# Staff Report – September 2<sup>nd</sup> & 9<sup>th</sup>, 2020

Sept. 2nd MEETING

### **ADMINISTRATIVE ITEMS:**

- 1. 284 New Castle Ave. (siding) Recommended for Approval
- 2. 65 Rogers Street (HVAC) Recommended for Approval

# **Extension Request:**

1. 15 Mt. Vernon St.

# **PUBLIC HEARINGS – OLD BUSINESS:**

- A. 35 Howard Street (LU-20-130) (windows)
- B. 458 Marcy Street (LU-20-137) (windows)

# **PUBLIC HEARINGS - NEW BUSINESS:**

1. 41 Market St. (LUHD-173) (façade improvements)

# WORK SESSIONS - OLD BUSINESS:

A. 45 Market St. (LUHD-172) (façade improvements)

### Sept. 9th MEETING

# **ADMINISTRATIVE ITEMS:**

Administrative Approvals: Pending

# **PUBLIC HEARINGS - NEW BUSINESS:**

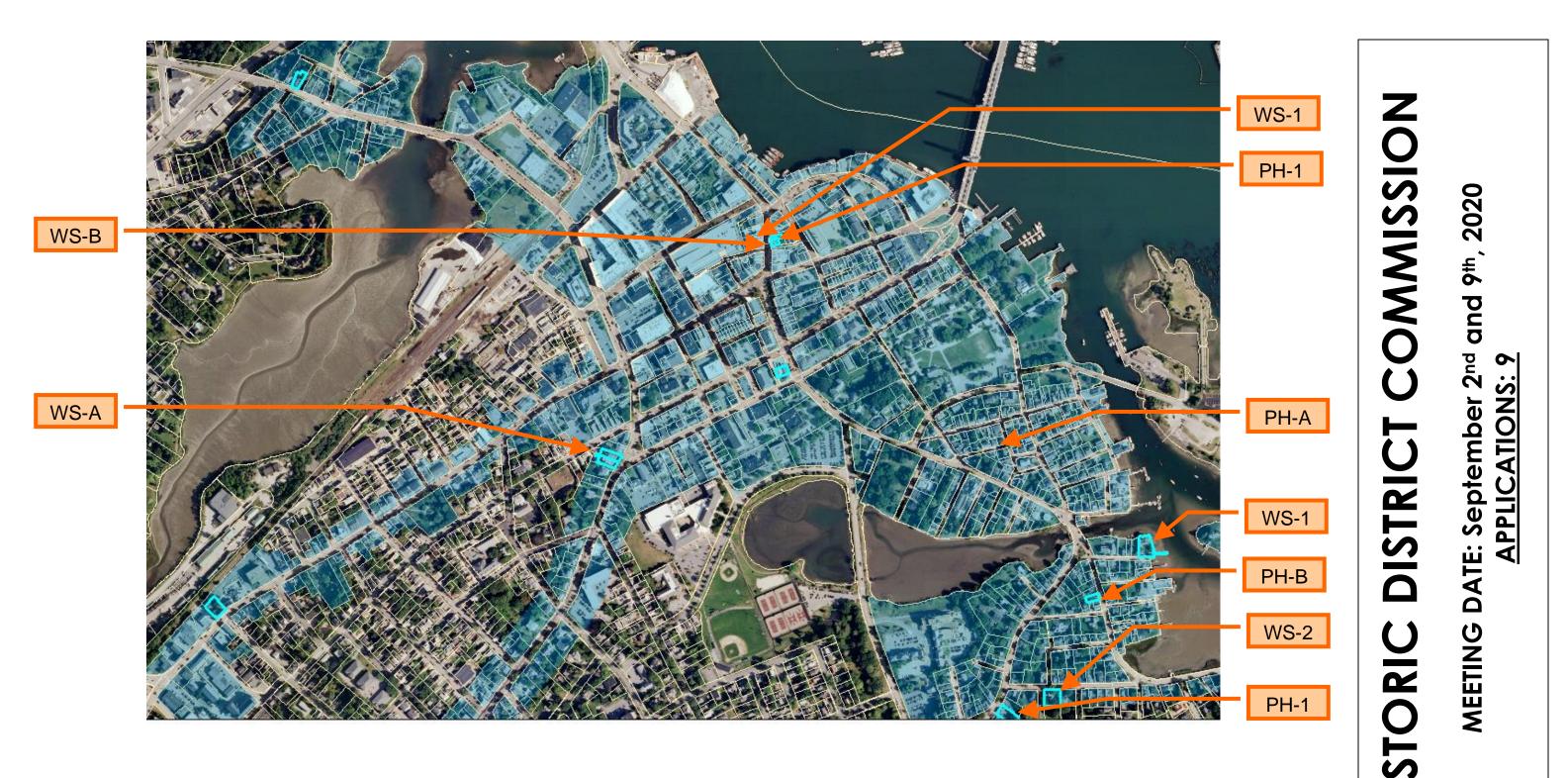
1. 232 South St. (LUHD-169) (siding, trim, steps and windows)

### **WORK SESSIONS – OLD BUSINESS:**

A. 132-134 Middle St.(LUHD-141) (façade & roof)

# **WORK SESSIONS - NEW BUSINESS:**

- 1. 57 Salter St. (LUHD-180) (windows and porches)
- 2. 50 New Castle Ave. (LUHD-185) (addition)
- 3. 553-559 Islington St. (LUHD-186) (rear addition)



**LOCATOR MAP** 

Project Evaluation Form: 35 HOWARD STREET (LU-20-32) Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A** 

