Staff Report – March 4th, 2020

March 4th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

- 1. 50 Austin St. (LUHD-102) Recommend Approval
- 2. 121 Mechanic St. (LUHD-104) Recommend Approval
- 3. 39 Pray Street. (LUHD-111) Recommend Approval
- 4. 46 Maplewood Ave. (LUHD-113) TBD
- 5. 355 Pleasant St. (LUHD-114) Recommend Approval
- 6. 25 Maplewood Ave. (LUHD-115) TBD
- 7. 56 Middle St. (LUHD-116) Recommend Approval

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 18 Pickering St. (LU-20-26) (Porch Replacement)
- 2. 36 Richmond St. (LU-19-266) (Bay & Dormer)
- 3. 49 Mt. Vernon St. (LU-20-28) (Entryway, Porch & Deck)
- 4. 14 Mechanic St. (LU-20-30) (Siding, Windows & Trim)
- 5. 73 Prospect St. (LU-20-29) (Siding)
- 6. 11 Meeting House Hill (LU-20-31) (Roof & Windows)

WORK SESSIONS - OLD BUSINESS:

A. 299 Vaughan St. (LU-19-101) (5-Story Hotel)

March 11th MEETING

PUBLIC HEARINGS - NEW BUSINESS:

7. 369 Islington St. (Unit B) (LU-20-41) (Chimney Removal)

WORK SESSIONS – NEW BUSINESS:

- 1. 44 Gardner St. (LUHD-107) (Mudroom & Bay Window)
- 2. 132-134 Middle St. (LUHD-105) (Façade & Roof)
- 3. 134 South St. (LUHD-108) (Façade & Roof Deck)
- 4. 165 Court St. (LUHD-109) (Storefront System)
- 5. 137 New Castle Ave. (LUHD-110) (Patio Roof)
- 6. 125 Bow St. (LUHD-112) (Roof and Siding)



LOCATOR MAP

Project Address: 18 PICKERING STREET (LU-20-26) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #1**

Α.	Property	Information	- General:
Д.	IIODCIII		- General.

Existing Conditions:

- Zoning District: GRB
- Land Use: Residential
- Land Area: 2,680 SF +/-
- Estimated Age of Structure: c.1870

- Building Style: Late Greek Revival
 Number of Stories: 2.5
 Historical Significance: Contributing
 Public View of Proposed Work: View from Pickering Street
- Unique Features: NA
- Neighborhood Association: South End

3.	Proposed Work:	To add a mudroom and new side porch.
<u> </u>	Other Permits Rec	<u>quired:</u>

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

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

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

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

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

I. Neighborhood Context:

• This contributing structure is located along Pickering Street in the South End and is surrounded with many wood--sided historic structures ranging from 2 to 2.5 stories in height. Most buildings have no setback along the front and narrow side yards. Most lots are 2,500-3,500 SF in size.

J. Previous HDC Comments and Suggestions:

• No comments as this is the first meeting on this application.

K. Staff Comments and Suggestions:

- The Application proposed to infill the existing open porch with an enclosed mudroom and smaller side porch. The dimensions remain the same as the existing side porch.
- The proposed replacement windows are Marvin Signature Clad windows. I believe the windows are aluminum clad but that should be confirmed.
- There is not detail on the railing and steps as to material so that should be confirmed prior to
- The door hardware is also unspecified so that should be determined or a subsequent administrative approval should be required.

Design Guideline Reference – See complete Guidelines for Exterior Woodwork (05), Porches, Stoop and Decks (06), and Windows and Doors (08).

Proposed Design, 3D Massing Model, and Aerial View:





Proposed Design (A) and Alternative Design (B)



Aerial View

Project Evaluation Form: 36 RICHMOND STREET (LU-19-266)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

9 1/10 0		<u> </u>
 A. Property Information - General: Existing Conditions: Zoning District: MRO Land Use: Single Family Land Area: 2,178 SF +/- Estimated Age of Structure: c. Building Style: Vernacular Number of Stories: 2.5 Historical Significance: Contrik Public View of Proposed Work Unique Features: NA Neighborhood Association: Sc 	outing :: View from Richmo	ond St. & partial from Pleasant St.
B. Proposed Work: To add a 2-story l	oay, 3rd floor dorme	er and heat pump.
C. Other Permits Required:		
✓ Board of Adjustment	□ Planning Board	☐ City Council
D. Lot Location:		✓ Adial Dia ale
☐ Terminal Vista	☐ Gateway	✓ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	☐ Significant Demolition
F. Sensitivity of Neighborhood Context:		
\square Highly Sensitive \square Sensit	ive \square Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	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. significant additions, alterations or expansions)

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

. Neighborhood Context:

• This contributing historic structure is located along Richmond Street in the South End and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have shallow front- and side-yard setbacks.

J. Previous HDC Comments and Suggestions:

• This application has not yet been reviewed by the HDC.

K. Staff Comments and Suggestions:

- The proposed work includes an oversized dormer with three mulled windows, a rubber (EPDM) membrane roof along the roof edge and removal of existing windows and the addition of the 2-story bay.
- The condition of the existing windows to be removed is unknown at this time.
- Marvin Integrity (a wood-fiberglass composite) windows are proposed.

Design Guideline Reference – See complete Guidelines for Roofing (04), Exterior Woodwork (05), and Windows and Doors (08).

L. Proposed Design, Street View and Ariel View:





Proposed Dormer Design and 3-D Massing Model



Ariel View

HISTORIC SURVEY RATING

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NFO/EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT		36 RICH	MOND STREET (LU-	19-266) – PUBLIC	HEARING #2 (M	IINOR)	
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Appropriate Inappropriate						□ Appropriate □ Inappropriate	
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Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property values: Yes No No	40 Ac	ccessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	The state of
Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property values: Yes No No	H. Purpose a	and Intent:		·		· · ·	
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Conservation and enhancement of property values: Yes No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: View Criteria / Findings of Fact: Consistent with special and defining character of surrounding properties: Yes No 3. Relation to historic and architectural value of existing structure: Yes No						d historic character:	
view Criteria / Findings of Fact: Consistent with special and defining character of surrounding properties: Yes No 3. Relation to historic and architectural value of existing structure: Yes Yes No				•			ors:
Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 🔞 3. Relation to historic and architectural value of existing structure: 🖂 Yes 🗀 No					,		
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Compatibility of design with surrounding properties: \square Yes \square No 4. Compatibility of innovative technologies with surrounding properties: \square Yes \square No							
	2. Compo	atibility of design with surrounding properties:	☐ Yes ☐ No	Compatibility of innovat	ive technologies with sur	rounding properties: 🗆 Yes 🗆 No	

Project Evaluation Form: 49 MT. VERNON STREET (LU-20-28) Permit Requested: **CERTIFICATE OF APPROVAL**

PUBLIC HEARING #3 Meeting Type:

