Staff Report – January 3rd and 10th, 2018

January 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 174 Fleet Street.
 - 2. 10 Humphrey's Court
 - 3. 35 Bow Street
 - 4. 40 Mount Vernon Street
- Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS - OLD BUSINESS:

- A. 410 Islington Street (Major Multifamily buildings)
- B. 28 Dennett Street (Moderate windows)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 39 Pray Street (Minor-windows)
- 2. 361 Islington Street (Minor-addition)
- 3. 82 Court Street (Moderate windows)

January 10th MEETING

WORK SESSIONS:

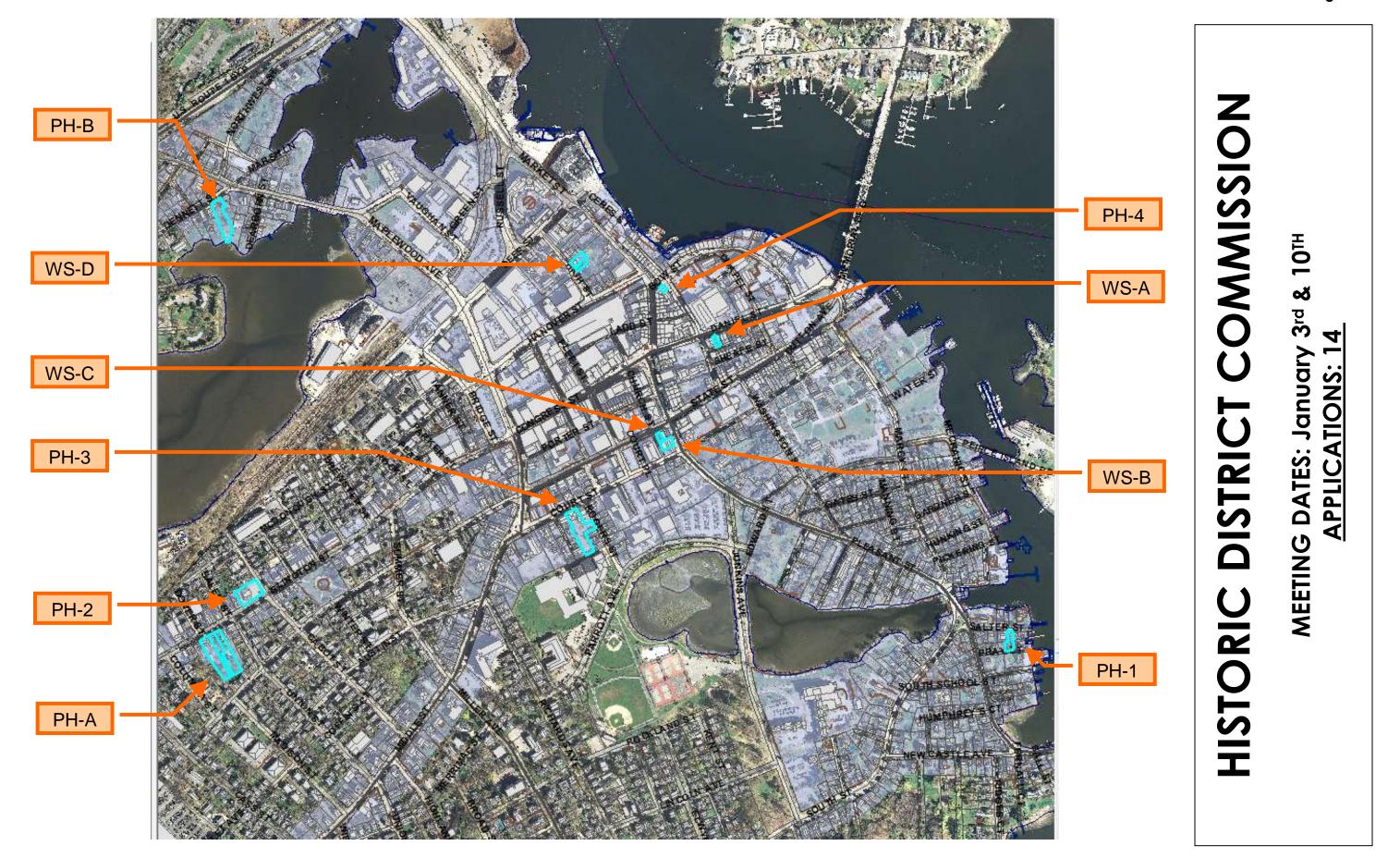
A. 77 Daniel Street (Moderate - third floor rear addition)

PUBLIC HEARINGS - NEW BUSINESS:

4. 8 Bow Street (Moderate - skylights, HVAC)

WORK SESSIONS:

- B. 84 Pleasant Street (Moderate demolition of rear addition)
- C. 278 State Street (Major rehabilitation and massing)
- D. 127 & 137 High Street (Moderate new rear building)



Project Address: 410-30 ISLINGTON STREET **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION/ PUBLIC HEARING #A Meeting Type:**

A. Property Information - General:

Existing Conditions:

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

<u>B.</u>	Proposed Work:	To renovate three historic structures & add 4 new structures	es <u>.</u>