Α.	Prop	erty lı	<u>nformation</u>	- (	<u>General:</u>
F	cistina	ı Cor	nditions:		

- Zoning District: <u>GRB</u> Land Use: <u>Two-Family</u>
- Land Area: 3,500 SF +/-
- Estimated Age of Structure: c.1858
- Building Style: Colonial
- Number of Stories: 2.5
- Historical Significance: Contributing
  Public View of Proposed Work: View from Howard Street
- Unique Features: NA
- Neighborhood Association: South End

### **B. Proposed Work:** To replace 10 existing windows

C. Othe	<u>r Permits Required:</u>							
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council					
	✓ Condo Association	☑ Abutting Proper	rty Owner					
D. Lot L	<u>ocation:</u>							
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot						
<u>E. Existi</u>	ng Building to be Altered/ Dem	olished:						
	✓ Principal	Accessory	$\square$ Significant Demolition					
<u>F. Sensi</u>	tivity of Neighborhood Context:	· •						
	$\square$ Highly Sensitive $oldsymbol{oldsymbol{arDelta}}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"							
G. Design	gn Approach (for Major Project	<u>'s):</u>						
	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)					
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, AC Hotel)					
H. Proje	ect Type:							
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, ad	ditions or expansions)					
	☑ Minor Project (i.e. small al	terations, additions o	r expansions)					
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)					

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

#### I. Neighborhood Context:

• This contributing historic structure is located along Howard Street in the South End and is surrounded with many other wood and brick, 2-3 story contributing structures with no front yard setbacks on narrow lots.

### J. Previous HDC Comments and Suggestions:

• The HDC has not previously reviewed this application.

### K. Application Scope of Work, Staff Comments and Suggestions for Consideration:

- To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. According to the applicant, the windows are approximately 110 years old and in fair to poor condition. Consistent with the Design Guidelines the applicant was directed to also explore window restoration as a preferred alternative.
- The applicant will likely need additional time to review and consult with the list of window restoration consultants we provided. Thus, this item will likely be continued to the October meeting.

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

### L. Proposed Design, 3d Massing View and Aerial View:





Proposed Design and 3D Massing Model Image



**Aerial View** 



	T	INFO/ EVALUATION CRITERIA		ECT PROPERTY		NEIGHBOR	HOOD CONTEXT
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS	& ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			AAINIOD DD	) IECT	
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI	
	5 6	Building Height – Street Wall / Cornice (Feet)  Number of Stories			Poplace 10 W	indows –	
	7	Building Coverage (% Building on the Lot)			<ul><li>Replace 10 W</li></ul>	ilidows –	
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	FSTIONS	APPROPRIATENESS
	8	Scale (i.e. height, volume, coverage)	IIDC	COMMENTS	1100 3000	<u> </u>	☐ Appropriate ☐ Inappropriate
ŀ	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
l	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate
F	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate
	12	Roofs					☐ Appropriate ☐ Inappropriate
r	13	Style and Slope					□ Appropriate □ Inappropriate
ŀ	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate
l	15	Roof Materials					☐ Appropriate ☐ Inappropriate
ŀ	16	Cornice Line					□ Appropriate □ Inappropriate
l	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate
	18	Walls					☐ Appropriate ☐ Inappropriate
	19	Siding / Material					☐ Appropriate ☐ Inappropriate
	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate
	21	Doors and windows					☐ Appropriate ☐ Inappropriate
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate
	25	Awnings					□ Appropriate □ Inappropriate
	26	Doors					□ Appropriate □ Inappropriate
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate
L	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate
L	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate
	33	Decks					□ Appropriate □ Inappropriate
	34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate
	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate
ļ	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
ļ	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
ļ	38	<b>Driveways</b> (i.e. location, material, screening)					□ Appropriate □ Inappropriate
	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
		se and Intent:					
		eserve the integrity of the District:			Maintain the special characte		
		ssessment of the Historical Significance:	□ Yes □		Complement and enhance the		
	3. Co	onservation and enhancement of property valu	es: 🗆 Yes 🗆	No 6.	Promote the education, pleas	sure and welfare	of the District to the city residents and vi
R	Review	v Criteria / Findings of Fact:			•		
		onsistent with special and defining character of					

**Project Address:** 458 MARCY STREET (LU-20-137) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #B** 

<b>Existing Conditions:</b>
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- Zoning District: <u>GRB</u>Land Use: <u>Single Family</u>
- Land Are: 2,860 SF +/-
- Estimated Age of Structure: c.<u>1895</u>

- Building Style: <u>Stick Style</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Marcy Street</u>
- Unique Features: NA
- Neighborhood Association: South End

### B. Proposed Work: To replace all windows.

C. Other Permits Required:									
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council							
☐ Condo Association	☐ Abutting Propert	y Owner							
D. Lot Location:									
☐ Terminal Vista	☐ Gateway	☑ Mid-Block							
☐ Intersection / Corner Lot	☐ Rear Lot								
E. Existing Building to be Altered/ Demo	olished:								
Principal	Accessory	Demolition							
F. Sensitivity of Context:									
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive $\square$ Low Sensitivity	y 🗌 "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	twalk, 51 Islington, 55 Cor	ngress Street)							
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	's Bank, Coldwell Banker)							
H. Project Type:									
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)							
☑ Minor Project (i.e. small alt	erations, additions or	expansions)							
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)							
☐ Major Project (i.e. very larg	ge alterations, additio	ons or expansions)							

### I. Neighborhood Context:

• This contributing structure is located behind a recently constructed garage along Marcy Street. It is surrounded with many wood 2-2.5 story structures with shallow or no front yards and small side with larger rear garden areas along the waterfront.