A. Property	<u>Information</u>	- General:
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Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>3,485 SF +/-</u>
- Estimated Age of Structure: c.1960-1980
- Building Style: <u>Garrison</u> Number of Stories: <u>2.0</u>
- Historical Significance: Intrusion
- Public View of Proposed Work: View from Mt. Vernon Street

 Unique Features: <u>Modern with</u> Neighborhood Association: <u>So</u> 	some colonial det uth End	<u>'Ails</u>
B. Proposed Work: To add new front	entryway, porch ar	nd solar panels.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	lished:	
☑ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Neighborhood Context:		
\square Highly Sensitive $oldsymbol{arnothing}$ Sensiti	ve \square Low Sensitivity	"Back-of-House
G. Design Approach (for Major Projects	<u>):</u>	
\Box Literal Replication (i.e. 6-16 Cd	ongress, Jardinière Buildin	g, 10 Pleasant Street)
\square Invention within a Style (i.e.,	Porter Street Townhouses	s, 100 Market Street)
\square Abstract Reference (i.e. Port	walk, 51 Islington, 55 Con	gress Street)
✓ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very s	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	rations, additions or e	expansions)
☑ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very larg	e alterations, additio	ons or expansions)

I. Neighborhood Context:

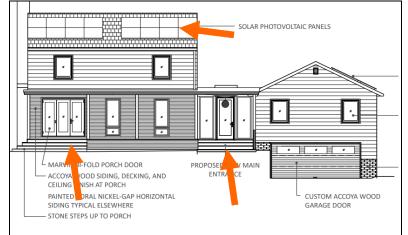
• This structure is located along Mt. Vernon Street and is surrounded with many other wood-sided, 2.0-2.5 contributing structures. Unlike most buildings in the immediate neighborhood, this structure is setback a significant distance from the front lot line (probably due to demolition of the historic structure that was formerly located within the front yard of this property).

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Add a 283 SF rear deck;
 - Add two screened HVAC heart pumps;
 - Add a 100 SF addition to the front entryway; and
 - Add a 406 SF front porch.

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

K. Proposed Design, Street View and Aerial Map





Proposed Design and Street View Image



Aerial Map

	49 M	II. VERNON S	SIREEI (LU-20-28	B) – PUBLIC HEARI	NG #3 (MO	DEKAIE)	
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT	
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	★
	GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
1 2 3	Gross Floor Area (SF)	•		•			OR SION
2	Floor Area Ratio (GFA/ Lot Area)						OSE
3				MODERATE P	PO IFCT		
4	Building Height – Zoning (Feet)			WODLKAILI	KOJLCI		T S 2
5	Building Height – Street Wall / Cornice (Feet)		_ NIEW ENITDYW	AY, PORCH, SOL	AD DANIEIC O	DEVD DECK -	— ≶ છો
6	Number of Stories		- IAFAA FIAIKIAA	AI, I OKCII, 30L	AK I ANLLS	K KLAK DLCK -	ZSÓ
7	Building Coverage (% Building on the Lot)			-			
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
≥ 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
0 NIEX 9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
ő <u>10</u>	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	ቯ፞፞፞፞፞፞፞፞፞፞፞፞፞፞፞፞፞፞፞፞፟፟፟፟፟፟፟፟፟
ا ا	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
12						□ Appropriate □ Inappropriate	
13	, 1					□ Appropriate □ Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
15	Roof Materials					□ Appropriate □ Inappropriate	
13 14 15 16	Cornice Line					□ Appropriate □ Inappropriate	3 ≥ 2 × 2 × 3 × 3 × 3 × 3 × 3 × 3 × 3 × 3 × 3 ×
	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
18 19 19	Walls					□ Appropriate □ Inappropriate	
19	Siding / Material					☐ Appropriate ☐ Inappropriate	
DESIGN AND THE TRANS THE T	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
≥ 21	Doors and windows					□ Appropriate □ Inappropriate	
od 22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	~ 0 ≥
23						□ Appropriate □ Inappropriate	PE 15%
SH 24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	□ ∇ ₹ 4
	Awnings					□ Appropriate □ Inappropriate	
ර <u>25</u> 26	Doors					☐ Appropriate ☐ Inappropriate	
27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
26 26 27 28 29	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	PROPINE TO STATE OF THE PROPIN
29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
						☐ Appropriate ☐ Inappropriate	
31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
32						☐ Appropriate ☐ Inappropriate	
30 31 32 33 34						□ Appropriate □ Inappropriate	Mary Mary
34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	
_ 35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
36 SB 37 37	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
≅ 37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
<u>Д</u> 38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
₩ 39 39						□ Appropriate □ Inappropriate	
40						☐ Appropriate ☐ Inappropriate	+
1. F 2. A	ose and Intent: reserve the integrity of the District: assessment of the Historical Significance: Conservation and enhancement of property valu	□ Yes □ □ Yes □ es: □ Yes □	No 5. Co	intain the special characte mplement and enhance th mote the education, pleas	ne architectural and	d historic character: the District to the city residents and visi	☐ Yes ☐ Yes itors: ☐ Yes
<u>I. Revie</u>	Conservation and enhancement of property valu w Criteria / Findings of Fact: Consistent with special and defining character of ompatibility of design with surrounding properties	surrounding proper	ties: □Yes□No 3. Rel	·	ectural value of exis	sting structure:	itors: □ Yes

Project Evaluation Form: 14 MECHANIC STREET (LU-20-30) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>8,778 SF +/-</u>
- Estimated Age of Structure: c.1810
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Mechanic Streets

 Unique redivies: Abous the red Neighborhood Association: Sc 	outh End	
B. Proposed Work: To relocate the e	xisting structure and	d add a new 2 story 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:	
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Neighborhood Context:		
$lacktriangle$ Highly Sensitive $\ \square$ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
☑ Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Co	ngress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\Box Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very larg	ge alterations, additio	ons or expansions)

I. Neighborhood Context:

• This contributing historic structure is located along Marcy and Mechanic Streets and is surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings have little to no front yard setback and off-street parking is limited.

J. Previous HDC Comments and Suggestions (1-8-20):

Suggestions by the HDC included the following:

- Option 1 was chosen for the front elevation and Option 2 for the rear.
- Questions remained on the State requirements for the earth work abutting the Point of Graves.

K. Staff Comments and Suggestions:

The applicant proposes to:

- Relocate the existing structure to a new foundation and add a 2-sotry addition with a connector building. Note that there appears to be a requirement under the building code that requires the structure to be brought up to code if it's dismantled versus moved. As such, the applicant will need to coordinate with the Inspection Department to confirm the best approach to relocating the structure.
- Note that the State Archeologist has recommend that the site be monitored by an archeologist during construction. This should be a stipulation of approval.