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C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
\square Terminal Vista	Gateway	☑ Mid-Block				
☐ Intersection / Corner	Lot 🗌 Rear Lot					
E. Existing Building to be Altered/	Demolished / Constructed	<u>l:</u>				
✓ Principal	Accessory	\square Significant Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive $oldsymbol{arDelta}$ S	Sensitive \square Low Sensitivity	√ 🗌 "Back-of-House"				
G. Design Approach (for Major Pro	ojects):					
\Box Literal Replication (i.e.	6-16 Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
\square Invention within a Styl	e (i.e., Porter Street Townhouse	s, 100 Market Street)				
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
\Box Intentional Opposition	າ (i.e. McIntyre Building, Citizen	's Bank, Coldwell Banker)				

H. Project

☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
Type:
\square Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)

Major Project (i.e. very 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 three (3) new townhouse structures with six (6) dwelling units and a single family structure within the rear yard of the property; and
- Note that the HDC and TAC have both recommended the building footprints and volumes be reduced to afford adequate circulation and parking on the site. The revised plans reflect these requests and the parking and circulation pattern has been significantly improved.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	410 - 430 ISLINGTON STREET – WORK SESSION / PUBLIC HEARING #A (MAJOR PROJECT)									
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT									
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Suri	ounding Structures (Average)	-3-18 enied		
		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
出	1	Gross Floor Area (SF)	((ESTIMATED FROM THE TAX MATS & ASSESSOR'S INTO)						
STA	2	Floor Area Ratio (GFA/ Lot Area)								
S	3	Building Height / Street-Width Ratio			MAIOD DD	∩ IECT		FOR AISSION Date: 1-		
	4	Building Height – Zoning (Feet)		MAJOR PROJECT						
	5	Building Height – Street Wall / Cornice (Feet)	_ DI	NOVATE 3 HISTO	PIC STRUCTURE	S & ADD A NEV	V STDIICTIIDES _	Z 2 3 8		
	6	Number of Stories	- KI	INOVAIL 3 III3IO	KIC SIKOCIOKI	3 & ADD 4 NLV	V SIRUCIURES -			
	7	Building Coverage (% Building on the Lot)						DN F COMMIS No:5 Do Pulations		
	_	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ONMI COMMI E No:5 D Stipulations		
	<u> 8</u>	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	RIC;		
	`—	3 (☐ Appropriate ☐ Inappropriate			
	11	The state of the s					□ Appropriate □ Inappropriate	SIS :		
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							☐ Appropriate ☐ Inappropriate			
AB	14 15	, , , , , , , , , , , , , , , , , , , ,					□ Appropriate □ Inappropriate			
MEMBERS	16						□ Appropriate □ Inappropriate			
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COMMISSION	22						□ Appropriate □ Inappropriate	ERTY AOUTH H 10-30 IS Approved		
\geq	23						□ Appropriate □ Inappropriate	3MO		
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	25	·					□ Appropriate □ Inappropriate	ORTS		
· ひ き	26	Doors					□ Appropriate □ Inappropriate			
ISTRICT	27	Porches and Balconies					□ Appropriate □ Inappropriate	PORTS PORTS OPERTY Scision:		
<u>\S</u> ,	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_ c. ~ ~ ~		
U	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
쿋	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
2	32	, , , , ,					□ Appropriate □ Inappropriate			
HISTORIC	33						□ Appropriate □ Inappropriate			
エ	34						□ Appropriate □ Inappropriate	III.		
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	_ 38	, ,					□ Appropriate □ Inappropriate			
=	39						□ Appropriate □ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
	1. P 2. A 3. C	ose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value W Criteria / Findings of Fact: Consistent with special and defining characters		5. Complete 6. Promotion	te the education, pleas	ne architectural and hist sure and welfare of the	District to the city residents and visi	□ Yes □ No □ Yes □ No tors: □ Yes □ No		
	 Consistent with special and defining character of surrounding properties:									

Project Address: 28 DENNETT STREET Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #B Meeting Type:

Α.	Pro	perty	Information	-	General:
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Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Residential
- Land Area: 14,810 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Dennett Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To replace the windows on the front facade.

<u>u.</u>	Troposed Work. To replace the W	III GOVV3 OIT IIIC II OITI	racaac.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D.	Lot Location:		
	\square Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	

<u>F.</u>	<u>Sensitivity</u>	of	Context:	

☑ Principal

☐ Highly Sensitive	\checkmark	Sensitive \Box	Low Sensitivity		"Back-of-House"
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Accessory

☐ Demolition

G. Design Approach (for Major Projects):

LITERAL REPLICATION (i.e. 6-16 Congress, Jardiniere Building, 10 Pleasant Stree
☐ 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:

	oxedge Consent Agenda (i.e. very small alterations, additions or expansions)
5	$\overline{\mathbf{Z}}$ 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 Dennett Street. It is surrounded with many wood-sided 2.5 story historic structures with little to no front yard setbacks with gardens and lawns within the rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

- Replace the existing 9/6 true-divided, wood windows with 9/6 SDL Pella windows.
- Note that the windows are old but appear to not be original.
- A site visit is scheduled for 5:45 p.m. on 1-3-18

