Historic District Commission

Staff Report – April 15th, 2020

April 15th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

- 1. 403 Deer St. Unit 13 (LUHD-120) TBD
- 2. 20 Partridge St. (LUHD-122)
- 3. 40 Howard Street. (LUHD-127)
- 420 Islington Street (LUHD-128)
- 36 Richmond St. (LUHD-129)
- 6. 73 Daniel St. (LUHD-131)
- 7. 28 Chestnut St. (LUHD-132)
- 8. 105 Daniel St. (LUHD-135)
- 9. 74 Congress St. (LUHD-136)
- 10. 249 Pleasant St. (LUHD-134)
- 11. 673 Middle Street (LUHD-130)

- Recommend Approval
- TBD
- Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

- 50 Austin St. (LU-20-102) (Porch Addition) Postponed
- 35 Howard St. #35 (LU-20-32) (windows) Postponed 2.
- 3. 56 Dennett St. (LU-20-36(Rear Addition) - Postponed
- 4. 232 Court St. (LU-20-) (Chimney & Windows)
- 5. 44 Gardner St. (LU-20-107) (Bay Window) Postponed

WORK SESSIONS – OLD BUSINESS:

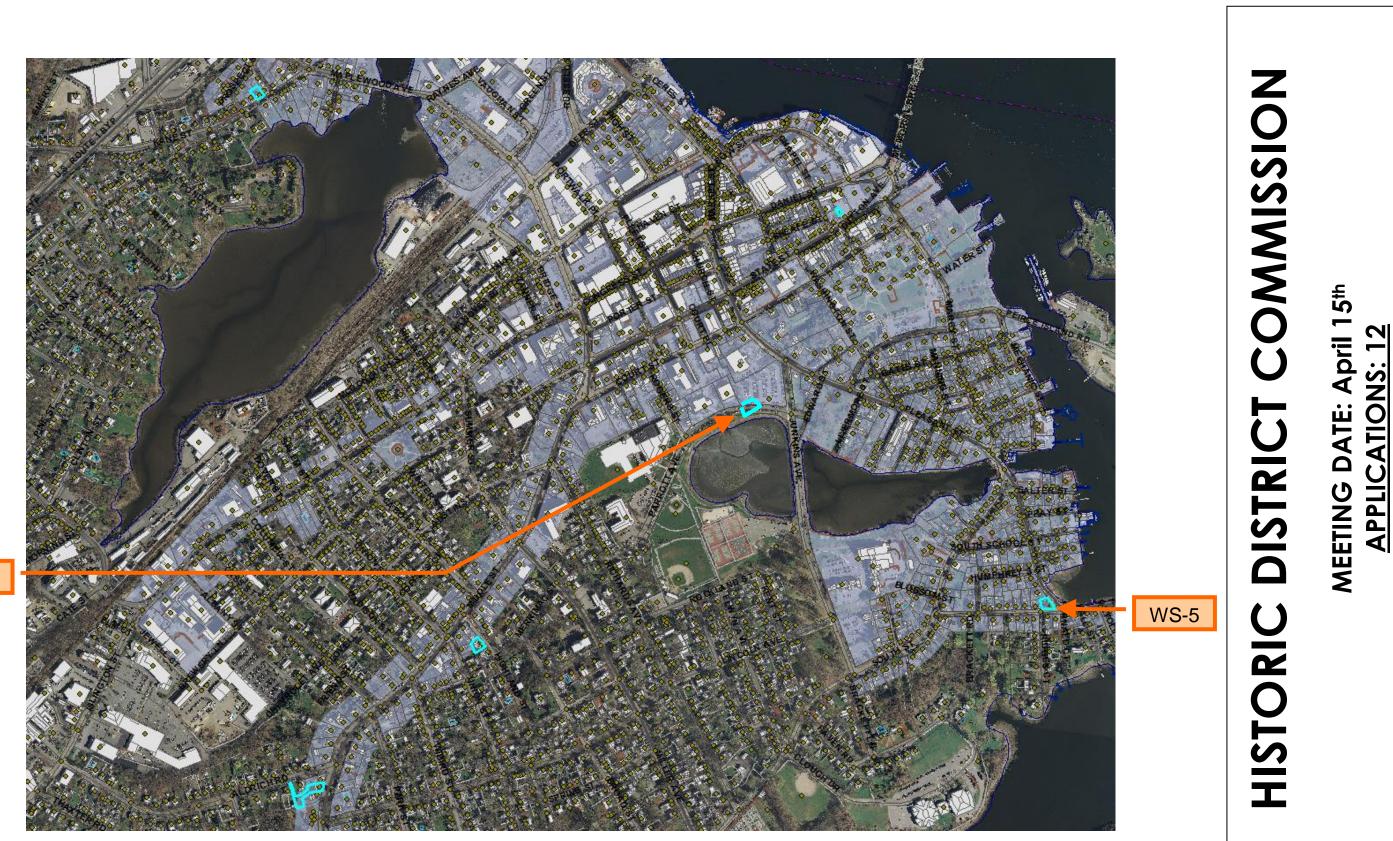
- A. 299 Vaughan St. (LU-19-101) (5-Story Hotel) Postponed
- 132-134 Middle St. (LUHD-105) (Façade) Postponed
- C. 134 South St. (LUHD-108) (Façade & Roof Deck) Postponed
- D. 165 Court St. (LUHD-109) (Storefront System) Postponed
- E. 125 BOW St. (LUHD-112) (Roof and Siding) Postponed