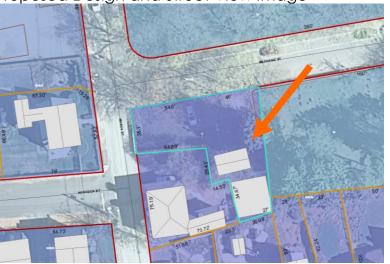
Design Guideline Reference - Complete Design Guidelines.

K. Proposed Design, Street View and Zoning Map:





Proposed Design and Street View Image



Zoning Map

			14 Λ	MECHANIC S	STREET (LU-20-30)	- PUBLIC HEARI	NG #4 (MOD	DERATE)	
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OD CONTEXT	
		No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	\
STAFF			GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
		1	Gross Floor Area (SF)						
₹		2	Floor Area Ratio (GFA/ Lot Area)						Ossi
)		3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) MODERATE PROJECT							
	-	Boliding Height Zohling (Feer)							T &
	-	5	Building Height – Street Wall / Cornice (Feet)	- RELOC	ATE STRUCTURE. A	ADD A TWO STOI	RY ADDITION	I & CONNECTOR ONLY -	│ —
	-	6	Number of Stories Building Coverage (% Building on the Lot)			-	,		
			PROJECT REVIEW ELEMENT	UDC	COMMENTS	UDC SUCC	ECTIONS	ADDDODDIATEMESS	
-	_	0		нис	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	→
	ᅜᆖ	<u>8</u> 9	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	- = 5 9
	ONTEXT	10	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	8⊢	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	ן א אַ עַ
-	-	12	Roofs					☐ Appropriate ☐ Inappropriate	– ⊃ হ t
		13	Style and Slope					☐ Appropriate ☐ Inappropriate	⊣ _ _ գ Է
	-	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	ქ 🗾 ს £
	-	15	Roof Materials					□ Appropriate □ Inappropriate	
		16	Cornice Line					□ Appropriate □ Inappropriate	7 > 0 (
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	TS S
	ล่⊢	18	Walls					□ Appropriate □ Inappropriate	
	MATERIA	19	Siding / Material					□ Appropriate □ Inappropriate	│
	4	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	↑ (
	≷	21	Doors and windows					☐ Appropriate ☐ Inappropriate	7 5 5
	∞ Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
	<u>교</u>	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	∃ Ш ≷ <u>з</u>
	DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	$lacksymbol{\Box}$
	O	25	Awnings					□ Appropriate □ Inappropriate	7 8
	Ž	26	Doors					□ Appropriate □ Inappropriate	
		27	Porches and Balconies					□ Appropriate □ Inappropriate	
		28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	∃
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	_	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	P3 5 10 11 12 0 1 1 2 2 2 2 2 2 2 2 2 2 2 2
	_	33	Decks					□ Appropriate □ Inappropriate	
_	_	34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
	z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
	DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	<u> </u>	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
	쁘ㅡ	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	~ _	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
<u></u>		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H</u>		_	se and Intent:	- v -	NI.	arata na arata da ar	(11 5: 1: 1		
			eserve the integrity of the District:			ntain the special characte			□ Ye
			sessment of the Historical Significance:			nplement and enhance th			□ Ye
	3.	. Co	onservation and enhancement of property valu	es:	No 6. Pron	note the education, plea:	sure and welfare of	the District to the city residents and visito	ors:
<u>l.</u>			Criteria / Findings of Fact:	- 11	which I Ve I No. 2 D. I		a administrative of the t		
			onsistent with special and defining character of	<u> </u>				-	
	2.	. Co	mpatibility of design with surrounding propertie	s:	🗆 Yes 🗆 No 🛮 4. Com	npatibility of innovative te	chnologies with surr	ounding properties: 🗆 Yes 🗆 No	

Project Address: 73 PROSPECT STREET **Permit Requested: CERTIFICATE OF APPROVAL PUBLCI HEARING #5 Meeting Type:**

Existing Conditions:

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

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

<u>B.</u>	Proposed Work: To replace wood	<u>siding with hardi-pl</u>	<u>ank siding.</u>
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
D.	Lot Location:		
	\square Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
	Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive \square Low Sensitivity	"Back-of-House
<u>G</u>	. Design Approach (for Major Project:	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

I. Neighborhood Context:

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

J. <u>Previous HDC Comments and Suggestions (6-28-19):</u>

Suggestions by the HDC included the following:

• The HDC approved an administrative approval to modify the window design and placement.

K. <u>Staff Comments / Suggestions</u>:

• Although the existing structure is a reconstruction of the prior historic structure – so-called "Beehive House" – and structure is more than 50 feet from the street edge the project was approved with cedar clapboards.

Design Guideline Reference: Guidelines for Exterior Woodwork (05)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			73 PROSPE	CT STREET - PU	BLIC HEARING #	5 (MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CO	ONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		ling Structures verage)	S S
i		GENERAL BUILDING INFORMATION		FROM THE TAX MAPS & AS	•		,	
	1	Gross Floor Area (SF)						
<u> </u>	2	Floor Area Ratio (GFA/ Lot Area)						FOR MISSION Date: 3-4
ဂ	3	Building Height / Street-Width Ratio			MINOR PRO) IFCT		
-	4	Building Height – Zoning (Feet)				JJLCI		T S F
-	5	Building Height – Street Wall / Cornice (Feet)		- Replace W	lood Siding with	Hardi-Plank Sidir	na –	∑ △
	<u> 6</u>	Number of Stories		Replace V	rood slaing will	marai mank sian	'9	Z ≥ ₹
		Building Coverage (% Building on the Lot)	A DDI LO A NITIO	004445150	UD 0 0110 0	FOTIONIC	ADDDODDIATENESS	
		PROJECT REVIEW ELEMENT	APPLICANI'S	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
×	8	Scale (i.e. height, volume, coverage)					Appropriate 🗆 Inappropriate	
╛	9	Placement (i.e. setbacks, alignment)					Appropriate 🗆 Inappropriate	AT TRIC
	10	Massing (i.e. modules, banding, stepbacks)					Appropriate Inappropriate	– ∢ ⋈ ⋈
\vdash	11	Architectural Style (i.e. traditional – modern)					Appropriate Inappropriate	
	12	Roofs					Appropriate Inappropriate	
	13	Style and Slope					Appropriate Inappropriate	─
	14	Roof Projections (i.e. chimneys, vents, dormers)					Appropriate Inappropriate	- KRC STR
	15	Roof Materials					Appropriate Inappropriate	
-	16 17	Cornice Line					Appropriate Inappropriate	□ > ৪ ১
\sqr	18	Eaves, Gutters and Downspouts Walls					Appropriate Inappropriate	HIS:
<u>₹</u>	19	Siding / Material					Appropriate Inappropriate	⊢ L IS
HE H	20	Projections (i.e. bays, balconies)					Appropriate Inappropriate	
¥	21	Doors and Windows					Appropriate Inappropriate Appropriate	RT)
જ	22	Window Openings and Proportions					Appropriate Inappropriate	
l S	23	Window Openings and Hopomons Window Casing/ Trim					Appropriate Inappropriate	
ESI	24	Window Casing/ IIIII Window Shutters / Hardware					Appropriate Inappropriate	
0	25	Storm Windows / Screens					Appropriate Inappropriate	ORTS ERTY
Ž	26	Doors					Appropriate Inappropriate	
	27	Porches and Balconies					Appropriate Inappropriate	
B	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	
<u>5</u>	36	Grading (i.e. ground floor height, street edge)					Appropriate 🗆 Inappropriate	
DESIGI	37	Landscaping (i.e. gardens, planters, street trees)					Appropriate 🗆 Inappropriate	
ш	38	Driveways (i.e. location, material, screening)					Appropriate 🗆 Inappropriate	
SIT	39	Parking (i.e. location, access, visibility)					Appropriate 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					Appropriate 🗆 Inappropriate	Control of the second of the second
<u>H. I</u>	Purpo	se and Intent:						
	1. Pre	eserve the integrity of the District:	□ Yes □ No	4. Mai	ntain the special characte	er of the District:		□ Yes □
		sessment of the Historical Significance:	□ Yes □ No		•	ne architectural and historic	character:	
		onservation and enhancement of property val			•		ct to the city residents and visi	
			- 103 L 140	0.1101	no saccanon, pica.	Joint Grant Tollard Of The Distil	c o mic on y rosidomis and visi	1010.
		Criteria / Findings of Fact:	f			and and and and a section of		
		onsistent with special and defining character o						
	2. Co	mpatibility of design with surrounding propertie	es:	⊔ Yes □ No 4. Cor	npatibility of innovative te	chnologies with surrounding	properties: 🗆 Yes 🗆 No	