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

The Application is proposing to:

• Replace all the windows in the structure. Note that the Applicant has assessed the windows and determined that they are all replacement windows that are in poor condition. As such, it would be helpful for any commissioners to view the street-facing windows in advance of the meeting to confirm. The applicant has also researched and consulted with alternative window manufacturers and will present this information and the associated tradeoffs.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Masonry & Stucco (07) and Windows and Doors (08).

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





Aerial and Street View Image



Aerial Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	IOOD CONTEXT
	N-	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
	***	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)					
STAFF	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PRO	) IFCT	
	4	Building Height – Zoning (Feet)				JLCI	
	5	Building Height – Street Wall / Cornice (Feet)			- Replace All Wi	indows –	
	- 6	Number of Stories			Replace All W	iii ao w s	
	/	Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS
_	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
5	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate
į	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
2	18	Walls					☐ Appropriate ☐ Inappropriate
<u> </u>	19	Siding / Material					☐ Appropriate ☐ Inappropriate
OMMISSION SIGN & MATERIALS	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate
	21	Doors and Windows					☐ Appropriate ☐ Inappropriate
	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate
2	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate
3	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate
)	25	Awnings					☐ Appropriate ☐ Inappropriate
	26	Doors					□ Appropriate □ Inappropriate
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate
1	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
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate
STE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
S	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
	1. Pr 2. As 3. C	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value or Criteria / Findings of Fact:		No 5. Co	·	e architectural c ure and welfare	of the District to the city residents and v

Project Evaluation Form: 41 MARKET ST. (LUHD-173)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:  Existing Conditions:  I Zoning District: CD5  Land Use: Commercial Land Area: 1,650 SF +/- Estimated Age of Structure: c.1780/1880  Building Style: High Victorian Number of Stories: 4.0 Historical Significance: Contributing Public View of Proposed Work: View from Market Street Unique Features: Contributing								
<ul> <li>Neighborhood Association: <u>Downtown</u></li> <li><u>B. Proposed Work:</u> <u>To renovate the attic and upper floors.</u></li> </ul>								
C. Other Permits Required:								
☐ Board of Adjustment ☐ Planning Board ☐ City Council								
☐ Condo Association ☐ Abutting Property Owner								
D. Lot Location:								
$\square$ Terminal Vista $\square$ Gateway $\square$ Mid-Block								
$lacktriangledown$ Intersection / Corner Lot $\ \square$ Rear Lot								
E. Existing Building to be Altered/ Demolished:								
lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Significant Demolition								
F. Sensitivity of Neighborhood 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. McIntyre Building, Citizen's Bank, AC Hotel)								
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. significant additions, alterations or expansions)								
$\square$ Major Project (i.e. very large alterations, additions or expansions)								

### I. Neighborhood Context:

 This non-contributing addition is located along Market Street and Commercial Alley. It is surrounded with other wood- and brick-clad, multi-story contributing buildings. Buildings along Market Street have no front yard setback and no side yards and shallow rear yards connected with alleyways to Penhallow Street.

### J. HDC & Staff Comments and Suggestions for Consideration:

This application proposed to add a new vertical copper gutter and downspout system, a new
recessed roof deck on the rear elevation, and repairs to the limestone banding and sills as well as
replacing the upper level windows and relocating the HVAC condensers to the roof on the rear
elevation. The windows will be changed to 2/2 (with a half-screen) as requested by the
Commission and the applicant will show how the puck lighting will look on the building. A soffit
section will also be added.

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Porches, Stoops and Decks (6), and Windows and Doors (08).

### K. Proposed Design, Street View and Aerial View:





Street View Image of Existing Conditions & 3D Massing Model



Aerial View

# HISTORIC SURVEY RATING

C

		41	MAKKEI SIK	EET (LUHD-173) -	- PUBLIC HEARIN	G # I (MODEI	KAIE)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO(	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>S</b> -
	N <sub>0</sub>	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			<b>− ≲ _ </b>
- - -	1	Gross Floor Area (SF)	,		-			FOR ISSION
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio			AODEDATE D			
ļ	4	Building Height – Zoning (Feet)		MODERATE PROJECT				
_	5	Building Height – Street Wall / Cornice (Feet)						MIS
-	6	Number of Stories	_	raçade Improv	ements, Rear De	eck and HVA	C Condensers –	ZŽ
	7	Building Coverage (% Building on the Lot)		Ţ				$ \overline{\bigcirc}$ 0 $\overline{\cdot}$
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$\exists$ $oldsymbol{O}$ $oldsymbol{O}$ $oldsymbol{O}$
NTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	╛┖┛┪
8	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	$\square$ $lacksquare$
	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
	12	Roofs					☐ Appropriate ☐ Inappropriate	
	13	Style and Slope					☐ Appropriate ☐ Inappropriate	- <b> </b>
-	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	╛╬┇
-	15 16	Roof Materials  Cornice Line					☐ Appropriate ☐ Inappropriate	EV A
-	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	<b>&gt;</b>
S	18	Walls					□ Appropriate □ Inappropriate	⊢ш ي а́
MATERIAL	19	Siding / Material					☐ Appropriate ☐ Inappropriate	<b>⊣</b>
H.	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	ן ➤ בּ
DESIGN & MATERIALS	21	Doors and windows					□ Appropriate □ Inappropriate	⊣ <b>⊢</b> 5-
•ŏ	22	Window Openings and Proportions					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> </ul>	
DESIGN	23	Window Openings and Proportions  Window Casing/ Trim					□ Appropriate □ Inappropriate	⊣ш ў≻
ESI	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	OPE RTSM
	25	Awnings					□ Appropriate □ Inappropriate	
BUILDING	26	Doors					□ Appropriate □ Inappropriate	
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
<b>B</b>	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	<u> </u>
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	<b>⊢∟</b> −
I -	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
:	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
)	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
- - - - - -	33	Decks					□ Appropriate □ Inappropriate	
:	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	A STATE
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
S S	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	The same of the sa
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
끧	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	-
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
-	1. Pre 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property val	□ Yes □ □ Yes □ ∪es: □ Yes □	No 5. Cor	ntain the special characte nplement and enhance th	ne architectural and	historic character: ne District to the city residents and visi	□ Ye □ Ye tors: □ Ye
<u>I. R</u>	<b>eview</b> 1. Co	onservation and enhancement of property variable. onsistent with special and defining character of properties. on patibility of design with surrounding properties.	f surrounding proper	ties: □Yes□No 3. Relo	·	ectural value of existi	ng structure: 🗆 Yes 🗆 No	iois.

