Staff Report – March 7th, 2018

March 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 40 Howard Street
 - 2. 147 State Street
 - 3. 177 State Street
 - 4. 736 Middle Street
 - 5. 59 Deer Street
 - 6. 151 Congress Street
 - 7. 299 Vaughan Street
 - 8. 238 Deer Street
 - 9. 39 Gates Street
 - 10. 44 Gardner Street
 - 11. 325 State Street

- Recommend Approval

WORK SESSIONS:

- A. 161 Deer Street (Major Mixed-Use Building)

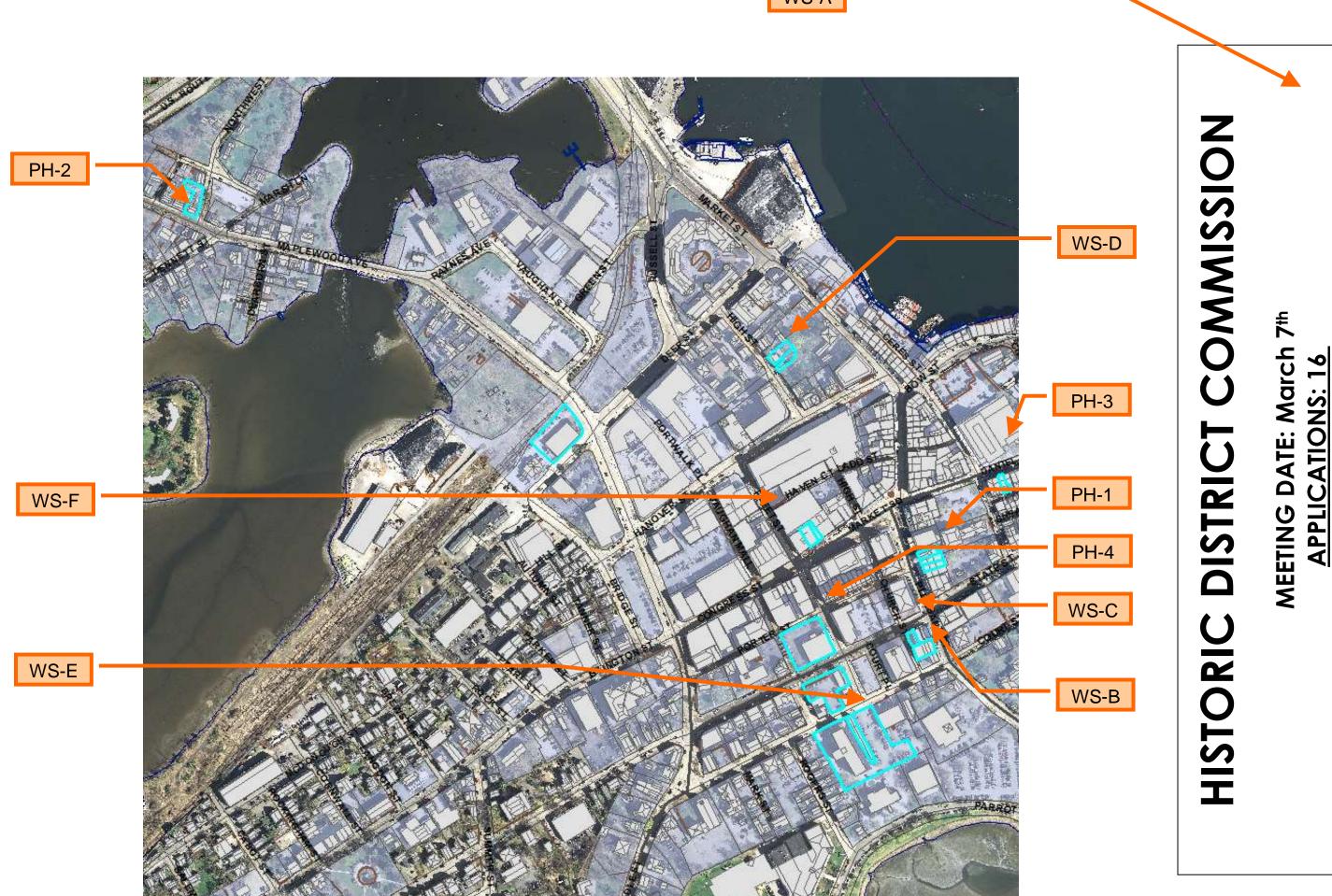
- E. 140-152 Court Street (Major 5 Story Building)
- F. 29-41 Congress Street (Minor Masonry)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 15-29 Pleasant Street (Minor masonry, windows & doors)
- 2. 335 Maplewood Ave. (Minor rear addition)
- 3. 77 Daniel Street (Moderate rear addition)
- 4. 333-340 State Street (Moderate window replacement)

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

WS-A



Project Address: Permit Requested: **Meeting Type:**

15-29 PLEASANT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Urban Center (CD5)</u>
 Land Use: <u>Commercial Bank</u>
- Land Area: 14,675 SF +/-
- Estimated Age of Structure: c.1870

- Building Style: <u>Italianate</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from State Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: Replace Windows and Doors, Trim, Casing and Brick Repair.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

- D. Lot Location:
 - Terminal Vista
 - Intersection / Corner Lot

E. Existing Building to be Altered/Demolished / Constructed:

 $\mathbf{\nabla}$ Principal

Demolition

F. Sensitivity of Context:

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

Gateway

Accessory

🗌 Rear Lot

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:
 - or stone clad structures with no front yard setbacks.