Project Evaluation Form: 11 MEETING HOUSE HILL RD.(LU-20-101) Permit Requested: **CERTIFICATE OF APPROVAL**

Meeting Type: PUBLIC HEARING #6

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>General Residential B (GRB)</u> Land Use: <u>Single-Family</u>
- Land Area: 3,422 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Manning and Meeting House Hill Streets
- Unique Features: Capt. Drisco House
- Neighborhood Association: South End

B	Proposed Work:	To replace the roo	<u>f, windows, trim, sidin</u>	<u>g and doors o</u>	<u>n the garage.</u>
		· ·		-	

b. Floposed Work. To replace the fo	01, 1011100103, 111111, 310	ang ana acors on me garag					
C. Other Permits Required:							
☑ Board of Adjustment	\square Planning Board	☐ City Council					
D. Lot Location:							
\square Terminal Vista	Gateway	☐ Mid-Block					
✓ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	☐ Accessory	\square Significant Demolition					
F. Sensitivity of Context:							
\square Highly Sensitive $oldsymbol{arnothing}$ Sensit	tive \square Low Sensitivity	√ 🗌 "Back-of-House"					
G. Design Approach (for Major Project	<u>s):</u>						
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)					
H. Project Type:							
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
· · · · · · · · · · · · · · · · · · ·							

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 Meeting House Hill Road and Manning Street and is surrounded with many other wood, 2-2.5 story contributing structures and has a shallow front yard setback.

<u>Previous HDC Comments and Suggestions:</u>

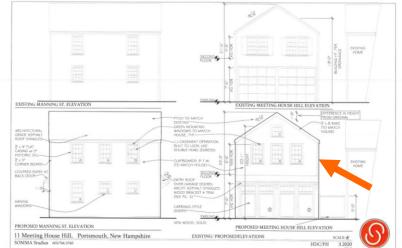
• The HDC has not previously reviewed this application. Note that the BOA approved a variance for the increase in building height on 2-19-20.

K. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - I. Raise and replace the roof of the garage and replace the windows, doors, siding and trim to match the Drisco house.
 - II. Green Mountain wood windows are proposed with a historic sill.
 - III. An entry roof is proposed over the garage doors.
- Note that Peter Stith will be administering this application and attending the HDC meeting.

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

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	IBORHOOD CONTEXT
N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
	Gross Floor Area (SF)	-		-	
- :	Ploor Area Ratio (GFA/ Lot Area)				
- ;	Building Height / Street-Width Ratio			MINOR PROJEC	:T
	Building Height – Zohing (Feet)				
	Building Height – Street Wall / Cornice (Feet)	1	- Replace Gara	ge Roof, Windows, Do	ors Siding and Trim –
	Number of Stories		Kopiaco Cara	go	010, 010m19 und 11m1
	Building Coverage (% Building on the Lot)				1222222
	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate
5 —	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate
$\dot{\alpha}$	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate
	1 Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate
	2 Roofs				☐ Appropriate ☐ Inappropriate
1	- /				□ Appropriate □ Inappropriate
1					□ Appropriate □ Inappropriate
	5 Roof Materials				☐ Appropriate ☐ Inappropriate
1					☐ Appropriate ☐ Inappropriate
1					□ Appropriate □ Inappropriate
S1 1	8 Walls				☐ Appropriate ☐ Inappropriate
TERIALS	<u> </u>				□ Appropriate □ Inappropriate
⋖ ───					□ Appropriate □ Inappropriate
≥ 2					☐ Appropriate ☐ Inappropriate
∞ 2	, , ,				☐ Appropriate ☐ Inappropriate
<u></u> 2					□ Appropriate □ Inappropriate
SE 2					☐ Appropriate ☐ Inappropriate
ტ 2	9				□ Appropriate □ Inappropriate
	6 Doors				□ Appropriate □ Inappropriate
BUILD 3					□ Appropriate □ Inappropriate
<u> </u>					□ Appropriate □ Inappropriate
	9 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
	0 Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
	1 Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
3	2 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
3	3 Decks				□ Appropriate □ Inappropriate
3					□ Appropriate □ Inappropriate
3	5 Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
<u> 5</u> 3	6 Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
DESIGN	7 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
필 3	8 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
<u>.</u> 3	9 Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
4	O Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
H. Puri 1. 2. 3.	 Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) 	□ Yes □ □ Yes □ es: □ Yes □	No 5. Cor	ntain the special character of the D nplement and enhance the archite note the education, pleasure and v	☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate ☐ Inappropriate ☐ Inappropriate

Project Evaluation Form: 369 ISLINGTON ST. (LU-20-41) Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #7 Meeting Type:**

Α.	Pro	perty	<u>Information</u>	<u> -</u>	General:

Existing Conditions:

- Zoning District: <u>CD4-L2</u> Land Use: <u>Multi- Family</u>
- Land Area: 4,603 SF +/-
- Estimated Age of Structure: c.1870

- Building Style: Vernacular
 Number of Stories: 2.5
 Historical Significance: Contributing
 Public View of Proposed Work: View from Islington and Salem Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