Project Evaluation Form: 45 MARKET STREET (LUHD-172)
Permit Requested: CERTIFICATE OF APPROVAL
WORK SESSION #B

A. Property Information - General:									
<ul><li>Existing Conditions:</li><li>Zoning District: CD5</li></ul>									
<ul> <li>Land Use: Mixed-Use</li> </ul>									
• Land Area: 1,445 SF +/-									
<ul> <li>Estimated Age of Structure: <u>c.1800</u></li> <li>Building Style: <u>Federal</u></li> </ul>									
Number of Stories: 4.5									
<ul> <li>Historical Significance: <u>Contributing</u></li> <li>Public View of Proposed Work: <u>View from Market Street</u></li> </ul>									
Unique Features: NA									
Neighborhood Association: <u>Downtown</u> Proposed World: To fully repoyets the faced and upper floors of the building.									
<ul><li>B. Proposed Work: To fully renovate the façade and upper floors of the building.</li><li>C. Other Permits Required:</li></ul>									
<ul> <li>☐ Board of Adjustment</li> <li>☐ Planning Board</li> <li>☐ City Council</li> </ul>									
Condo Association									
D. Lot Location:									
□ Terminal Vista □ Gateway ✓ Mid-Block									
$\square$ Intersection / Corner Lot $\square$ Rear Lot									
E. Existing Building to be Altered/ Demolished:									
✓ Principal □ Accessory □ Significant Demolition									
F. Sensitivity of Context:									
$lacksquare$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"									
G. Design Approach (for Major Projects):									
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)									
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)									
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)									
Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)									
H. Project Type:									
Consent Agenda (i.e. very small alterations, additions or expansions)									
☐ Minor Project (i.e. small alterations, additions or expansions)									
✓ Moderate Project (i.e. significant additions, alterations or expansions)									

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

### I. Neighborhood Context:

• This contributing historic structure is located along Market Street and is surrounded with many other brick and wood-sided, multi-story contributing structures. All the buildings have little no front yard setback, shallow rear yards and off-street parking is limited.

### J. Previous HDC Comments and Suggestions:

• The HDC has not previously reviewed this application.

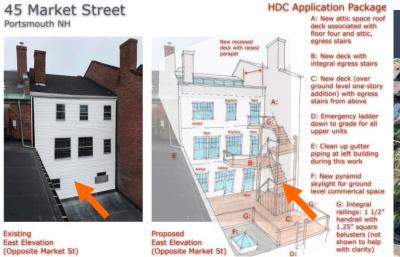
### K. <u>Staff Comments and/ or Suggestions for Consideration:</u>

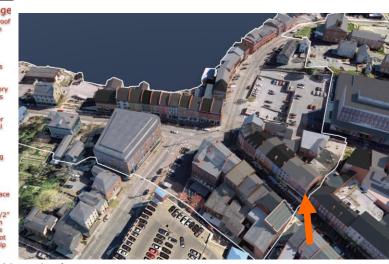
The Application is proposing to:

- Replace the vinyl and wood façade components, install new windows and update the storefront. Copper rain gutters will be added as well as new signs, lighting and a recessed roof deck on the rear elevation.
- The HDC requested the applicant explore a wooden storefront system or of cast iron. Additional information was requested on the parapet as the rear roof deck may be too prominent a break in the relatively continuous cornice line of the Market Street buildings.
- The applicant should also communicate with the abutter who has questioned the access and easement rights potentially needed for the project.