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

- The Applicant is proposing to:
 - 1. Remove and replace windows on the east and west elevations.
 - 2. Replace an existing door;
 - 3. Replace the existing casings and brick molds; and
 - 4. Infill brick work

Design Guideline Reference: Guidelines for Masonry (07), Windows and Doors (08), Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Pleasant Street. It is surrounded with a wide variety of 3-4 story brick-

		15-2	29 PLEASAN	<mark>I STREET – PUBLIC</mark> H	IEARING #1 (MODI	ERATE PROJECT)
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NE	IGHBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASSI	ESSOR'S INFO)	
	1	Gross Floor Area (SF)				
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2	3			ΛΛ	ODERATE PRC	
	4	Building Height – Zoning (Feet)				
	5	Number of Stories	– REPLAC	E WINDOWS AND [DOORS, TRIM, CAS	ING AND BRICKWORK ONLY –
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIO	ONS APPROPRIATENESS
	× 8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
	8 9 10	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
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	40	ose and Intent:				🗆 Appropriate 🗆 Inappropriate

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

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:

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:

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

🗆 Yes 🗆 No

Project Address: Permit Requested: **Meeting Type:**

335 MAPLEWOOD AVE. **CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions

- Zoning District: General Residence A (GRA)
- Land Use: Mixed-Use
- Land Area: 6,980 +/- SF
- Estimated Age of Structure: c. 1815

- Building Style: <u>Bungalow</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Northwest Street</u> Unique Features: <u>Edge of Historic District</u> Neighborhood Association: <u>Christian Shore</u>

- B. Proposed Work: To replace the rear addition and garden shed.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

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F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Gateway

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:
 - sided 2.5 & 3 story structures with little to no setback from the street.
- J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The Applicant is proposing to:
 - Replace the rear addition with a contemporary, one-story addition.

Design Guideline Reference: Guidelines for Exterior Woodwork (05), Windows and Doors (08), & Small Scale New Construction & Additions (10)

K. Aerial Image, Street View and Zoning Map:





• The building is located along Maplewood Ave. and is surrounded with many brick and wood-

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY	NFI	GHBORHOOD CONTEXT	
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
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3	Building Height / Street-Width Ratio				СТ	
4	Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet)					
6	Number of Stories			MENI OF THE REAR	ADDITION ONLY -	
7					NS APPROPRIATENESS	
		AFFLICANI	S COMMENTS	HDC SUGGESHOP		
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31						
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)				□ Appropriate □ Inappropriate	
37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height / Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) 9 PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Casing/ Trim 24 Window Casing/ Trim 25 Awnings <td>No. GENERAL BUILDING INFORMATION (ESTIMATED I. Gross Floor Area (SF) (ESTIMATED 2. 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Project Address: Permit Requested: **Meeting Type:**

77 DANIEL STREET CERTIFICATE OF APPROVAL WORK SESSION/PUBLIC HEARING #3

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 1,807 SF +/-
- Estimated Age of Structure: c.1820

- Building Style: <u>Federal</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Daniel Street</u>
- Unique Features: The Press Room
- Neighborhood Association: Downtown
- B. Proposed Work: To replace and expand the rear addition.

C. Other Permits Required:

Board of Adjustment

City Council Planning Board

- D. Lot Location:
 - Terminal Vista
- Gateway
- Mid-Block

Demolition

□ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

Accessory

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context: J.

- and small pocket garden areas and walkways between the buildings.
- Κ. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- stepped-back third floor penthouse-type addition.

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

Aerial Image, Street View and Zoning Map:





Zoning Map

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

• Renovate the existing two-story rear addition and expand the roof to include a recessed/

• Note that the proposed massing of the addition has been revised to address massing and scale issues as well as neighborhood concerns. The proposed architectural style and finish has also been modified to be more traditional/ contextual to the surrounding buildings. The project design has been inserted into the City's 3-D Massing Model. A link to the model will be emailed.