3.	<u> Proposed Work:</u>	<u>lo redu</u>	<u> </u>	<u>height</u>	<u>ot 3</u>	<u>chimne</u>	<u>ys by</u>	<u>/ 2-3'</u>
				_				

D: Troposed trong	ngin or o orminojo	0 				
C. Other Permits Required:						
\square Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	Gateway	☑ Mid-Block				
$\ \square$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Dem	olished:					
✓ Principal	Accessory	$\ \square$ Significant Demolition				
F. Sensitivity of Context:						
☐ Highly Sensitive ☑ Sensi	itive \Box Low Sensitivit	y 🗌 "Back-of-House"				
G. Design Approach (for Major Project	<u>ts):</u>					
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildiı	ng, 10 Pleasant Street)				
\square Invention within a Style (i.e	e., Porter Street Townhouse	s, 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:						
\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:

• This contributing historic structure is located along Islington Street in the West End and is surrounded with many other wood, 2-2.5 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. Staff Comments and Suggestions for Consideration:

- The applicant proposes to lower the height of the non-functional chimneys by 2-3 feet. It is unclear at this point how much of the chimney will remain exposed and how it will be terminated.
- The applicant will provide more detailed images of the proposed work prior to the meeting.

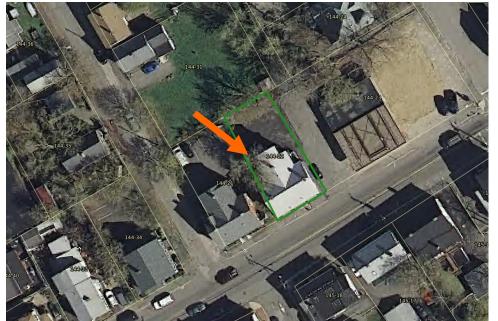
Design Guideline Reference – Guidelines for Exterior Woodwork (05), Roofing (04) Windows & Doors (08).

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





Aerial and Street View Image



Aerial Map

		30	A 12 LING ION	1 31KEE1 (LU-2U-4	1) - PUBLIC HEARING	#7 (MINOR)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	★ 1-20
		GENERAL BUILDING INFORMATION	(FSTIMA)	TED FROM THE TAX MAPS & AS	(SESSOR'S INFO)		
	1	Gross Floor Area (SF)	(2011111111		NO LOCATION OF THE CONTRACT OF		🚽 🕿 ટૂ 🖒 🞖
[⊢	2	Floor Area Ratio (GFA/ Lot Area)					SSIO date:
5	3	Building Height / Street-Width Ratio			MINOR PROJEC	~ T	
	4	Building Height – Zoning (Feet)			MIINOK PROJEC	少	T Si o
	5	Building Height – Street Wall / Cornice (Feet)		Podu	ction in Height of 3 C	himnove	
	6	Number of Stories		- Kedu	chon in neight of 3 C	minieys –	
	7	Building Coverage (% Building on the Lot)			-		
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	O 0 0 0 0
-	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	_ <u> </u>
\vec{\pi}	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	AT AT Cas
ŏ	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)				The state of the s	
	15	Roof Materials					
	16	Cornice Line					
-	17	Eaves, Gutters and Downspouts					O
S.	18	Walls					<u>7</u>
4	19	Siding / Material					
	20	Projections (i.e. bays, balconies)					
■	21	Doors and windows					7
	22	Window Openings and Proportions					S69 ISLING
 	23	Window Casing/ Trim					
ES	24	Window Shutters / Hardware					, in the second
Δ —	25	Awnings					
	26	Doors				□ App <mark>ropriate □ Inappropriate</mark>	
BUILDIN	27	Porches and Balconies				□ Appropriate □ Inappropriate	i i
] B	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	
	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	
_ F	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	7
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate	
1. 2.	Pre	eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □ □ Yes □	No 5. Cor	ntain the special character of the nplement and enhance the archi	District: tectural and historic character:	□ Yes □ □ Yes □
<u>l. Rev</u>	<mark>riew</mark> Co	onservation and enhancement of property value <u>Criteria / Findings of Fact:</u> onsistent with special and defining character of semporal billity of design with surrounding properties	surrounding proper	iies: □Yes□ No 3. Relo	·	<u> </u>	itors: Yes

Project Evaluation Form: <u>53 GREEN STREET (LUHD-98)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>WORK SESSION #1</u>

A. Property Information - General:							
Existing Conditions:Zoning District: CD5							
 Land Use: <u>Commercial</u> 							
 Land Area: 78.843 SF +/- Estimated Age of Structure: c. 	1920/1970						
 Building Style: <u>Industrial</u> 	1720/1770						
 Number of Stories: 2.0 	antributin a						
 Historical Significance: Non-Co Public View of Proposed Work 	: View from Market	and Green Streets					
 Unique Features: NA 							
 Neighborhood Association: <u>No</u> <u>B. Proposed Work:</u> To add a new 5-S 							
C. Other Permits Required:	 						
Board of Adjustment	☑ Planning Board	City Council					
D. Lot Location:		_ 3, 3333					
Terminal Vista	☐ Gateway	☑ Mid-Block					
	,	MIG-BIOCK					
☐ Intersection / Corner Lot	□ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
Principal	Accessory	☐ Significant Demolition					
F. Sensitivity of Neighborhood Context:							
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	"Back-of-House"					
G. Design Approach (for Major Projects	<u>s):</u>						
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)					
\square Invention within a Style (i.e.	☐ 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, add	litions or expansions)					
\square Minor Project (i.e. small alte	erations, additions or e	expansions)					
☐ Moderate Project (i.e. sign	nificant additions, alte	rations or expansions)					
☑ Major Project (i.e. very lar	ge alterations, additio	ons or expansions)					

I. Neighborhood Context:

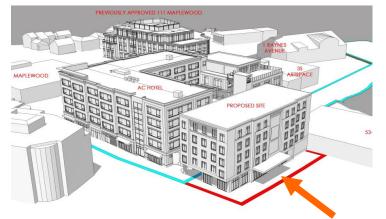
• This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. It also appears that the proposed building location is not within historically-filled tidelands. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still be implemented by the developer.

J. HDC & Staff Comments and Suggestions for Consideration:

• Members suggested alternative designs to better differentiate the AC Hotel from the Moxy. Suggestions included different roof lines and stepping of the upper floors. Additionally, members felt the pedestrian passageway needed further refinement in order to be inviting to the public.