Design Guideline Reference - Guidelines for Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	28 DENNETT STREET – PUBLIC HEARING #B (MINOR)								
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHB					NEIGHBORHO	OD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	:	Surrounding Structures (Average)	PR 3.18 Denied
			GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & A	<u> </u>			-18 8 Spiece
STAFF	-	1	Gross Floor Area (SF)	,		•			<u></u> പ ട് വി വ
ַ ַ		2	Floor Area Ratio (GFA/ Lot Area)						
S	F	3	Building Height / Street-Width Ratio			MINOR PRO) IFCT		
	-	4	Building Height – Zoning (Feet)			MINOKIK	JLCI		MIS. Date
	-	5	Building Height – Street Wall / Cornice (Feet)		_	- REPLACE WINDO	- YINO 2WC		▼ 6 c s
	F	6	Number of Stories			KLI LACL WIND	JIII OIILI		
	1		Building Coverage (% Building on the Lot)	4 5 5 1 6 4 4 1				4000000147511500	DN F COMMIS 5.:3 Date pulations Withdrawn
			PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS	HDC SUGGI	E211ON2	APPROPRIATENESS	OD I COMMINATE OF THE C
	ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	빌	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	RIC With with
	S S	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	TRIC TRIC G with
		11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	ALUA RIC DISTR IREET Ca Approved v
S		12	Roofs					□ Appropriate □ Inappropriate	
m,	-	13	Style and Slope					☐ Appropriate ☐ Inappropriate	ALU RIC DIS TREET C Approved
۸B	-	14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropriate	
MEMBERS	-	15 16	Cornice Line					□ Appropriate □ Inappropriate	
≥	-	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
Z	S	18	Walls					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
COMMISSION	₹	19	Siding / Material					□ Appropriate □ Inappropriate	ERTY AOUTH HIZE DENN Approved Continued
SS	ATERIA	20	Projections (i.e. bays, balconies)			1		□ Appropriate □ Inappropriate	
V	×	21	Doors and Windows					□ Appropriate □ Inappropriate	UTH CITY DEL
€	∞ -	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
S	N N	23	Window Casing/ Trim					 □ Appropriate □ Inappropriate 	Ш ≥ ; ; ; ; ; ; ;
Ö	DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
		25	Awnings					☐ Appropriate ☐ Inappropriate	7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
<u> </u>		26	Doors					□ Appropriate □ Inappropriate	
ISTRICT	BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	
S	2	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	 ~ ŏ
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<u> </u>
<u> </u>		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	<u> </u>
HISTORIC		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
2		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	The second secon
≥		33	Decks					□ Appropriate □ Inappropriate	
		34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	The second secon
	DESIG	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	DE.	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
	SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
	",	39 40	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	MICH MANAGEMENT OF THE PARTY OF
	ш		Accessory Buildings (i.e. sheds, greenhouses) se and Intent:					☐ Appropriate ☐ Inappropriate	
			eserve the integrity of the District:	□ Yes □ N	1 14	aintain the special characte	or of the District:		□ Yes □ No
			sessment of the Historical Significance:			iniain the special characte implement and enhance th		historic character	□ Yes □ No
			onservation and enhancement of property val			·		ne District to the city residents and	
			Criteria / Findings of Fact:	ues 1 1 es - 1 1	O. FIC	inote the education, pieds	ore and wendle of If	TO DISTRICT TO THE CITY TESTUETTIS UTIL	VISITOIS. LICS LINO
			onsistent with special and defining character o	f surroundina properti	es: 🗆 Yes 🗆 No 3. Rel	ation to historic and archite	ectural value of existi	ng structure: 🗆 Yes 🗆 No	
2. Compatibility of design with surrounding properties: □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No									

Project Address:

Permit Requested:	CERTIFICATE OF APPROVAL				
Meeting Type:	PUBLIC HEARING #1				
 A. Property Information - General: Existing Conditions: Zoning District: General Reside Land Use: Single Family Land Area: 5,220 SF +/- Estimated Age of Structure: C Building Style: Federal Number of Stories: 2.5 Historical Significance: Contrib Public View of Proposed Work Unique Features: NA Neighborhood Association: Se 	<u>.1820</u> <u>buting</u> k: <u>View from Pray Str</u>				
B. Proposed Work: Replace front an	ad left side windows				
C. Other Permits Required: Board of Adjustment	☐ Planning Board	☐ City Council			
D. Lot Location:Terminal VistaIntersection / Corner Lot	☐ Gateway ☐ Rear Lot	✓ Mid-Block			
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>			
✓ Principal	Accessory	$\hfill \square$ Significant Demolition			
F. Sensitivity of Context: ☐ Highly Sensitive ✓ Sensitive	itive \square Low Sensitivity	√ □ "Back-of-House"			
G. Design Approach (for Major Project	 _				
☐ Literal Replication (i.e. 6-16 (
☐ Invention within a Style (i.e		·			
☐ Abstract Reference (i.e. Po	-				
☐ Intentional Opposition (i.e.	. McIntyre Building, Citizen'	s Bank, Coldwell Banker)			
H. Project Type:					
☐ Consent Agenda (i.e. very					
☐ Minor Project (i.e. small alt		,			
☐ Moderate Project (i.e. sign☐ Major Project (i.e. very lar					

39 PRAY STREET

I. Neighborhood Context:

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

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

The proposed application seeks to:

- Replace front and left side windows with Marvin wood double-hung SDL windows; and
- Install new window trim, band mold and sills.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