Aerial and Street View Image



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	ndings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropria
	yhting (i.e. wall, post)				🗌 Appropriate 🗆 Inappropria
	gns (i.e. projecting, wall)				Appropriate Inappropriate
	echanicals (i.e. HVAC, generators)				Appropriate Inappropriate
	arages/ Barns / Sheds (i.e. doors, placement)				Appropriate
35 Fen	nce / Walls (i.e. materials, type)				Appropriate Inappropriate Appropriate Inappropriate
Z 35 Ten ひ 36 Gro	rading (i.e. ground floor height, street edge)				Appropriate Inappropriate
	ndscaping (i.e. gardens, planters, street trees)				Appropriate - Inappropriate Appropriate - Inappropriate
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	Irking (i.e. location, access, visibility)				Appropriate Inappropriate
	ccessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropria
2. Assessr	und Intent: ve the integrity of the District: ment of the Historical Significance: ervation and enhancement of property value	□ Yes □ I □ Yes □ I es: □ Yes □ I	No 5. Com	•	e District: nitectural and historic character: d welfare of the District to the city residents ar





\Box Yes \Box	No
\Box Yes \Box	No
🗆 Yes 🗆	No

Project Address: Permit Requested: **Meeting Type:**

333-340 STATE STREET **CERTIFICATE OF APPROVAL PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 24,393 SF +/-
- Estimated Age of Structure: 1957
- Building Style: Colonial Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from State and Fleet Streets
- Unique Features: good example of mid-century Colonial Revival design
- Neighborhood Association: Downtown
- B. Proposed Work: Replace windows on both buildings.

C. Other Permits Required:

Board of Adjustment	🗌 Planning Board
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D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/Demolished / Constructed:

$\mathbf{\nabla}$ Principal

Demolition

City Council

Mid-Block

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

Gateway

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)

L. Neighborhood Context:

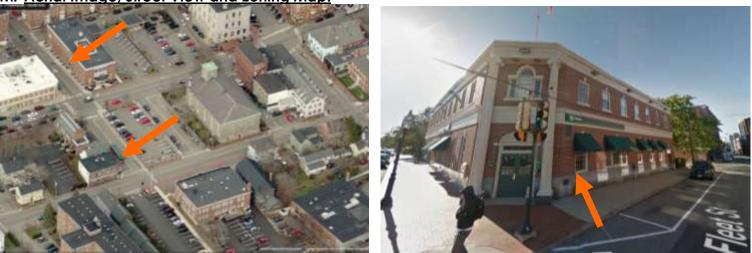
previous lots with structures in the 1970s.

L. Background & Suggested Action:

- The applicant is proposing to:
- Remove and Replace the windows (which appear to be original)
- the existing windows but be SDL.

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

M. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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 meraina three

The applicant has changed architects and now proposes to restore windows and undertake a biglass conversion to many others on both buildings. Given the likely costs associated with this approach it may make sense to differentiate the windows within the 1957 building from the 1975 building. In the younger building, it may make sense to permit replacement windows that match

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	HBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
		GENERAL BUILDING INFORMATION		ATED FROM THE TAX MAPS & AS							
	1	Gross Floor Area (SF)	-								
SIAFF	2	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT							
	3	Building Height / Street-Width Ratio									
	4	Building Height – Zoning (Feet)									
	5	Building Height – Street Wall / Cornice (Feet)	- RESTORE OR CONVERT WINDOWS ON BOTH STRUCTURES -								
	6	Number of Stories	- RESIDRE OR CONVERT WINDOWS ON DOTH STRUCTURES -								
	/	Building Coverage (% Building on the Lot)									
_		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
ļ	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					
ļ	12	Roofs				🗆 Appropriate 🗆 Inappropriate					
L	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					
L	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	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate					
╞	26	Doors Development				Appropriate Inappropriate					
	27	Porches and Balconies				Appropriate Inappropriate					
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate					
\vdash	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate					
	30	Lighting (i.e. wall, post)				Appropriate Inappropriate					
ŀ	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)									
	36	Grading (i.e. ground floor height, street edge)									
╞	37	Landscaping (i.e. gardens, planters, street trees)									
ł	38	Driveways (i.e. location, material, screening)									
5		Parking (i.e. location, access, visibility)				Appropriate Inappropriate					
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate					

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

Page 10 of 22

Denied

Approved with Stipulations

Approved

Decision:

Withdrawn

Postponed

Continued



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



Project Address: Permit Requested: **Meeting Type:**

161 DEER STREET (LOT 5) **CERTIFICATE OF APPROVAL** WORK SESSION #A

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:

Board of Adjustment

Planning Board City Council

Mid-Block

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/Demolished / Constructed:

$\mathbf{\nabla}$ Principal

Demolition

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Gateway

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:

shallow to no front yard setbacks.