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

K. Proposed Design, Street View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC SURVEY RATING

NC

			ī	TREET (LUHD-98)	- MOKK 252210		-	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	S
	N	GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
		1 Gross Floor Area (SF)			•			-
		2 Floor Area Ratio (GFA/ Lot Area)						
		3 Building Height / Street-Width Ratio				NIE OT		Q
		4 Building Height – Zoning (Feet)			MAJOR PRO	JJECI		Ľ
		5 Building Height – Street Wall / Cornice (Feet)					_	<u> </u>
		6 Number of Stories		– ,	ADD A NEW 5-S1	ORY HOIE	L –	Z
_		7 Building Coverage (% Building on the Lot)			_			
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS	
	≒	8 Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
,	₹ <u> </u>	9 Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
3		Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	 ∢
⊢`	_ '	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	A
		12 Roofs					☐ Appropriate ☐ Inappropriate	ا بـ ⊢
i	-	Style and Slope					☐ Appropriate ☐ Inappropriate	
l		Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
		Roof Materials					☐ Appropriate ☐ Inappropriate	
		16 Cornice Line					☐ Appropriate ☐ Inappropriate	
		Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	_ `
	<u> </u>	18 Walls					☐ Appropriate ☐ Inappropriate	;
1	ш —	Siding / Material					☐ Appropriate ☐ Inappropriate	 >- :
:	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	— [—
	~× — <u>−</u>	21 Doors and windows					☐ Appropriate ☐ Inappropriate	
, ;		Window Openings and Proportions Window Casing / Trim					☐ Appropriate ☐ Inappropriate	
Š	<i>∽</i>	Window Casing/ TrimWindow Shutters / Hardware					□ Appropriate □ Inappropriate	
		25 Awnings					□ Appropriate □ Inappropriate	
}	7	26 Doors					□ Appropriate □ Inappropriate	
		27 Porches and Balconies					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
-		28 Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ ~
		29 Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	— െ
		30 Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
		31 Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	-	32 Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
		33 Decks					□ Appropriate □ Inappropriate	
		34 Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
	3	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
1	2 3	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
}	_	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	-F.M*
3	<u>ت</u> ا	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
}		Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
Н	Pur	pose and Intent:	I					
		Preserve the integrity of the District:		No 4 Maii	ntain the special characte	er of the District		
		Assessment of the Historical Significance:			nplement and enhance the		and historic character:	
		Conservation and enhancement of property val			•		of the District to the city residents and vis	sitors:
				0.1101	note the education, pieds	ore and wellare	or the bisiner to the city residents dild vis	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
<u>l.</u>		iew Criteria / Findings of Fact:						
		Consistent with special and defining character of					=	
	2.	Compatibility of design with surrounding properti	es:	□ Yes □ No 4. Con	npatibility of innovative te	chnologies with s	urrounding properties: 🗆 Yes 🗆 No	

Project Evaluation Form: 44 GARDNER STREET (LUHD-107)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

Neeting Type:	WORK SESSIO	<u> </u>
 A. Property Information - General: Existing Conditions: Zoning District: GRB Land Use: Single Family Land Area: 6.267 SF +/- Estimated Age of Structure: c. Building Style: Queen Anne Number of Stories: 2.5 Historical Significance: Contrik Public View of Proposed Work Unique Features: NA Neighborhood Association: Sc 	outing :: View from Gardne	er St. and Walton Alley
B. Proposed Work: To add a kitchen	bay and porch and	d sunroom addition
C. Other Permits Required:		
\square Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☑ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	

G. Design Approach (for Major Projects):

☑ Principal

F. Sensitivity of Neighborhood Context:

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

☐ Accessory

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

☐ Significant Demolition

☐ 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:

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

. Neighborhood Context:

• This contributing historic structure is located along Gardner Street in the South End and is surrounded with many other wood, 2-2.5 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. Staff Comments and Suggestions for Consideration:

- The proposed sunroom and porch is designed to match the existing historic style and appearance.
- The second floor window appears to be a different dimension and grill pattern than the other 2/1 double-hung windows on the structure.

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

L. Proposed Design, Street View and Aerial View:





Proposed Design and 3D Massing Model Image



Aerial View

		4	4 GARDNER	STREET (LUHD-10	07) – WORK SESS	<u>ION #1 (MIN</u>	OR)						
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT						
	N.a	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	\S &					
_		GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)								
	1	Gross Floor Area (SF)						~ ~ ? :					
	2	Floor Area Ratio (GFA/ Lot Area)						O S 4					
	3	Building Height / Street-Width Ratio	Unight / Street Width Datio										
	4	Building Height – Zoning (Feet)		MINOR PROJECT									
	5	Building Height – Street Wall / Cornice (Feet)			Lavvar 2 Ch								
	6	Number of Stories			Lower 3 Chi	mneys –		Z					
	/	Building Coverage (% Building on the Lot)	UDO	00141451170	-	FOTIONIC	A DDD ODDI A TENIFOO	\exists \bigcirc \bigcirc \lnot					
-		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$_{\perp}$ $oldsymbol{\circ}$					
ONTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	⊣ ⊏ ≿ ≥					
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	⊣ ⋝ ⋛◑					
00	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate						
\vdash		Roofs					□ Appropriate □ Inappropriate						
	12	Style and Slope					□ Appropriate □ Inappropriate						
	13 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	 					
δ.	18	Walls					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	_ m rs i					
₹	19	Siding / Material					□ Appropriate □ Inappropriate	⊢					
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	┤⋛ ⋛					
MATERIA	21	Doors and windows					□ Appropriate □ Inappropriate						
≪	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	- ~ 5 ₹					
S S		Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	¬ Ш ⋝ ∵					
DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	OPI					
U	25	Awnings					☐ Appropriate ☐ Inappropriate	P RTS					
Ž	26	Doors					☐ Appropriate ☐ Inappropriate						
BUILE	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate						
B	28	Projections (i.e. porch, portico, canopy)					 □ Appropriate □ Inappropriate 	<u> </u>					
	29	Landings/ Steps / Stoop / Railings					 □ Appropriate □ Inappropriate 	⊣ 🕰 🏻 ਯ					
	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						
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate						
ES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate						
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate						
S		Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate						
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate						
<u>H.</u>	1. Pro 2. As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property valu	es:	No 5. Cor	ntain the special characte nplement and enhance th note the education, pleas	ne architectural and	historic character: the District to the city residents and visit	□ Ye □ Ye Fors: □ Ye					
<u>l.</u>	1. Co	v Criteria / Findings of Fact: consistent with special and defining character of compatibility of design with surrounding properties			ation to historic and archite npatibility of innovative te		-						

Project Evaluation Form: 132-134 MIDDLE STREET (LUHD-105) Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #2 Meeting Type:

<u>A.</u>	Property	Information -	- General:
_		1010	

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use Land Area: 11.060 SF +/-
- Estimated Age of Structure: c.1865
- Building Style: <u>Mansard</u> Number of Stories: 3<u>.0</u>
- Historical Significance: Focal
- Public View of Proposed Work: View from Middle Street & Haymarket Square
- Unique Features: The Parrot House is a Focal building
- Neighborhood Association: Downtown

B. Proposed Work: To repoint brick, replace the roof & made enti	yway	/ improvements
--	------	----------------

	· · · · · · · · · · · · · · · · · · ·		, , , , , , , , , , , , , , , , , , ,
C. Other	Permits Required:		
	☑ Board of Adjustment	☑ Planning Board	☐ City Council
D. Lot Lo	cation:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing	g Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitiv	vity of Neighborhood Context:		
	☑ Highly Sensitive ☐ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Desigi	n Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)
	☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, AC Hotel)
H. Projec	t Type:		
	☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☐ Minor Project (i.e. small alte	erations, additions or	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 focal historic structure is located along Haymarket Square and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The structure is located upon two lots which are included in this application.

