriate	
C	3	O Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
<b>≥</b>	3					□ Appropriate □ Inappropriate	
O	3	2 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
HISTORIC	3					☐ Appropriate ☐ Inappropriate	
I	3					☐ Appropriate ☐ Inappropriate	
	_ 3	5 Fence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate	E. M. W.
	DESIGN 3	6 Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
	SES 3	7 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
	三 3	8 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
	SIE 3	9 Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	4	O Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
	l. Puri	pose and Intent:					
	1	Preserve the integrity of the District	□ Yes □ No	1 Maintain the special characte	er of the District:		□ Yes □ No
		Preserve the integrity of the District:		<ul><li>4. Maintain the special characte</li><li>5. Complement and enhance th</li></ul>		istoria character:	□ Yes □ No
		Assessment of the Historical Significance:	□ Yes □ No	•			
	3.	Conservation and enhancement of property values:	□ Yes □ No	Fromole the education, pleas	sure and wellare of the	e District to the city residents and visi	tors:
	<u>.                                    </u>						
·		Criteria / Findings of Fact:					
		Consistent with special and defining character of surr	_ : : : : : : : : : : : : : : : : : : :			=	
	2. (	Compatibility of design with surrounding properties:	☐ Yes ☐ No	4. Compatibility of innovative tea	chnologies with surrou	nding properties: 🗆 Yes 🗆 No	