39 PRAY STREET – PUBLIC HEARING #1 (MINOR)								
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	8 2 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	,			l .		OR SION
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S.	3				AAINIOD DDC	\ IECT		
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		L ≥ •
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	6	Number of Stories		- KLI LACL I	KONI AND LLI I 311	DE WINDOWS	OIALI -	OMMIS Date:
		Building Coverage (% Building on the Lot)	4 BB1				4000000147511700	ON COMMI
		PROJECT REVIEW ELEMENT	APPL	ICANT'S COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS	
	8 9 10	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	_ !~ `
		Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
	5 10						☐ Appropriate ☐ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
MEMBERS	12						☐ Appropriate ☐ Inappropriate	
<u>.</u>	13	- /					☐ Appropriate ☐ Inappropriate	
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i	15						☐ Appropriate ☐ Inappropriate	
[16						☐ Appropriate ☐ Inappropriate	→ ≥ 5 □
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	18						☐ Appropriate ☐ Inappropriate	
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		Projections (i.e. bays, balconies) Doors and Windows					☐ Appropriate ☐ Inappropriate	
	≥ 21 × 20						☐ Appropriate ☐ Inappropriate	– ~ ે જે ે ે
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	23 24	G.					□ Appropriate □ Inappropriate	
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	26						☐ Appropriate ☐ Inappropriate	
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Н		ose and Intent:						1
-11		reserve the integrity of the District:	□ Yes □	No. 4 Mair	ntain the special characte	r of the District		□ Yes □
		Assessment of the Historical Significance:			nplement and enhance th		l historic character:	
		Conservation and enhancement of property valu					the District to the city residents and visit	
I.		w Criteria / Findings of Fact:		o. FIOI	note the education, pleasi	ore and wellare of	ine pisinet to the city residents and visit	iois. 163 1
<u></u>		Consistent with special and defining character of	surroundina proper	ties: □ Yes □ No 3. Relation	n to historic and architectu	ral value of existina	structure:	
2. Compatibility of design with surrounding properties:								

Project Address: 361 ISLINGTON STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #1 Meeting Type:

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>General Residence C (GRC)</u>
- Land Use: Multi-Family
- Land Area: 4,174 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Islington and Rockingham Streets</u>
- Unique Features: NA
- Neighborhood Association: Islington Creek

<u>B.</u>	<u>Proposed Work:</u>	Add dormer(s	alon)	<u>g Islinç</u>	gton and	<u>d Rocking</u>	<u>jham anc</u>	l adc	<u>l rear</u>	<u>additior</u>	١
		•	•								

C. Other Permits Required:						
\square Board of Adjustment	\square Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	☐ Mid-Block				
\Box Intersection / Corner Lot	☑ RearLot					
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>				
Principal	Accessory	$\ \square$ Significant Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive \square Sensitive $oldsymbol{arDelta}$ 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. MoIntyre Building, Citizen's Bank, Coldwell Ban

H. Project Type:

<u> , p.c.</u>
$\ \square$ Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
Moderate Project (i.e. significant additions, alterations or expansions

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

Zonina Map

I. Neighborhood Context:

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

J. Background & Suggested Action:

The applicant proposed to:

- Convert the former gas station to a full-service restaurant;
- Add a small addition to the west side of the building;
- Modify the existing canopy to create a steel trellis of open seating; and
- Adding fencing and landscaping along the edge of the property.

Design Guideline Reference – Masonry & Stucco (07), Windows and Doors (08), Site Elements & Streetscapes (09), Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



361 ISLINGTON STREET – PUBLIC HEARING #2 (MODERATE)								
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	_ ∞
	No.		Building	Building (+/-)	(Average)		(Average)	►
	NO.	GENERAL BUILDING INFORMATION	/ESTIAA	LATED FROM THE TAX MAPS & A	SSESSOB'S INEO)			⊢ < რ
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	2	Floor Area Ratio (GFA/ Lot Area)						FO MISSIO Date:
	3	Building Height / Street-Width Ratio			AODEDATE D	DO IECT		SSIC afe
	4	Building Height – Zoning (Feet)		•	MODERATE P	KOJECI		™
	5	Building Height – Street Wall / Cornice (Feet)		_ CITE AITI	ERATIONS AND S	IDE ADDITIOI		2 4 2
	6	Number of Stories		- SIIL ALII	KAIIONS AND S	IDE ADDITIO	N ONLI -	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
DNTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
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\vdash	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	UAT DISTRIC
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	21						☐ Appropriate ☐ Inappropriate	
2	22						□ Appropriate □ Inappropriate	
ן כֿ	23						□ Appropriate □ Inappropriate	OPE ORTSM SRTY:36
DESIGN & MATERIALS	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
	25	Storm Windows / Screens					□ Appropriate □ Inappropriate	\exists \bigcirc $\overset{\leftarrow}{\sim}$
UNIC	26	Doors					□ Appropriate □ Inappropriate	ш
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	29						□ Appropriate □ Inappropriate	
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Z	36						□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
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TI.	39						☐ Appropriate ☐ Inappropriate	1 X
	40						☐ Appropriate ☐ Inappropriate	
	1. Pi 2. A 3. C	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: Conservation and enhancement of property value W Criteria / Findings of Fact:		No 5. Co No 6. Pro	•	ne architectural and sure and welfare of	the District to the city residents and visit	□ Yes □ Yes tors: □ Yes
	1. Pi 2. A 3. C Revie 1. C	reserve the integrity of the District: ssessment of the Historical Significance: Conservation and enhancement of property valu	☐ Yes	 No No Entries: □ Yes □ No Release No Release No 	mplement and enhance the mote the education, pleas	ne architectural and sure and welfare of ectural value of exis	the District to the city residents and visit ting structure:	ors:

Project Address: 82 COURT STREET Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #3 Meeting Type:

A.	Propert	Information	- General:
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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

3.	Proposed Work:	To replace 7	windows w	<u>rith restoration</u>	<u>windows</u>	(sash	only).
	-					-	

B. Proposed Work: 10 replace / windows with restoration windows (sash on					
C. Other Permits Required:					
\square Board of Adjustment	\square 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:				
✓ Principal	☐ Accessory	Demolition			
F. Sensitivity of Context:					
$lackiight$ 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)					

H. Project Type:

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

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

☐ 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. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

• Replace the seven replacement windows with wood restoration windows (sash replacement only) with concealed balances.

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. This application seeks to change the manufacturer of the windows previously-approved on 9-6-17. Note that the proposed windows appear to be SDL and it is unclear weather the proposed glazing is wavy to match the original 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

		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
	No.		Building	Building (+/-)	(Average)	(Average)	•
f		GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
	1	Gross Floor Area (SF)	(2011111		,		
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio		_	400E04TE 0	DO 1505	
	4	Building Height – Zoning (Feet)			MODERATE PI	ROJECI	
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories		- INSTALL / REP	LACEMENI WIND	OWS (SASH ONLY) ONLY –	
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGI	ESTIONS APPROPRIATENESS	
įĹ	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	oriate
	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	
T	12	Roofs				☐ Appropriate ☐ Inappropriate	
	13	Style and Slope				☐ Appropriate ☐ Inappropri	
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate	
Ī	15	Roof Materials				☐ Appropriate ☐ Inappropriate	
	16	Cornice Line				☐ Appropriate ☐ Inappropriate	oriate
	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate	
	18	Walls				☐ Appropriate ☐ Inappropriate	
	19	Siding / Material				□ Appropriate □ Inappropri	
	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropri	
	21	Doors and Windows				☐ Appropriate ☐ Inappropriate	
	22	Window Openings and Proportions				☐ Appropriate ☐ Inappropri	
- 2	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropri	L -
	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	
2	5	Awnings				☐ Appropriate ☐ Inapprop	
:	26	Doors				☐ Appropriate ☐ Inappropri	oriate
2	7	Porches and Balconies				☐ Appropriate ☐ Inappropri	
28	8	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropri	
29	,	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropri	
3	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate	
31	1	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inapprop	
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inapprop	
_;	33	Decks				☐ Appropriate ☐ Inappropriate	
3	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	oriate
3	88	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate	
3	9	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	
40		Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate	
1. Pr 2. As	SS	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Cor	•		

Project Address:	// DANIEL STREET					
Permit Requested:	CERTIFICATE OF APPROVAL					
Meeting Type:	WORK SESSION #A					
Existing Conditions: • Zoning District: CD4 • Land Use: Mixed-Use • Land Area: 1,807 SF +/- • Estimated Age of Structure: c. • Building Style: Federal • Historical Significance: Contrik • Public View of Proposed Work • Unique Features: The Press Ro • Neighborhood Association: Do	<u>buting</u> c: <u>View from Daniel Street</u> <u>pom</u>					
B. Proposed Work: To replace and e	xpand the rear addition.					
C. Other Permits Required:	Diagning Regard City Council					
☐ Board of Adjustment	☐ Planning Board ☐ City Council					
D. Lot Location:	☐ Gateway ☑ Mid-Block					
☐ Terminal Vista						
☐ Intersection / Corner Lot	□ Rear Lot					
E. Existing Building to be Altered/ Demo	<u> plished:</u>					
✓ Principal	☐ Accessory ☐ Demolition					
F. Sensitivity of Context:						
☐ Highly Sensitive 🗹 Sensit	tive \square Low Sensitivity \square "Back-of-House"					
G. Design Approach (for Major Project	s <u>):</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	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen's Bank, Coldwell Banker)					
H. Project Type:						
\Box 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)

J. Neighborhood Context:

• This historically significant building is located along Daniel Street near the corner of Daniel and Penhallow Streets. It is surrounded with many 2.5 – 3 story brick structures with no setbacks to the street and small pocket garden areas and walkways between the buildings.

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

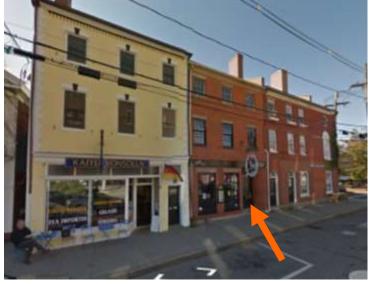
The Application is proposing to:

- Remove and replace the exterior windows on the front façade and install a make-up air handling unit.
- REVISED PLANS WILL BE PROVIDED AT THE 1-3-18 MEETING

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Windows and Doors (08) and Small Scale New Construction & Additions (10).