J. <u>Previous HDC Comments and Suggestions:</u>

• The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions for Consideration:

- The proposed improvements involve removal and replacement of contributing, character-defining and non-contributing materials.
- The front entryway is proposed to be a pre-case brownstone material which should be made to match the color of the existing brownstone and sample should be requested.
- The front doors should be considered for restoration given they are original to the structure.
- Option 1 for the roof shingles is more appropriate the appearance of this focal structure.

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

L. Proposed Design, Street View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #2 (MODERATE) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
Т	INFO/ EVALUATION CRITERIA	SUBJECT PROPE						
No	Project Information		oposed ding (+/-)	Abutting Structures (Average)	S	urrounding Structures (Average)	•	
	GENERAL BUILDING INFORMATION	(ESTIMATED 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		110					
4	Building Height – Zoning (Feet)		MO	DERATE P	KOJECI			
5	Building Height – Street Wall / Cornice (Feet)	D a salas a	a a Da af Da sa	sind Duisle are	al Damilara a Fu	L F L	_	
6	Number of Stories	- kepiac	се коот, керс	oint Brick an	d Replace Fr	oni Eniryway	/ -	
	Building Coverage (% Building on the Lot)	LIDO COMMENTO		-	FOTIONIC	4 0000000	ATENIEGO	
—	PROJECT REVIEW ELEMENT	HDC COMMENTS		HDC SUGG	E211ON2	APPROPRI	•	
X 8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐		
	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐		
Ö 10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐		
12	Roofs					☐ Appropriate ☐		
13	Style and Slope					☐ Appropriate ☐		
13	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate□ Appropriate	Inappropriato	
15	Roof Materials					□ Appropriate□ Appropriate		
16	Cornice Line					□ Appropriate □		
17	Eaves, Gutters and Downspouts					□ Appropriate □		
의 18 18	Walls					□ Appropriate □		
¥ 19	Siding / Material					□ Appropriate □		
H 20	Projections (i.e. bays, balconies)					□ Appropriate □		
≥ 21	Doors and windows					□ Appropriate □	Ingaporoprioto	
∞ <u>22</u>	Window Openings and Proportions						Inappropriate	
<u>5</u> 23	Window Casing/ Trim					□ Appropriate □		
일 24	Window Shutters / Hardware					☐ Appropriate ☐		
<u>ර</u> 25	Awnings					□ Appropriate □	_	
26	Doors					□ Appropriate □		
= 27	Porches and Balconies					□ Appropriate □		
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 □		
32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐		
33	Decks					☐ Appropriate ☐	* 38	
34	Garages (i.e. doors, placement)					☐ Appropriate ☐		
Z 35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐		
36 37	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐	200	
	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐		
38 39	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)					☐ Appropriate ☐		
5 39 40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐		
						□ Appropriate □	парргорнате	
	ose and Intent:	UNA DAL-	4 44-4-1-1-1		or of the Oistmist.			
	reserve the integrity of the District:	□ Yes □ No		ne special characte		iotorio als sursusts		
	ssessment of the Historical Significance:	□ Yes □ No			ne architectural and h		en al al a salel - 1 11 :	
3. C	onservation and enhancement of property value	es:	6. Promote th	e eaucation, pleas	sure and welfare of the	e District to the city r	esiaents and visitors:	
	w Criteria / Findings of Fact:							
1. C	onsistent with special and defining character of s	surrounding properties: $\;\;\square\;$ Yes $\;\square\;$	No 3. Relation to	historic and archite	ectural value of existin	g structure:	□ Yes □ No	
2. C	ompatibility of design with surrounding properties	: □ Yes □	No 4. Compatibi	lity of innovative ted	chnologies with surrou	inding properties:	□ Yes □ No	

Project Evaluation Form: 134 SOUTH STREET (LUHD-108) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #3 Meeting Type:**

1	Α.	P	ro	perty	Information	-	General:

- Existing Conditions:Zoning District: GRB
 - Land Use: Multi-Family Land Area: 7,208 SF +/-
 - Estimated Age of Structure: c.1900
 - Building Style: <u>Colonial Revival</u> Number of Stories: 3<u>.0</u>

 - Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from South and So. School Streets</u>
 - Unique Features: Triple Decker
 - Neighborhood Association: South End

<u>B.</u>	Proposed Work:	<u>To add a roc</u>	of deck & up	<u>date the </u>	<u>façade, en</u>	ryway	<u>/ and decks</u>

C. Other Pern	nits Required:		
	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location	on:		
	Terminal Vista	☐ Gateway	☑ Mid-Block
	Intersection / Corner Lot	☐ Rear Lot	
E. Existing Bui	ilding to be Altered/ Demo	olished:	
	Principal	Accessory	\square Significant Demolition
F. Sensitivity of	of Neighborhood Context:		
	Highly Sensitive 🗹 Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Ap	proach (for Major Project	<u>s):</u>	
	iteral Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	nvention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
$\overline{\checkmark}$	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Co	ngress Street)
	ntentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, AC Hotel)
H. Project Typ	<u>oe:</u>		
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
$\overline{\checkmark}$	Minor Project (i.e. small alt	terations, additions or	expansions)
	Moderate Project (i.e. sigr	nificant additions, alte	erations or expansions)

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

Neighborhood Context:

• This contributing historic structure is located along South Street and is surrounded with many other wood-sided historic buildings between 2-2.5 stories in height. The lots have shallow front- and sideyard setbacks.

J. <u>Previous HDC Comments and Suggestions:</u>

• The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions for Consideration:

• The proposed improvements employ a highly differentiated design approach from the original historic Colonial Revival style of the building. Additionally, the enclosed stairwell to the roof is nearly 10 feet above the existing roof line.