# Design Guideline Reference – Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows & Doors (08).

#### L. Proposed Design, 3d Massing View and Aerial View:





Aerial and Street View Image



Zonina Map

# HISTORIC SURVEY RATING

C

1	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		HBORHOOD CONTEXT
	Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
No.				
-	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)	
1	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)			
<u>2</u> 3	Building Height / Street-Width Ratio		MADERATE DECL	F ← T
<u></u>	Building Height – Zoning (Feet)	MODERATE PROJ	ECI	
5	Building Height – Street Wall / Cornice (Feet)	Faranda Issassas	and Danasal	on of the Hereau Flacus
6	Number of Stories	– raçade improv	ements and kenovation	on of the Upper Floors –
7	Building Coverage (% Building on the Lot)		-	
	PROJECT REVIEW ELEMENT	HDC 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
20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate
21	Doors and windows			□ Appropriate □ Inappropriate
22	Window Openings and Proportions			□ Appropriate □ Inappropriate
23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
25	Awnings			□ Appropriate □ Inappropriate
26	Doors			☐ Appropriate ☐ Inappropriate
27	Porches and Balconies			☐ Appropriate ☐ Inappropriate
25 26 27 28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate
29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate
31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate
32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
33	Decks			□ Appropriate □ Inappropriate
34	Garages (i.e. doors, placement)			□ Appropriate □ Inappropriate
35	Fence / Walls (i.e. materials, type)			□ Appropriate □ Inappropriate
20 20 36 37	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate
37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate
2	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate
38	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate
40	Accessory Buildings (i.e. sheds, greenhouses)			☐ Appropriate ☐ Inappropriate
P	reserve the integrity of the District: ssessment of the Historical Significance:	☐ Yes ☐ No 5. Co	aintain the special character of the I	ectural and historic character:
J. C	onservation and enhancement of property valu	es:	princie the eaucation, pleasure and	welfare of the District to the city residents and vi
1. C	w Criteria / Findings of Fact:  onsistent with special and defining character of compatibility of design with surrounding propertie	<u> </u>	lation to historic and architectural vo ampatibility of innovative technologi	<u> </u>

**Project Address:** 232 SOUTH STREET (LUHD-169) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION/ PUBLIC HEARING #1 Meeting Type:** 

Existing	Condit	ions:
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- Zoning District: SRB
- Land Use: Two-Family
- Land Area: 7,890 SF +/-Estimated Age of Structure: c.1870

- Building Style: <u>Vernacular</u>
  Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from South Street</u>
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace siding, trim, windows and st	eps.
---	------

C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
☐ Condo Association	$\square$ Abutting Propert	y Owner
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sens	itive $\square$ Low Sensitivity	/ 🗌 "Back-of-House"
G. Design Approach (for Major Projec	<u>ts):</u>	
$\Box$ Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	e., Porter Street Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	gress Street)
☐ Intentional Opposition (i.e	. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small al	terations, additions or	expansions)
☐ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)

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

#### I. Neighborhood Context:

• The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

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

The Application is proposing to:

- Renovate the structure with new siding, trim and roof as well as new windows, granite steps and a 340 SF addition to the rear of the structure.
- The HDC requested alternative designs for the spiral staircase and updated elevations showing the skirting under the decks on both sides.

Design Guideline Reference - Small Scale New Construction & Additions (10), Exterior Woodwork (05), & Windows & Doors (08).

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





Proposed Elevation and Street View Image



Aerial Map

#### 232 SOUTH STREET (LUHD-169) - WORK SESSION #1 (MODERATE) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information** Existing **Proposed Abutting Structures Surrounding Structures** (Average) (Average) Building Building (+/-) FORM **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/Lot Area) Building Height / Street-Width Ratio Date: MODERATE PROJECT Withdrawn Building Height – Zoning (Feet) Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - Replace Siding, Trim and Stairs and add a New Rear Addition -Number of Stories No.:1 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Case **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 Postponed Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate SOUTH ш COMMISSION Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) 20 ERT □ Appropriate □ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate **PROPERTY** OP 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 **Awnings** ☐ Appropriate ☐ Inappropriate Decision: 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Δ 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) ☐ Appropriate ☐ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/ Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate Driveways (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ 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: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: □ Yes □ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

2. Compatibility of design with surrounding properties:

A. Property Information - General:

Zoning District: CD4-L1

**Existing Conditions:** 

Project Evaluation Form: 132-134 MIDDLE STREET (LUHD-105)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

<ul> <li>Land Use: Mixed-Use</li> <li>Land Area: 11.060 SF +/-</li> <li>Estimated Age of Structure: c.18</li> <li>Building Style: Mansard</li> <li>Number of Stories: 3.0</li> <li>Historical Significance: Focal</li> <li>Public View of Proposed Work:</li> <li>Unique Features: The Parrot Ho</li> <li>Neighborhood Association: Dov</li> </ul>	<u>View from Middle</u> ouse is a Focal buil wntown	<u>ding</u>					
B. Proposed Work: To repoint brick, re	place the root & r	nade entryway improvements					
C. Other Permits Required:	<b>-</b>	□ •					
_	✓ Planning Board	·					
☐ Condo Association	✓ Abutting Proper	ty Owner					
D. Lot Location:		_					
☐ Terminal Vista	☐ Gateway	✓ Mid-Block					
☐ Intersection / Corner Lot	Rear Lot						
E. Existing Building to be Altered/ Demol	lished:						
✓ Principal	Accessory	$\square$ Significant Demolition					
F. Sensitivity of Neighborhood Context:							
$oldsymbol{arDelta}$ Highly Sensitive $\ \square$ Sensitiv	ve $\square$ Low Sensitivity	y 🗌 "Back-of-House"					
G. Design Approach (for Major Projects)	<u>):</u>						
☑ Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildi	ng, 10 Pleasant Street)					
☐ Invention within a Style (i.e., I	Porter Street Townhouses	s, 100 Market Street)					
Abstract Reference (i.e. Portv	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)						
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. signi		•					
☐ Major Project (i.e. very large							

### I. Neighborhood Context:

• This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that he structure is located on two separate lots.