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

Approprietal Incognosorials Control Co				77 DAN	IIEL STREET – WOR	RK SESSION #A (N	MODERATE)		
Root Restability Restable			INFO/ EVALUATION CRITERIA	SUB.	JECT PROPERTY		NEIGHBORH	OOD CONTEXT	
No. GENERAL BUILDING INFORMATION (ESTIMATED PROM THE TAX MAPS & ASSESSOR'S INFO) DESTRUCTION FROM THE STANDAR'S & ASSESSOR'S INFO) MODERATE PROJECT Subject Programment of the standar's subject to the standard's subject to the			Project Information						
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Construct Area (SF)	L	NO.	CENERAL BUILDING INFORMATION	/ECTIAA	ATED EDOM THE TAY MADE . A	SCECOD'S INFO			\
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28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	¥		-					• • • • • • • • • • • • • • • • • • • •	
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35 Fence / Walls (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)									
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<u>µ</u> 38 Driveways (i.e. location, material, screening) □ Appropriate □ Inappropriate	DES							□ Appropriate □ Inappropriate	Mark Tolland
□ 39 Parking (i.e. location access visibility)	빌		, ,						
The state of the s	2	39	, ,					□ Appropriate □ Inappropriate	1
40 Accessory Buildings (i.e. sheds, greenhouses) □ Appropriate □ Inappropriate		_						□ Appropriate □ Inappropriate	
 H. Purpose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property values: Yes No Yes No Fromote the education, pleasure and welfare of the District to the city residents and visitors: L. Review Criteria / Findings of Fact: Consistent with special and defining character of surrounding properties: Yes No Relation to historic and architectural value of existing structure: Yes No Assessment of the District: Promote the education, pleasure and welfare of the District to the city residents and visitors: Assessment of the Historical Significance: Yes No Review Criteria / Findings of Fact: Review Criteria / Findings of Fact: 	I. R	 Pr A C 	reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value W Criteria / Findings of Fact:	□ Yes □ Yes □	□ No 5. Co □ No 6. Pro	emplement and enhance to emote the education, pleas	he architectural ai sure and welfare c	of the District to the city residents and visito	□ Y □ Y ors: □ Y

Project Address: 8 BOW STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Mixed-Use
- Land Area: 1,475 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow and Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

В.	Proposed Work:	<u>To replace</u>	skylights,	<u>add thi</u>	<u>rd floor</u>	window	<u>& add</u>	HVAC	` <u></u>
<u>C.</u>	Other Permits Re	<u>quired:</u>							
	☐ Board o	of Adjustment		Plannin	ıg Board	I ☐ Cit	y Counc	cil	

D.	Lot	Location:

Terminal Vista	Gateway	☐ Mid-Bloc

\checkmark	Intersection,	Corner Lot		Rear Lot
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<u>E.</u>	Existing	Building	to b	e Altered/	Demolished:

$oldsymbol{arDelta}$ Principal $oldsymbol{arDelta}$ Accessory $oldsymbol{arDelta}$ Demo

F. Sensitivity of Context:

\square Highly Sensitive	$lacktriangle$ Sensitive \Box	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:

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

Mode	erate Project	(i.e. significant	additions,	alterations	or expansions
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Major Project (i.e. very large alternations, additions or expansions)

J. Neighborhood Context:

• The building is located along Bow Street. It is surrounded by many brick 2-3 story historic structures with no front yard setbacks.

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

The applicant is proposing to:

- Replace the skylights;
- Add a third floor window along Penhallow Street;
- Add wall-mounted HVAC equipment.