WORK SESSIONS - NEW BUSINESS:

- 105 Chapel St. (LUHD-) (Connector Addition) Postponed
- 2.
- 241 Chapel St. (LUHD-) (Garage and Porch)-Postponed 3.
- 4.
- 5. 137 Castle Ave. (LUHD-) (Patio Roof)

"Postponed" - May 6th

279 New Castle Ave. (LUHD-) (2nd Story Addition)-Postponed 138 Maplewood Ave. (LUHD-) (2nd story addition)- Postponed



PH-4

LOCATOR MAP

Historic District Commission

Project Evaluation Form: Permit Requested: Meeting Type

232 COURT STREET CERTIFICATE OF APPROVAL DIIDUIC LIEADINIC #4 (111 20 AE) I. Neighborhood Context:

J. Previous HDC Comments and Suggestions:

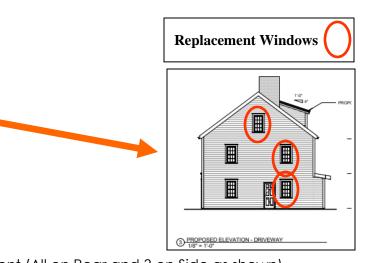
| heeling type: | <u>FUDLIC REAKING #4 (LU-ZU-43)</u> | and another approval in October 2013 |
|---|--|---|
| | <u>1</u> -/- cture: <u>c.1780</u> i <u>an -3.0</u> e: <u>Contributing</u> ied Work: <u>Limited view from the public way.</u> entially two houses that were joined. | K. Staff Comments and Suggestions: The work proposed by the applicant is proposes to restore all the street-facing some windows on the Pleasant Street f be relocated to the street-facing faça disrepair. Retaining the chimney would Design Guideline Reference –Guideline L. Proposed Design, Street View and Ariel View: |
| <u>B.</u> Proposed Work: To remove | e a chimney & replace rear and side windows. | |
| C. Other Permits Required: Board of Adjustme D. Lot Location: Terminal Vista | Gateway Mid-Block | |
| ✓ Intersection / Co | orner Lot 🗌 Rear Lot | |
| E. Existing Building to be Alter | ed/ Demolished: | |
| 🗹 Principal | Accessory Significant Demolition | Proposed Chimney Removal & Window Replace |
| F. Sensitivity of Neighborhood | | |
| | Sensitive Low Sensitivity "Back-of-House" | 107-77 |
| <u>G. Design Approach (for Majo</u> | | |
| Ľ Literal Replicatio | n (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) | 107-76 |
| \Box Invention within c | a Style (i.e., Porter Street Townhouses, 100 Market Street) | 6 |
| Abstract Referen | Ce (i.e. Portwalk, 51 Islington, 55 Congress Street) | |
| Intentional Opportunity | sition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) | 116.32 |
| H. Project Type: | | 116.33 |
| Consent Agenda | (i.e. very small alterations, additions or expansions) | 11634 |
| 🗹 Minor Project (i.e | . small alterations, additions or expansions) | |
| Moderate Project | t (i.e. significant additions, alterations or expansions) | Ariel Vieur |
| 🗌 Maior Proiect (i.e | e. very large alterations, additions or expansions) | Ariel View |

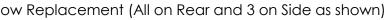
• This contributing historic structure is located along Court and Pleasant Streets and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have small front yard setbacks and off-street parking is limited. The ground-floors uses of the abutting properties are either office, museum space, or retail uses.

• The applicant received HDC approval in February 2020 for the dormer on the rear of the structure and another approval in October 2019 for replacement windows on the rear kitchen.

> applicant is located out of view from the public. The applicant treet-facing windows facing Court and Pleasant Streets. Note that sant Street façade need replacement so windows from the rear will acing facade. The chimney is non-functioning and in serious imney would likely require full reconstruction.