### J. Previous HDC Comments and Suggestions:

• The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front façade or using the faux slate shingles. The asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

### K. Staff Comments and Suggestions for Consideration:

• The applicant is currently working on undertaking an assessment of the brownstone and the feasibility of reusing any fish-scaled slate located on the rear section of the building. Additionally, the applicant is evaluating alternative roofing products such as the faux slate proposed earlier in the review process. Given the complexity of the project, a continuance of this application is likely.

Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:





Street View Image of Existing Conditions & 3-D Massing Model



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

			_	5) - WORK 3E331	ON #A (MODERATE	-		
	INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD COI	NTEXT		
A1 -	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		ng Structures erage)	5	
- NIA	GENERAL BUILDING INFORMATION	(ESTIMATED I	FROM THE TAX MAPS & AS	SESSOR'S INFO)				
1 2 3	Gross Floor Area (SF)						~	
2	Ploor Area Ratio (GFA/ Lot Area)						Ö	
3				AODEDATE D	DO IFOT		<u> </u>	
4			MODERATE PROJECT					
	Building Height – Street Wall / Cornice (Feet)	D I	are Deef o T	as Damaint Britis	and Danlar - Fra	- L FLus		
6	Number of Stories	– кері	ace koot & Irii	m, kepoint Brick	and Replace Fron	nt Entryway –		
<del>-   7</del>	Building Coverage (% Building on the Lot)							
	PROJECT REVIEW ELEMENT	HDC COI	MMENTS	HDC SUGG		APPROPRIATENESS	<b>↓ ∪</b>	
0 NIEXT 9						appropriate   Inappropriate	-	
	indeximal (i.e. serie delle, angrirrier i)					ppropriate   Inappropriate	<b> </b>	
	Massing (i.e. modules, banding, stepbacks)					ppropriate   Inappropriate	<b>■</b>	
<u> </u>						ppropriate   Inappropriate	<b>┤</b>	
	2 Roofs					ppropriate   Inappropriate	<b>┤ 一</b> .	
13	, 1					ppropriate   Inappropriate	<b>┤                                    </b>	
14						appropriate   Inappropriate	<b>₹</b>	
1; 14 14 16						ppropriate   Inappropriate		
12						ppropriate   Inappropriate	1	
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¥ 2						Appropriate   Inappropriate	<b>┤┡</b>	
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33 32 33 34						ppropriate □ Inappropriate		
34						ppropriate   Inappropriate		
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30 30 30 30 30 30 30 30 30 30 30 30 30 3	<u> </u>				A	ppropriate 🗆 Inappropriate		
SE 3					A	ppropriate 🗆 Inappropriate		
世 38	, ,				A	ppropriate 🗆 Inappropriate		
SIE 3	, ,				A	ppropriate 🗆 Inappropriate	1	
40	O Accessory Buildings (i.e. sheds, greenhouses)					ppropriate 🗆 Inappropriate	1	
1.	pose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property valu	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	5. Com	•	er of the District: ne architectural and historic cl ure and welfare of the District		ors:	
1.   2. / 3. ( 1. Revie	Preserve the integrity of the District:	□ Yes □ No es: □ Yes □ No surrounding properties:	5. Com 6. Prom	nplement and enhance the note the education, please tion to historic and archite	ne architectural and historic cl ure and welfare of the District	to the city residents and visitoure:	ors:	

**57 SALTER STREET (LUHD-180) Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1** 

### A. Property Information - General:

### **Existing Conditions:**

- Zoning District: WB
- Land Use: Single Family
- Land Area: 10,700 SF +/-
- Estimated Age of Structure: c.1800

- Building Style: Federal
  Historical Significance: C
  Public View of Proposed Work: View from Salter Street & Riverfront
- Unique Features: <u>Outbuilding</u>
  Neighborhood Association: <u>South End</u>

<u>B.</u>	Proposed Work:	To add new	porch, rep	<u>place wind</u>	dows and	<u>remove</u> :	skyl	igh	<u>1†s</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/ Demo	olished / Constructed	<u>:</u>
✓ Principal	Accessory	$\square$ Significant Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arnothing}$ Sensit	ive $\square$ Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects	s):	

gn 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)
ct Type:

### H. Project Type:

$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansion	าร)
---	-----

- 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:

• This contributing structure is located along the end of Salter Street along the Piscatagua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

### J. Background & Suggested Action:

The applicant proposed to:

- Add a new side entry porch and recessed porches on the rear elevation.
- Resize and replace the windows.
- Remove the skylights.

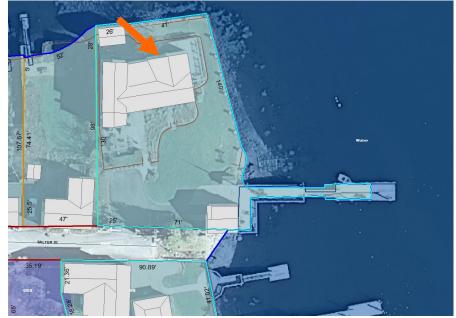
Design Guideline Reference - Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