J. Backaround & Sugaested Action:

- details of the architectural style and finish.
- taller tower element on the corner of Maplewood Ave. and Deer Street.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE APRIL MEETING

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with

• The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first three phases - 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

As requested by the HDC, the applicant is considering a variance application to include a

		161 D	EER STREET (LOT 5) – WORK SESSION #A (A	AAJOR)	
		INFO/ EVALUATION CRITERIA	NEIG	HBORHOOD CONTEXT	
		Project Information	Abutting Structures (Average)	Surrounding Structures (Average)	q
_		GENERAL BUILDING INFORMATION		<	Die 0
5	1	Gross Floor Area (SF)			
≤	2		MAJOR PROJEC		0 7 -
STAFF	3	Building Height / Street-Width Ratio			ISSION e: <u>3-7-</u>
	4	Building Height – Zoning (Feet)	- CONSTRUCT A 5-STORY MIXED	-USE BUILDING –	S e
	5	Building Height – Street Wall / Cornice (Feet)			r COMMI Vo: <u>A</u> Date Stipulations
	6	Number of Stories		Z	Z O H
	7	Building Coverage (% Building on the Lot)			Õ ⊲ ∣ ⊐
		PROJECT REVIEW ELEMENT		APPROPRIATENESS O	iù ö Ŭ
×	8	Scale (i.e. height, volume, coverage)		🗆 Appropriate 🗆 Inappropriate	
NTE	9	Placement (i.e. setbacks, alignment)		🗆 Appropriate 🗆 Inappropriate	
Ő	10	Massing (i.e. modules, banding, stepbacks)		🗆 Appropriate 🗆 Inappropriate	
	11	Architectural Style (i.e. traditional – modern)		🗆 Appropriate 🗆 Inappropriate 🦳	ed ST ST ST
3	12	Roofs		🗆 Appropriate 🗆 Inappropriate 🛁	<u>а</u> , ×
	13	Style and Slope		🗆 Appropriate 🗆 Inappropriate 🚃	
	14	Roof Projections (i.e. chimneys, vents, dormers)		🗆 Appropriate 🗆 Inappropriate	
2	15	Roof Materials		🗆 Appropriate 🗆 Inappropriate	
5	16	Cornice Line		🗆 Appropriate 🗆 Inappropriate 🗾 🔪	$\overline{\Omega} \sim$
	17	Eaves, Gutters and Downspouts		Appropriate Inappropriate	
CIVITALISSI CIV SIGN & MATERIALS	18	Walls		🗆 Appropriate 🗆 Inappropriate	
	19	Siding / Material		Appropriate 🗆 Inappropriate	
	20	Projections (i.e. bays, balconies)		Appropriate Inappropriate	
	21	Doors and Windows			OUTH
	22	Window Openings and Proportions			
	23	Window Casing/ Trim			PORTSM OPERTY sion:
		Window Shutters / Hardware			ORTS DPER
	25	Storm Windows / Screens Doors			
	26 27	Porches and Balconies			
	27				PR P
5	20	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings		Appropriate Inappropriate	De F
	30	Lighting (i.e. wall, post)		Appropriate Inappropriate	
	31	Signs (i.e. projecting, wall)		Appropriate Inappropriate	
D	32	Mechanicals (i.e. HVAC, generators)			
	33	Decks			1000
E	34	Garages/ Barns / Sheds (i.e. doors, placement)			
	35	Fence / Walls / Screenwalls (i.e. materials, type)			-
N ს	36	Grading (i.e. ground floor height, street edge)			
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)			
	38	Driveways (i.e. location, material, screening)			The second se
SITE	39	Parking (i.e. location, access, visibility)			-
1	40	Accessory Buildings (i.e. sheds, greenhouses)		Appropriate Inappropriate	

1. Preserve the integrity of the District:

□ Yes □ No □ Yes □ No

🗆 Yes 🗆 No

Assessment of the Historical Significance:
 Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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:

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

racter: the city residents and visitors: □ Yes □ No □ Yes □ No □ Yes □ No

Project Address: Permit Requested: **Meeting Type:**

84 PLEASANT STREET CERTIFICATE OF APPROVAL WORK SESSION #B

Mid-Block

Demolition

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.

Gateway

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
- 🗌 Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/Demolished / Constructed:

$\mathbf{\nabla}$ Principal

F. Sensitivity of Context:

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

Accessory

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)

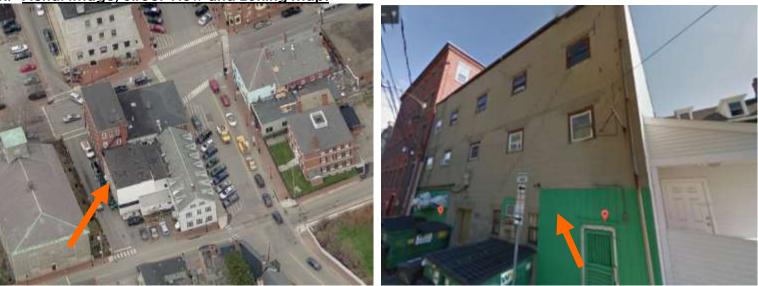
H. Project Type:

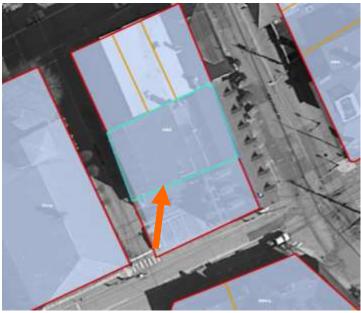
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

- I. Neighborhood Context:
 - yards.
- J. Backaround & Suaaested Action:
 - without off-street, on-site parking.

 - Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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

• 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

NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE APRIL MEETING

Design Guideline Reference: Guidelines for Commercial Development &

Aerial and Street View Image



				84 PLEASAN	T STREET – WORK	SESSION #B (MAJOR P	PROJECT)	
			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGH	IBORHOOD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
STAFF			GENERAL BUILDING INFORMATION	SESSOR'S INFO)				
		1	Gross Floor Area (SF)					R Z
		2	Floor Area Ratio (GFA/ Lot Area)			$\frown 0$		
)		3	Building Height / Street-Width Ratio			MAIOR PROJEC	`T	U S
	_	4	Building Height – Zoning (Feet)				✓ I	Ц Ц
		5	Building Height – Street Wall / Cornice (Feet)			AND REPLACE REAR A		N FOR MMISSION
	_	6	Number of Stories		DEMOLISII			ΖĘ
		7	Building Coverage (% Building on the Lot)					$\overline{}$
			PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	Οŭ
ţ	Ĕ	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	UAT
_ (υ	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
		12	Roofs				🗆 Appropriate 🗆 Inappropriate	D ×
		13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
i		15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
		16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	Ш
	ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate	Ĩ
		19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
		20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	L L L
	≤	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	
	≈ Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
	<u>ଅ</u> ଳ	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	Ш XX
	DE	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
	9	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate	PORTS PORTS
		26	Doors				🗆 Appropriate 🗆 Inappropriate	P OR
		27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	
ן ו	<u>ــــــــــــــــــــــــــــــــــــ</u>	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	
5		32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
		33	Decks				🗆 Appropriate 🗆 Inappropriate	-
		34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	F
	ESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
	ESI	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	ALCON IN
		37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
		38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	the lat
		39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	

H. Purpose and Intent:

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

- 🗆 Yes 🗆 No
- 3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

- 1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:
- 2. Compatibility of design with surrounding properties:

- 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:

🗆 Yes 🗆 No $\Box \Psi \epsilon \sigma \Box No$ 4. Compatibility of innovative technologies with surrounding properties: $\Box \Psi \epsilon \sigma \Box No$

- 🗆 Yes 🗆 No

🗆 Yes 🗆 No

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Project Address: Permit Requested: **Meeting Type:**

278 STATE STREET CERTIFCATE OF APPROVAL WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 1,742 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 5
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: Scale and Massing
- Neighborhood Association: Downtown
- B. Proposed Work: To consider and discuss rehabilitation and new construction options.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista

☑ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

Principal

Accessory

Demolition

Mid-Block

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context: Ι.

sidevard.

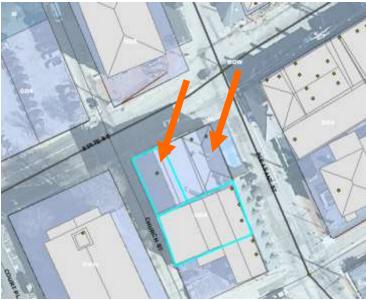
J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The Applicant is proposing to:

- abutting lot and associated new building(s) into the entire site.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE APRIL 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:





Zoning Map

• 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

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

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.