Design Guideline Reference – Exterior Maintenance (03) and Windows and Doors (80)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			8 BOW S	STREET – PUB	BLIC HEARING #4 (1	MINOR)		
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structu (Average)	ıres	, p
		GENERAL BUILDING INFORMATION		ROM THE TAX MAPS		(///o.age/		18 enied
出	1	Gross Floor Area (SF)						
STA	2	Floor Area Ratio (GFA/ Lot Area)						0 0 0
S	3	Building Height / Street-Width Ratio			MINOR PRO) IFCT		
	4	Building Height – Zoning (Feet)			MIIIONINC			FOR MISSION E: 1-10-
	5	Building Height – Street Wall / Cornice (Feet)	- MODI	FY SKYLIGH	ITS ADD A THIRD FI	OOR WINDOW & HVAC	CONLY -	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	6	Number of Stories Building Coverage (% Building on the Lot)	MODI		113, ADD A IIIIKD II	LOOK WINDOW & INVAC	OITE	OM/ Date
	/	PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG	FSTIONS APPRO	OPRIATENESS	
-	R	Scale (i.e. height, volume, coverage)	AITECAN	COMMENTS	1100 3000		ate Inappropriate	入 2.4.
\	•	Placement (i.e. setbacks, alignment)					nte Inappropriate	
NO	10	Massing (i.e. modules, banding, stepbacks)					ate 🗆 Inappropriate	-
၂ ပ	11	Architectural Style (i.e. traditional – modern)					nte 🗆 Inappropriate	
	12	Roofs					ate Inappropriate	USI SX SAS
RS	13	Style and Slope					nte 🗆 mappropriate	
3E	14	Roof Projections (i.e. chimneys, vents, dormers)					ate Inappropriate	
\$	15	Roof Materials					ate □ Inappropriate	RIC RIC App
MEMBERS	16	Cornice Line					ate □ Inappropriate	
>	17	Eaves, Gutters and Downspouts					ate □ Inappropriate	EV HISTO
OMMISSION SIGN & MATERIALS	18	Walls					ate □ Inappropriate	⊞ SS S
	19	Siding / Material					ate □ Inappropriate	→ F N O O O O O O O O O O
SS	20	Projections (i.e. bays, balconies)					ate □ Inappropriate	FO 5
⋛∣⋛	21	Doors and Windows					ite 🗆 Inappropriate	RTY MOUTH H Y:8 BOW Approved
₹ ₹	22	Window Openings and Proportions					ite □ Inappropriate	₩
S 5	23	Window Casing/ Trim					ate □ Inappropriate	
S S	24	Window Shutters / Hardware					ite □ Inappropriate	PERTY ERTY
	25	Awnings					ite □ Inappropriate	SR7 PE PE
<u> </u>	26	Doors					ite □ Inappropriate	OPE ORTSM OPERTY sion:
2 3	27	Porches and Balconies					ite 🗆 Inappropriate	
ISTRICT	28	Projections (i.e. porch, portico, canopy)					ite 🗆 Inappropriate	
	29	Landings/ Steps / Stoop / Railings					ate 🗆 Inappropriate	6
$\overline{\Omega}$	30	Lighting (i.e. wall, post)					ite 🗆 Inappropriate	
鞷	31	Signs (i.e. projecting, wall)					ate □ Inappropriate	
HISTORIC	32	Mechanicals (i.e. HVAC, generators)					ite 🗆 Inappropriate	
<u>S</u>	33	Decks				☐ Appropric	ite □ Inappropriate	
I	34	Garages/Barns / Sheds (i.e. doors, placement)				☐ Appropric	ite □ Inappropriate	
7	35	Fence / Walls (i.e. materials, type)				☐ Appropric	ıte □ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					ite □ Inappropriate	A BANKS
DES	37	Landscaping (i.e. gardens, planters, street trees)					ıte □ Inappropriate	THE RESERVE
ш	38	Driveways (i.e. location, material, screening)					ite □ Inappropriate	
SIT		Parking (i.e. location, access, visibility)					ite 🗆 Inappropriate	2 2 3
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Approprio	ıte □ Inappropriate	
u	Purno	se and Intent:						
<u>п.</u>		eserve the integrity of the District:	□ Yes □ No	A 1	Maintain the special characte	er of the District:		
		sessment of the Historical Significance:				ne architectural and historic characte	r·	
		_				ure and welfare of the District to the c		
	J. C	onservation and enhancement of property valu	Jes: ☐ Yes ☐ No	6. 1	riomole the education, pleas	ore and wellare of the District to the C	Lity residents and visitors	rs:
<u>l. </u>		Criteria / Findings of Fact:						
		onsistent with special and defining character of	•			_	□ Yes □ No	
	2. Co	mpatibility of design with surrounding propertie	es:	☐ Yes ☐ No 4. (Compatibility of innovative ted	chnologies with surrounding propertie	s: 🗆 Yes 🗆 No	

Project Address: 84 PLEASANT STREET Permit Requested: **CERTIFICATE OF APPROVAL WORK SESSION #B Meeting Type:** A. Property Information - General: **Existing Conditions:** Zoning District: CD4 Land Use: Mixed-Use Land Area: 4,016 SF +/-Estimated Age of Structure: c.1880 Building Style: NA Historical Significance: Contributing Public View of Proposed Work: View from Church Street Unique Features: NA Neighborhood Association: Downtown B. Proposed Work: Demolition of the rear section of the building along Church Street. C. Other Permits Required: ✓ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway ✓ Mid-Block Terminal Vista ☐ Rear Lot ☐ Intersection / Corner Lot E. Existing Building to be Altered/ Demolished / Constructed: Principal □ Accessory ☐ Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) Minor Project (i.e. small alterations, additions or expansions) ☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