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





Aerial and Street View Image



**Zoning Map** 

		57 SAL	TER STREET (L	UHD-180) – WO	RK SESSION #1 (/	MODERATE	PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)				
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & A			(				
STAFF	1	Gross Floor Area (SF)	(20111111111111111111111111111111111111		<u> </u>			<b>2</b> 2 2 <b>2</b>			
⋖	2	Floor Area Ratio (GFA/ Lot Area)						<b>OR</b> SION -9-20			
S	3	Building Height / Street-Width Ratio		MODERATE PROJECT							
	4	Building Height – Zoning (Feet)		MODERAIE PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)		- PORCH, WINDOWS AND SKYLIGHTS ONLY -							
	<u>6</u>	Number of Stories		- I OKCI	i, WiidDOWS AIN	JALLIGITI	ONLI -	N F DAMIS			
ı	/	Building Coverage (% Building on the Lot)	45511644								
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ <b>O</b> o = 5			
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate				
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	I I Už			
5	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	$-$ Se $\pm$ $oldsymbol{eta}$			
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate				
2	12	Roofs					☐ Appropriate ☐ Inappropriate	<b>ALU</b> , Cos 517. Cos 5			
MEMBERS	13	Style and Slope					☐ Appropriate ☐ Inappropriate				
<b>9</b>	14 15	Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials					□ Appropriate □ Inappropriate				
렀│	16	Cornice Line					□ Appropriate □ Inappropriate				
₹	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	STO LIER			
	18	Walls					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	— <b>ш</b> છે 🗐			
5∣≅	19	Siding / Material					□ Appropriate □ Inappropriate				
DESIGN & MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate				
<b>2</b>   ₹	21	Doors and Windows					☐ Appropriate ☐ Inappropriate				
§   %	22	Window Openings and Proportions					□ Appropriate □ Inappropriate				
ุ   ธ์	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	PER C			
DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	ଅନ୍ତ ଅନ୍ତ ଅ			
	25	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate	<b>OPE</b> OPERIOR  OPERI			
BUILDING	26	Doors					□ Appropriate □ Inappropriate				
	27	Porches and Balconies					□ Appropriate □ Inappropriate				
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<u> </u>			
ב	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate				
ا ر	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate				
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate				
ا ك	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate				
DISIORIC PINORIC	33	Decks					□ Appropriate □ Inappropriate				
┖	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate				
z	35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	D. D			
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate				
DES	37 38	Landscaping (i.e. gardens, planters, street trees)  Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
SIE	38	Parking (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
S	40	- :					□ Appropriate □ Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate				
	1. Pre 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	Yes       Yes       es:	No 5. Co	intain the special characte mplement and enhance th mote the education, pleas	e architectural an	d historic character: f the District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ Itors: ☐ Yes ☐			
1.6	eview	Criteria / Findings of Fact:									
	1. Cc	onsistent with special and defining character of sempatibility of design with surrounding properties			ation to historic and archite mp of innovative technolog						

**Project Address:** 50 NEW CASTLE AVE. (LUHD-185) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #2** 

Δ	Property	<b>Information</b>	- General:
Д.	IIODEIIY		- General.

### **Existing Conditions:**

- Zoning District: SRB
- Land Use: Single-Family
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Greek Revival
- Historical Significance: C
  Public View of Proposed Work: <u>View from New Castle Ave. & Humphrey Ct.</u>
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck and replace siding, windows	& rc	oof
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<u>B.</u>	Proposed Work: Construct a rear	addition with deck	and replace siding, windows
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
	☐ Condo Association	☐ Abutting Propert	y Owner
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensit	ive $\square$ Low Sensitivity	"Back-of-House"

### G. Design Approach (for Major Projects):

LITERAL REPLICATION (i.e. 6-16 Congress, Jardinière Building, 10 Pleas	sant Street
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Mark	et 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 smal	l alterations,	additions o	r expansions)
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- ☐ Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

### I. Neighborhood Context:

• The building is located along the intersection of New Caste Ave. and Humphrey's Court. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

### J. Background & Suggested Action:

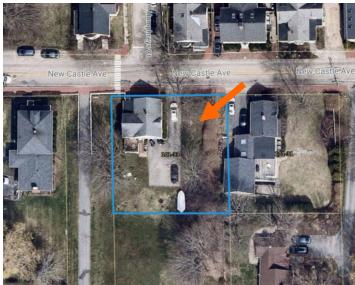
The applicant is proposing to:

- Construct a rear addition with a deck and patio; and
- Renovate the existing structure with new siding, windows and roofing.