			278 STATE S	TREET – WORK SESS	SION #C (MAJOR	PROJECT)					
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NE	IGHBORHOOD CONTEXT					
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)					
STAFF	No.	GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & ASSES	SOR'S INFO)		7-18 Penied				
	1	Gross Floor Area (SF)	`								
T⊿	2	Floor Area Ratio (GFA/ Lot Area)	_			FCT	FOR AISSION ate: <u>3-7</u> Is De				
S	3	Building Height / Street-Width (ROW) Ratio		MAJOR PROJECT							
	4	Building Height – Zoning (Feet)	- REHARI	- REHABILITATION & RECONSTRUCTION OF THE FIRE-DAMAGED BUILDINGS -							
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories									
	0 7	Building Coverage (% Building on the Lot)					T COMMIS T COMMIS Io.: C Date Stipulations Withdrawn				
	,	PROJECT REVIEW ELEMENT		NT'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS					
	8	Scale (i.e. height, volume, coverage)	AITLICA			Appropriate Inappropriate					
	9	Placement (i.e. setbacks, alignment)									
INO	10	Massing (i.e. modules, banding, stepbacks)									
U U	11	Architectural Style (i.e. traditional – modern)					ר <u>≷</u> S S ≥ ס				
	12	Roofs									
S	13	Style and Slope					ALU ALU RIC DIS REET CO Appove Postpon				
	14	Roof Projections (i.e. chimneys, vents, dormers)									
AB	15	Roof Materials				□ Appropriate □ Inappropriate					
MEMBERS	16	Cornice Line				□ Appropriate □ Inappropriate					
Σ	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate					
ALS ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate					
	19	Number and Material				🗆 Appropriate 🗆 Inappropriate					
ISI SI	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate					
	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	Approve				
≷ [~] z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate					
OMMISSION PESIGN & MATERIAL	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate					
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate					
	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate					
	26	Doors				🗆 Appropriate 🗆 Inappropriate					
STRIC. BUILDII	27	Porches and Balconies									
	28	Projections (i.e. porch, portico, canopy)									
	29 30	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)									
	30	Signs (i.e. projecting, wall)									
R	31	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
HISTORIC	33	Decks									
IIS	33	Garages / Barns / Sheds (i.e. doors, placement)									
エ ├─-	35	Fence / Walls / Screenwalls (i.e. materials, type)									
z	36	Grading (i.e. ground floor height, street edge)									
	37	Landscaping (i.e. gardens, planters, street trees)									
DES		Driveways (i.e. location, material, screening)					A CONTRACTOR OF THE OWNER OWNER OF THE OWNER OWNE				
SITE		Parking (i.e. location, access, visibility)					41				
	40	Accessory Buildings (i.e. sheds, greenhouses)									

<u>H</u> . Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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:

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

 \Box Yes \Box No

🗆 Yes 🗆 No

Project Address: Permit Requested: **Meeting Type:**

127-137 HIGH STREET **CERTIFICATE OF APPROVAL WORK SESSION #D**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Multifamily
- Land Area: <u>3,920 SF +/-</u>
- Estimated Age of Structure: c.1820 & c.1860
- 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 High Street</u>
- Unique Features: Abuts "The Hill"
- Neighborhood Association: Downtown
- **B.** Proposed Work: To add a new building on the rear and make misc. renovations.

Gateway

Planning Board

C. Other Permits Required:

Board of Adjustment

City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

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:

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

The applicant is proposing the following:

- aaraae;
- 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.
- variances or other zoning relief is required for the proposed project.
- Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





• 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.

• Replace the rear addition on 137 High Street with a larger addition that includes a two-car

The Applicant has requested a continuance to complete the land use review process and determine whether

Design Guideline Reference: Guidelines for Small Scale New Construction &

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGHI	BORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MODERATE PROJE	CT
	4	Building Height – Zoning (Feet)		•		
	5	Building Height – Street Wall / Cornice (Feet)	– ADD	A NEW STRUCTI	JRF AND RENOVATE FXI	STING STRUCTURES ONLY –
	6 7	Number of Stories Building Coverage (% Building on the Lot)				
	/	PROJECT REVIEW ELEMENT			HDC SUGGESTIONS	APPROPRIATENESS
_	8	Scale (i.e. height, volume, coverage)				
Ň	<u> </u>	Placement (i.e. setbacks, alignment)				
N O		Massing (i.e. modules, banding, stepbacks)				 Appropriate Inappropriate Appropriate Inappropriate
00	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate
	12	Roofs				Appropriate Inappropriate
	13	Style and Slope				Appropriate Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate
	15	Roof Materials				Appropriate Inappropriate
	16	Cornice Line				Appropriate Inappropriate
	17	Eaves, Gutters and Downspouts				Appropriate Inappropriate
ERIALS		Walls				Appropriate Inappropriate
	19	Siding / Material				Appropriate Inappropriate
	20	Projections (i.e. bays, balconies)				Appropriate Inappropriate
ξ		Doors and Windows				
×ð Z		Window Openings and Proportions				□ Appropriate □ Inappropriate
2	23	Window Casing/ Trim				Appropriate Inappropriate
נכ	24	Window Shutters / Hardware				Appropriate Inappropriate
9	25	Awnings				Appropriate 🗆 Inappropriate
ב	26	Doors				□ Appropriate □ Inappropriate
Ξ	27	Porches and Balconies				□ Appropriate □ Inappropriate
ß	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
ц	- 38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
2	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

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:

🗆 Yes 🗆 No

Project Address: Permit Requested: **Meeting Type:**

140-152 COURT STREET **CERTIFICATE OF APPROVAL WORK SESSION #E**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
 Land Use: <u>Public Housing / Commercial / Parking Lot</u>
- Land Area: 68,850 SF +/-
- Estimated Age of Structure: <u>c.1795 / 1960 / 1970</u> Building Style: <u>Federal / Modern / Modern</u>
- Number of Stories: 2.5 / 6 /5
- Historical Significance: <u>Contributing / Non-Contributing / Intrusive</u>
- Public View of Proposed Work: View from Court Streets
- Unique Features: Public Housing Complex
- Neighborhood Association: Downtown
- B. Proposed Work: To demolish the addition & replace with a mixed-use 5 story building

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

- D. Lot Location:
 - Terminal Vista
- Gateway
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

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:

- structures with shallow front yard setbacks and small landscaped side yards.
- J. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- parking and possible mixed-use elements.
- Preserve the historic Gideon Beck House (c.1795) and demolish the later additions.
- Provide underground parking.