I. Neighborhood Context:

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

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

- The application is proposing to replace the rear CMU addition with a new volume. Note that the BOA recently approved the variance required to remove and replace the residential dwelling units without off-street, on-site parking.
- At the 12-13-17 meeting the HDC recommended alternative room designs and consideration for how the addition would relate to the other half of the Pleasant Street building and any future addition at that location.
- REVISED PLANS WILL BE PROVIDED AT THE 1-3-18 MEETING
- <u>Design Guideline Reference</u>: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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			04 FLEASAN	i Sikeei – Wokk 3	SE22ION #R (WY1O	k PROJECI)			
		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S 18		
• •		GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					2 -01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
	1	Gross Floor Area (SF)	1						
	2	Floor Area Ratio (GFA/ Lot Area)					FOR MISSION		
	3	Building Height / Street-Width Ratio		MAJOR PROJECT					
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)	- DEMOLISH AND REPLACE REAR ADDITION ONLY -						
	6	Number of Stories		- DEMOLISH AND RELEACE REAR ADDITION ONLY -					
1	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICAI	NT'S COMMENTS	HDC SUGGESTIO	ONS APPROPRIATENESS	ON SE DO		
×	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate			
	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	AT AT Case		
ON N	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate			
\vdash	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate			
	12	Roofs				□ Appropriate □ Inappropriate			
	13	Style and Slope				□ Appropriate □ Inappropriate			
1	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate			
	15	Roof Materials		☐ Appropriate ☐ Inappropriate			A A B STRE		
	16	Cornice Line				☐ Appropriate ☐ Inappropriate			
\ \sigma	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	EV ANT S		
AL	18	Walls		☐ Appropriate ☐ Inappropriate					
E E	19	Siding / Material	☐ Appropriate ☐ Inappropriate				→ H H A S A		
₹	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	RTY OUTH		
≥	21	Doors and Windows				☐ Appropriate ☐ Inappropriate			
ESIGN & MATERIALS	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	— — × 8 4 1		
	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	— — — — — — — — — — — — — — — — — 		
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	PE (17:84)		
N S	25	Storm Windows / Screens				□ Appropriate □ Inappropriate			
IDIN	26	Doors				□ Appropriate □ Inappropriate	PORT.		
B	27	Porches and Balconies				□ Appropriate □ Inappropriate			
BUILDING	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	୷ ଅ ଅଥା		
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	─ ─		
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate			
<u> </u>	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate			
	32 33	Mechanicals (i.e. HVAC, generators) Decks				□ Appropriate □ Inappropriate			
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate			
Z	35	Fence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate			
SIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	Mary To 18		
DES	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	11 M.S11-		
SITE	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	Harry Co.		
🛚	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate			
	40	B 91.19 P 1 1				- Appropriate Inappropriate	100		
Н		se and Intent:		N I.	1	L . D' L' . L			
		eserve the integrity of the District:			tain the special character of t		□ Yes □		
		sessment of the Historical Significance:				chitectural and historic character:	□ Yes □		
		onservation and enhancement of property val	ues: 🗆 Yes 🗆	No 6. Prom	ote the education, pleasure a	and welfare of the District to the city residents and vis	sitors: \Box Yes \Box		
<u>I. F</u>		Criteria / Findings of Fact:	_						
		onsistent with special and defining character o							
	2. Co	mpatibility of design with surrounding properti-	es:	□ Ψεσ □ No 4. Com	patibility of innovative techno	logies with surrounding properties: □ Ψεσ □ No			

Project Address: 278 STATE STREET Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: <u>1,742 SF +/-</u>
- Estimated Age of Structure: c.1900 Building Style: Commercial
- Number of Stories: <u>5</u>
- Historical Significance: Contributing
 Public View of Proposed Work: View from Pleasant, State and Church Streets
 Unique Features: Scale and Massina

 Neighborhood Association: <u>Downtown</u> 						
B. Proposed Work: To consider and	discuss rehabilitatio	n and new construction options.				
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					
E. Existing Building to be Altered/ Demolished / Constructed:						
✓ Principal	Accessory	☐ Demolition				
F. Sensitivity of Context:						
$lacktriangle$ Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"						
G. Design Approach (for Major Projects):						
\Box Literal Replication (i.e. 6-16 C	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. Por	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:						
\square Consent Agenda (i.e. very small alterations, additions or expansions)						
\square Minor Project (i.e. small alterations, additions or expansions)						
☐ Moderate Project (i.e. sign	☐ 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 State Street. The property is (was) surrounded with many brick and wood-sided historic buildings ranging from 3 to 4 stories in height. There are no setbacks along the front- or sideyard.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Consideration for potential restoration/rehabilitation of the existing fire-damaged building at 278 State Street and general discussion of design issues pertaining to life-safety code requirements and the integration of the abutting lot and associated new building(s) into the entire site.
- At the 12-13-17 meeting the HDC supported the design of a 4 story building abutting the Times Building provided the roofline respected the 5th floor of the Times Building and the abutting building at 84 Pleasant Street.
- **REVISED PLANS WILL BE PROVIDED AT THE 1-3-18 MEETING**

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Windows and Doors (08), and commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

278 STATE STREET - WORK SESSION #C (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Surrounding Structures (Average) -10-18 **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **DISTRICT COMMISSION** Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn - REHABILITATION & RECONSTRUCTION OF THE FIRE-DAMAGED BUILDINGS -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** .: 0 V **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate :278 Window Openings and Proportions Appropriate 🗆 Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP **PROPERTY** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 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 . 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 ☐ 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 I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address: 127-137 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #D Meeting Type:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- Land Use: Multifamily
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1820 & c.1860
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from High Street
- Unique Features: Abuts "The Hill"
- Neighborhood Association: Downtown

3.	Proposed Work:	<u>To add a r</u>	<u>new building on</u>	the rear and	<u>l make m</u>	<u>nisc. renovations</u>

C. Other Permits Required:						
Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
Terminal Vista	☐ Gateway	☑ Mid-Block				
☐ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demolished:						
✓ 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)						
✓ 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)

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

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

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

L. Neighborhood Context:

• The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

M. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing the following:

- Replace the rear addition on 137 High Street with a larger addition that includes a two-car
- Restore the historic structure at 127 High Street; and
- Add a new single family structure on the combined lot with no change in overall density.
- **REVISED PLANS WILL BE PROVIDED AT THE 1-3-18 MEETING**
- Design Guideline Reference: Guidelines for Small Scale New Construction & Additions (10) and Site Elements and Streetscapes (09)

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

127-137 HIGH STREET – WORK SESSION #D (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 1-10-18 **Project Information Abutting Structures Surrounding Structures** Existina **Proposed FORM** (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - ADD A NEW STRUCTURE AND RENOVATE EXISTING STRUCTURES ONLY -NOL No.:D Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case Approved with 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate STREE HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **X** HIGH 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** -137 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate PROPERTY: 1 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Decision: 25 **Awnings** ☐ 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 **Mechanicals** (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 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: 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