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

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





Street View & Aerial Image



Elevation

50 NEW CASTLE AVE. (LUHD-185) – WORK SESSION #B (MODERATE PROJECT)									
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT						
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>8-20</b>	
		GENERAL BUILDING INFORMATION	ATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)						Sion = 2.	
-									
	<u>3</u>			^	<b>MODERATE PI</b>	ROJECT			
6 Number of Stories				– Rea	r Addition with D	eck and Pa	tio –		
	7							OMMISS OM	
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	OD F COMMINATIONS Stipulations	
<u>ا</u> (۱	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
<u></u>	10						□ Appropriate □ Inappropriate	STR/ Cas w	
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<u>5</u> –								— <b>ш ў 8</b> ₹ й	
원 -	24	Window Shutters / Hardware						□ □ ₹ ₹ □ □	
	25	Storm Windows / Screens						<b>ORTSM</b> ORTSM CERTY:56	
	26	Doors					□ Appropriate □ Inappropriate		
⋚Ĺ	27	Porches and Balconies					□ Appropriate □ Inappropriate		
~_	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate		
-	29						□ Appropriate □ Inappropriate		
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1. 2. 3. <b>Re</b> v	. Pre . Ass . Co eview	eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property valu  Criteria / Findings of Fact:	es: Yes [  es: Yes [  surrounding prop	<ul><li>No</li><li>No</li><li>Entities: □ Yes □ No</li><li>No</li><li>Relo</li></ul>	nplement and enhance the note the education, please ation to historic and archite	ne architectural and ure and welfare of t ectural value of exist	he District to the city residents and vising structure:	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
The second secon	1 2 3 <b>Re</b>	Tools   Tool	INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF)  2 Floor Area Ratio (GFA/ Lot Area)  3 Building Height / Street-Width Ratio  4 Building Height - Zoning (Feet)  5 Building Height - Street Wall / Cornice (Feet)  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 Archifectural Style (i.e. traditional - modern)  12 Roofs  13 Style and Slope  14 Roof Projections (i.e. chimneys, vents, dormers)  15 Roof Materials  16 Cornice Line  17 Eaves, Gutters and Downspouts  18 Walls  19 Siding / Material  20 Projections (i.e. bays, balconies)  21 Doors and Windows  22 Window Openings and Proportions  23 Window Casing/ Trim  24 Window Shutters / Hardware  25 Storm Windows / Screens  26 Doors  27 Porches and Balconies  28 Projections (i.e. porch, portico, canopy)  29 Landings/ Steps / Stoop / Raillings  30 Lightling (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 / Screenwalls (i.e. materials, type)  36 Grading (i.e. ground floor height, street edge)  37 Landscaping (i.e. ground floor height, street frees)  38 Driveways (i.e. location, material, screening)  39 Parking (i.e. location, material, screening)  39 Parking (i.e. location, material, screening)  39 Parking (i.e. location, material, screening)  70 Purpose and Intent:  1. Preserve the integrity of the District:  2. Assessment of the Historical Significance:  3. Conservation and enhancement of property valu  Review Criferia / Findings of Fact;  1. Consistent with special and defining character of	INFO/ EVALUATION CRITERIA  Project Information  Existing Building  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF) 2 Floor Area (SF) 2 Floor Area Rotio (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)  PROJECT REVIEW ELEMENT  APPLICA  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 0 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (ii.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Confice line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 22 Window Openings and Proportions 23 Window Cosing/ Trim 24 Window Shutters / Hardware 25 Landings/ Steps / Storey / Railings 26 28 Projections (i.e. porch, portico, canopy) 27 Porches and Balconies 28 Projections (i.e. prorch, 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 / Screenwalls (i.e. moterials, type) 37 Farking (ii.e. gordens, planters, street frees) 38 Driveways (i.e. location, material, screening) 39 Parking (ii.e. gordens, planters, street frees) 30 Tryose and Intent: 31 Preserve the integrity of the District:   Yes I.  22 Assessment of the Historical Significance:   Yes I.  23 Conservation and enhancement of property values:   Yes I.  24 Review Criteria / Findings of Fact:  1. Consistent with special and defining character of surrounding prop	INFO/ EVALUATION CRITERIA Project Information  Resisting Proposed Building Proposed Building Proposed Suilding Proposed Suilding Proposed Suilding Proposed Provided	INFO/ EVALUATION CRITERIA   SUBJECT PROPERTY   Project Information   Editing   Building   Proposed   Abutting Structures (Average)	INFO/ EVALUATION CRITERIA  Roject Information  Roject Information	INFO/ EVALUATION CRITERIA   SUBJECT PROPERTY   NEIGHBORHOOD CONTEXT	

**Project Address:** 553-559 ISLINGTON ST. (LUHD-186) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #3 Meeting Type:** 

### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4-L2
- Land Use: Multi-Family
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: c.1860

- Building Style: <u>Greek Revival</u>
  Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from Islington and Cass Streets</u>
- Unique Features: NA
- Neighborhood Association: Islington Creek

### B. Proposed Work: To install a new 2 ½ story rear addition.

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/ Demo	olished/ Constructed:	, <u>1</u>
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		

G.	Desian	Approach	(for	Major	Projec	ts):

9	n 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)						

 $\square$  Highly Sensitive  $\square$  Sensitive  $\square$  Low Sensitivity  $\square$  "Back-of-House"

### H. Project Type:

L	Consent I	Ager	nda (i.	e. ve	ery smal	l alteration	ons, c	addition	s or	expar	rsions
	Minor Pro	ject (	i.e. sn	nall (	alteratio	ns, addi	tions	or expa	ınsio	ns)	

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

### I. Neighborhood Context:

• The building is located Islington Street and is surrounded with many contributing structures as well as more recent commercial intrusions into the district. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

### J. Background, Comments & Suggested Action:

- The applicant proposes to construct a 2 ½ story rear addition to support five residential units within the building.
- The project is also undergoing site plan review by the Technical Advisory Committee and the Planning Board,

Design Guideline Reference – Guidelines Small Scale New Construction and Additions (10).

### K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

#### 553-559 ISLINGTON STREET (LUHD 186) – WORK SESSION #3 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 9-9-20 **Project Information** Existing **Abutting Structures Surrounding Structures 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) Building Height / Street-Width Ratio MODERATE PROJECT Withdrawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - 2 ½ Story Rear Addition -No.:<u>3</u> Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Approved with Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 14 Roof Projections (i.e. chimneys, vents, dormers... Islington □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate ш COMMISSION MATERIALS 18 Walls ☐ Appropriate ☐ Inappropriate Approved 19 Number and Material □ Appropriate □ Inappropriate **ERTY** -559 **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) ☐ Appropriate ☐ Inappropriate 21 Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions PROPERTY:553 □ Appropriate □ Inappropriate Window Casing/Trim ☐ Appropriate ☐ Inappropriate OP Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens / Awnings □ Appropriate □ Inappropriate **DISTRICT Jecision:** 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks ☐ Appropriate ☐ Inappropriate Garages/ Barns/ Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 Driveways (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Screening/ Enclosures (i.e. sheds, dumpsters...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 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