-Guidelines for Roofing (04) & Windows and Doors (08).







| VIEW INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD 0 CREBAL BUILDING INFORMATION (Estimated provide the control of the con | | | | | PUBLIC HEARING #4 (MINOR | - | |
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| Image: state | | 1 | Gross Floor Area (SF) | | | | |
| Image: Problem 1 A Building Height - Zomice (Feet) A Building Areight - Zomice (Feet) A Building Areight - Zomice (Feet) A Comice (Feet) <td></td> <td>2</td> <td>Floor Area Ratio (GFA/ Lot Area)</td> <td></td> <td></td> <td></td> | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
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| | | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | |

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

| TEXT | |
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🗆 Yes 🗆 No

🗆 Yes 🗆 No

Historic District Commission

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

137 NEW CASTLE AVE. **CERTIFICATE OF APPROVAL** WORK SESSION #5 (LUHD-126)

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Single Family
- Land Area: 5,510 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marcy Street & New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: To install a new roof over the existing rear patio.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Demolition

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block
- ✓ 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:

and walkways within the rear yard.

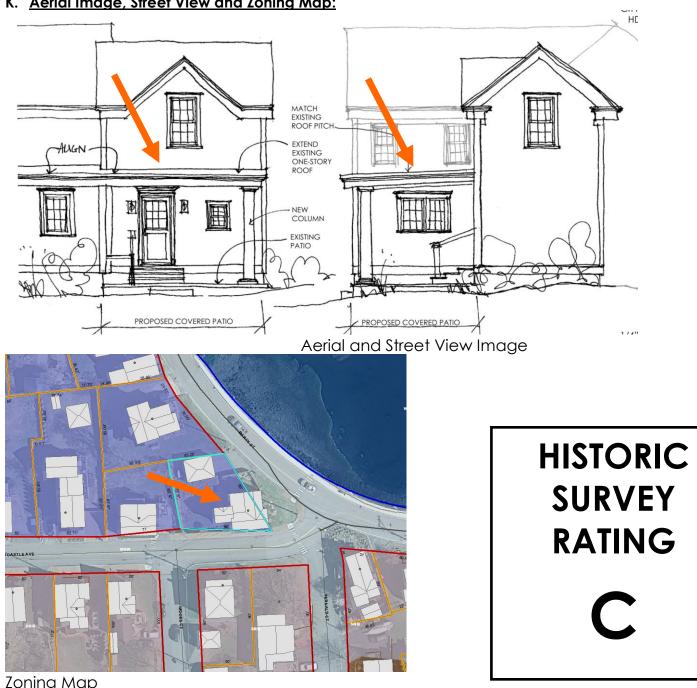
J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The applicant is proposing to:

• Install a roof covering over the existing rear patio.

Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along the intersection of New Castle Ave and March Street. It is surrounded by many 2-2.5 story historic structures with no front yard setbacks, shallow side yards and gardens, patios

| INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIC | SHBORHOOD CONTEXT |
|--|----------------------|----------------------------|----------------------------------|-------------------------------------|
| Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| GENERAL BUILDING INFORMATION | (ESTIMA) | ED FROM THE TAX MAPS & AS | | |
| Gross Floor Area (SF) | • | | | |
| Floor Area Ratio (GFA/ Lot Area) | | | | |
| Building Height / Street-Width Ratio | | | MINOR PROJEC | ∽ τ |
| Building Height – Zoning (Feet) | | | | |
| Building Height – Street Wall / Cornice (Feet) | | _ INIS | TALL NEW ROOF OV | ED DATIO - |
| Number of Stories | | - 1113 | | |
| Building Coverage (% Building on the Lot) | | | | |
| PROJECT REVIEW ELEMENT | APPLICAN | IT'S COMMENTS | HDC SUGGESTIONS | S APPROPRIATENESS |
| ale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate |
| cement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ssing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate |
| hitectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ofs | | | | 🗆 Appropriate 🗆 Inappropriate |
| le and Slope | | | | 🗆 Appropriate 🗆 Inappropriate |
| of Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate |
| of Materials | | | | 🗆 Appropriate 🗆 Inappropriate |
| nice Line | | | | 🗆 Appropriate 🗆 Inappropriate |
| s, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate |
| 5 | | | | 🗆 Appropriate 🗆 Inappropriate |
| / Material | | | | 🗆 Appropriate 🗆 Inappropriate |
| tions (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate |
| and Windows | | | | 🗆 Appropriate 🗆 Inappropriate |
| ow Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate |
| w Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate |
| ow Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate |
| ngs | | | | 🗆 Appropriate 🗆 Inappropriate |
| | | | | 🗆 Appropriate 🗆 Inappropriate |
| nes and Balconies | | | | 🗆 Appropriate 🗆 Inappropriate |
| ctions (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropriate |
| gs/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappropriate |
| ng (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ns (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate |
| hanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate |
| <s< td=""><td></td><td></td><td></td><td>🗆 Appropriate 🗆 Inappropriate</td></s<> | | | | 🗆 Appropriate 🗆 Inappropriate |
| ages/ Barns / Sheds (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ce / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ling (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate |
| scaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate |
| reways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate |
| arking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate |
| essory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate |

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No