Note that it will be important to get the proposed building into the City's 3D massing model in order to assess the scale, massing and volume issues relating to the proposed building.

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

Aerial Image, Street View and Zoning Map:





Zoning Map

• The property is located along Court Street. It is surrounded with many 2.5 - 6 story historic and non-historic

Replace the 1960s rear addition to 140 Court Street to construct a new affordable housing structure with

Aerial and Street View Image

			- WORK SESSION #E (M.	
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIG	HBORHOOD CONTEXT
	Project Information	Existing Proposed	Abutting Structures	Surrounding Structures
			· · · · · · · · · · · · · · · · · · ·	(Average)
		(ESTIMATED FROM THE TAX MAPS &	ASSESSOR'S INFO)	
1				
				~ =
-			MAJOR PROJEC	CT
6		- REPLACE THE REAR AD	DDITION WITH A 5 STOR	Y MIXED-USE BUILDING ONLY -
7	Building Coverage (% Building on the Lot)			
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
8	Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate
9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate
10	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate
11	Architectural Style (i.e. traditional – modern)			Appropriate Inappropriate
12	Roofs			🗆 Appropriate 🗆 Inappropriate
13	Style and Slope			🗆 Appropriate 🗆 Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)			🗆 Appropriate 🗆 Inappropriate
15	Roof Materials			🗆 Appropriate 🗆 Inappropriate
16	Cornice Line			🗆 Appropriate 🗆 Inappropriate
17	Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate
18	Walls			🗆 Appropriate 🗆 Inappropriate
19	Siding / Material			🗆 Appropriate 🗆 Inappropriate
				🗆 Appropriate 🗆 Inappropriate
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22				🗆 Appropriate 🗆 Inappropriate
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				Appropriate Inappropriate
39				Appropriate Inappropriate
				Appropriate Inappropriate
		□ Yes □ No 4. M	Maintain the special character of the	District:
			•	
			•	welfare of the District to the city residents and visit
		surrounding proportion	volation to historia and architectured	alue of existing structure:
	8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 Purpoo 1. Pre 2. Ass 3. Co eview 1. Co	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Street Wall / Cornice (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 19 Siding / Material 19 Siding / Material 20 Projections (i.e. porot, portico, canopy)	Building Building Building Building Construction 1 Gross floor Area [S] (ESTIMATED FROM THE TAX MAPS & Construction of State 1000 (CFA Lot Area) (ESTIMATED FROM THE TAX MAPS & (ESTIMATED FROM THE TAX MAPS & Diversity of State 1000 (CFA Lot Area) (ESTIMATED FROM THE TAX MAPS & Construction of State 1000 (CFA Lot Area) 3 Building Height / State 1000 (CFA Lot Area) (ESTIMATED FROM THE TAX MAPS & Construction of State 1000 (CFA Lot Area) (ESTIMATED FROM THE TAX MAPS & Construction of State 1000 (CFA Lot Area) 3 Building Height / State 1000 (CFA Lot Area) (ESTIMATED FROM THE TAX MAPS & Construction of State 1000 (CFA Lot Area) 7 Building (Construction of State 1000 (CFA Lot Area) (CFA Lot Area) (CFA Lot Area) 8 Scale (Fa: height / State 1000 (CFA Lot Area) (CFA Lot Area) (CFA Lot Area) 8 Scale (Fa: height / State 1000 (CFA Lot Area) (CFA Lot Area) (CFA Lot Area) 9 Placement (E: setbacks, alignment) (CFA Lot Area) (CFA Lot Area) (CFA Lot Area) 10 Massing (E: hords hords, stepbacks) (CFA Lot Area) (CFA Lot Area) (CFA Lot Area) 11 Roof Roige (CFA Lot Area) (CFA Lot Area) (CFA Lot Area) (CFA Lot Area)	Building Building (#/wirdge) 1 Gross Floor Avia (SI) (ESTIMATED FROM THE TAX MAR'S & ASSESSOR'S INFO) 2 Roor Avia (SI) (ESTIMATED FROM THE TAX MAR'S & ASSESSOR'S INFO) 3 Suiding Height - Xoning (Feet) (ESTIMATED FROM THE TAX MAR'S & ASSESSOR'S INFO) 4 Suiding Height - Xoning (Feet) (ESTIMATED FROM THE TAX MAR'S & ASSESSOR'S INFO) 5 Suiding Height - Xoning (Feet) ANOTHER TAX MAR'S & ASSESSOR'S INFO) 6 Number of Strates MARCHARCHAR STRATES & ASSESSOR'S INFO) 7 Ruiding Coverage (Fi Ruiding on the Lot) APPLICANT'S COMMENTS HDC SUGGESTIONS 8 Scale (a, height, volume, coverage) APPLICANT'S COMMENTS HDC SUGGESTIONS 8 Scale (a, height, volume, coverage) APPLICANT'S COMMENTS HDC SUGGESTIONS 10 Messing (a, chandray, volume, coverage) APPLICANT'S COMMENTS HDC SUGGESTIONS 11 Acchiectural Style (a, chandray, volume, coverage) APPLICANT'S COMMENTS HDC SUGGESTIONS 11 Acchiectural Style (a, chandray, volume, coverage) Applicant (a, the coverage) Applicant (a, the coverage) Applicant (a, the coverage)

Project Address: Permit Requested: **Meeting Type:**

29-41 CONGRESS STREET CERTIFCATE OF APPROVAL WORK SESSION #F

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Commercial
- Land Area: 2,995 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: NA
- Number of Stories: <u>3</u>
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Congress Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To repair and replace masonry on the facade.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Visto

а			
-			

Mid-Block Gateway

Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

Principal

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)

K. Neighborhood Context:

stories in height with no setbacks from the sidewalk.

L. Staff Comments and/ or Suggestions for Consideration:

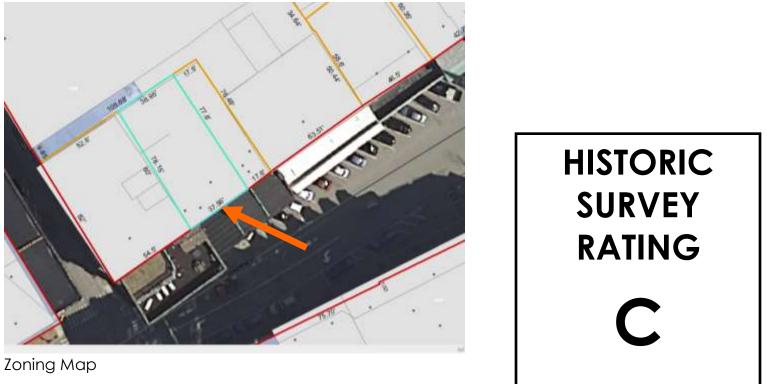
The applicant proposes to:

• Make repairs and improvements to the existing masonry units on the facade (brownstone quoins and brickwork).

• Design Guideline Reference: Guidelines for Masonry & Stucco (07)

K. Aerial Image, Street View and Zoning Map:





• The new building is located along Congress Street. It is surrounded with many buildings ranging from 2 to 7

			29-41 CON	IGRESS STREET - P	UBLIC HEARING #	F (MINOR)				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	N	EIGHBORHOOD CONTEXT				
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	lied 1.			
	No.	GENERAL BUILDING INFORMATION	(FSTIMAT	FD FROM THE TAX MAPS & ASSE			27-18 enied			
	1	Gross Floor Area (SF)	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width (ROW) Ratio Allow And Allow A								
	4	Building Height – Zoning (Feet)	- FAÇADE IMPROVEMENTS ONLY -							
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	-							
	0 7	Building Coverage (% Building on the Lot)								
	,	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIO	NS APPROPRIATENESS	T COMMI P COMMI P No.:E D			
Е	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate				
TEX	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate				
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate				
ũ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	ן ל א א יי			
	12	Roofs				🗆 Appropriate 🗆 Inappropriate	LU/ C DISTI S SI. O			
	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								
ALS	18	Walls Description								
reri	19	Number and Material				🗆 Appropriate 🗆 Inappropriate				
IAN	20	Projections (i.e. bays, balconies) Descriptions (i.e. bays, balconies)								
8 /	21	Doors and windows <pre> Appropriate □ Inappropriate </pre> Window Openings and Propertiess					RTY OUTH H			
<mark>ს</mark>	22 23	Window Openings and Proportions Appropriate Window Casing/Trim Appropriate Window Shutters / Hardware Appropriate								
ESI	23									
_ ი	25	Window Shutters / Hardware Appropriate Inappropriate Storm Windows / Screens Appropriate Inappropriate								
NIC	26	Doors				Appropriate Inappropriate	PORTS PORTS PERTY: sion:			
JILD	27	Porches and Balconies				Appropriate Inappropriate				
Bl	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	150			
С N	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	ALL			
ESI	37	Landscaping (i.e. gardens, planters, street trees)								
LE D		Driveways (i.e. location, material, screening)					CONTRACTOR INCO			
SIT	39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)					(1) (1)			
	40	Accessory buildings (i.e. sneds, greenhouses)				🗆 Appropriate 🗆 Inappropriate				

H. Purpose and Intent:

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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:

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

\Box Yes \Box	No
\Box Yes \Box	No
\Box Yes \Box	No