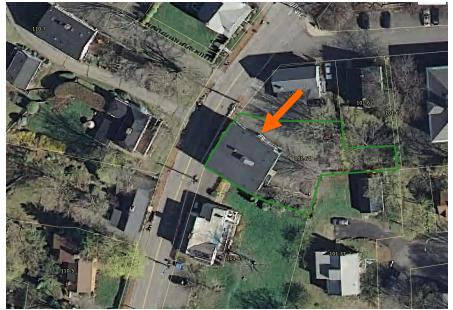
Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

L. Proposed Design, Street View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

Project Information Estiting Building Building (*/-) Abuilding Structures (Average)		INFO/ EVALUATION CRITERIA	SUBJECT PROP	ERTY	NEIG	HBORHOOD CONTEXT						
Coop Rear Area (ST)			Existing F	Proposed	Abutting Structures	Surrounding Structures						
Floor Area Rotto (SFA Lot Axea)	N/A	GENERAL BUILDING INFORMATION	(ESTIMATED FROM TH	E TAX MAPS & ASS	SESSOR'S INFO)							
Building Height / Street-Width Rotto Building Height / Street-Width / Comice (Heet) Building Height - Forting (Heet) Building Coverage (\$ Building on the Lot) Building Coverage (\$ Building Cover	1	Gross Floor Area (SF)										
Building Helder* - Steet Word Comice Feet	2	Floor Area Ratio (GFA/ Lot Area)										
Building Helight - Street Wol / Comice (Peet)	3	Building Height / Street-Width Ratio				_						
Building Helight - Street Wol / Comice (Peet)	4				MINOR PROJEC	اد						
Bottomy Coverage (Solidary on the Lot)	5		_									
PROJECT REVIEW ELEMENT HDC COMMENTS HDC SUGGESTIONS APPROPRIATENESS	6		- Facc	ide impro	vements, Lighting, ar	na Ada a koot Deck –						
Specie (se, Neight, Volume, coverage	7											
Piccement E., seriousis, alignment			HDC COMMENTS	5	HDC SUGGESTIONS							
Natisfa (E. modules, bending, stepbacks) L. Appropriate Inappropriate	8											
Achiectural Style Le. Inciditional - modern Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Roof Projections (i.e. chimneys, vents, domers) Roof Natients Appropriate Inappropriate Appr	9											
Appropriet Inappropriet Representation Represent	10											
Appropriate Inappropriate Appropriate Inappropriate Roof Projections E. Chimneys, verts, dormers	11											
Appropriate Inappropriate	12											
5 Roof Materials 6 Confectine 7 Eaves, Guthers and Dawnspouts 8 Wals 8 Wals 9 Siding / Meterial 9 Projections (i.e. boxs, boliconies) 1 Doors and windows 9 Appropriate Inappropriate I	13	, ,										
Appropriate Inappropriate	14	· · · · · · · · · · · · · · · · · · ·										
7 Exves, Gutters and Downspouts □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate □	15											
Appropriate Inappropriate	16											
Siding / Material	17	·										
Appropriate Inappropriate	18					☐ Appropriate ☐ Inappropriate						
Doors and windows	19					☐ Appropriate ☐ Inappropriate						
Appropriate Inappropriate	20					☐ Appropriate ☐ Inappropriate						
Appropriate Inappropriate	21					☐ Appropriate ☐ Inappropriate						
Mindow Shutters / Hardware Appropriate Inappropriate	22					□ Appropriate □ Inappropriate						
Appropriate Inappropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Inappropri	23	-										
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Porches and Balconies Appropriate Inappropriate Inappr	25	Awnings				□ Appropriate □ Inappropriate						
R Projections (i.e. porch, portico, canopy) Appropriate Inappropriate	26					□ Appropriate □ Inappropriate						
Landings/Steps / Stoop / Railings Appropriate Inappropriate Inappropri	27					□ Appropriate □ Inappropriate						
Landings/ Steps / Stoop / Railings Landings/ Steps / Railings/	28					□ Appropriate □ Inappropriate						
1 Signs (i.e. projecting, wall) 2 Mechanicals (i.e. HVAC, generators) 3 Decks Appropriate Inappropriate Inappropriat	9					□ Appropriate □ Inappropriate						
Appropriate Inappropriate	30					□ Appropriate □ Inappropriate						
Appropriate Inappropriate	31					□ Appropriate □ Inappropriate						
4 Garages (i.e. doors, placement) 5 Fence / Walls (i.e. materials, type) 6 Grading (i.e. ground floor height, street edge) 7 Landscaping (i.e. gardens, planters, street trees) 8 Driveways (i.e. location, material, screening) 9 Parking (i.e. location, access, visibility) 0 Accessory Buildings (i.e. sheds, greenhouses) 1 Appropriate Inappropriate Inappropri	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate						
Second Fence / Walls (i.e. materials, type) Appropriate Inappropriate	33					□ Appropriate □ Inappropriate						
Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening) Praking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) Appropriate Inappropriate	34					□ Appropriate □ Inappropriate						
Landscaping (i.e. gardens, planters, street trees) Appropriate Inappropriate Inappr	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate						
B Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) Dose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Appropriate Inappropriate	36					□ Appropriate □ Inappropriate						
Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) Dose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Yes \ No Yes \ No Yes \ No Sometimes to the integrity of the architectural and historic character:	37					□ Appropriate □ Inappropriate						
Accessory Buildings (i.e. sheds, greenhouses) Dose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Appropriate Inappropriate	38					□ Appropriate □ Inappropriate						
Preserve the integrity of the District: Assessment of the Historical Significance: Yes No 4. Maintain the special character of the District: Second Intent:	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate						
Preserve the integrity of the District:	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate						
Assessment of the Historical Significance: 🗆 Yes 🗆 No 5. Complement and enhance the architectural and historic character:	_											
Conservation and enhancement of property values: 🗆 Yes 🗆 No 6. Promote the education, pleasure and welfare of the District to the city residents and vis	2. A	ssessment of the Historical Significance:	☐ Yes ☐ No	5. Com	plement and enhance the archit	ectural and historic character:						
		_	es: □ Yes □ No	6. Prom	note the education, pleasure and	welfare of the District to the city residents and						

Project Evaluation Form: 165 COURT STREET (LUHD-109)
Permit Requested: CERTIFICATE OF APPROVAL
WORK SESSION #4

A. Property Information - General:
 Existing Conditions: Zoning District: CD4-L1 Land Use: Commercial Land Area: 1,807 SF +/- Estimated Age of Structure: c.1953 Building Style: Modern Number of Stories: 2.0 Historical Significance: Non-Contributing Public View of Proposed Work: View from Fleet and Court Streets Unique Features: NA Neighborhood Association: Downtown
B. Proposed Work: To modify the storefront system.
C. Other Permits Required:
\square Board of Adjustment \square Planning Board \square City Council
D. Lot Location:
\square Terminal Vista \square Gateway \square Mid-Block
$lacktriangle$ 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 $oxedsymbol{arDelta}$ 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)
☑ Minor Project (i.e. small alterations, additions or expansions)
\square 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 historic structure is located along the intersection of Fleet and Court Streets and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The building in this neighborhood have little to no front yard setback and shallow side yard setbacks.

J. <u>Previous HDC Comments and Suggestions:</u>

• The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions for Consideration:

• The proposed improvements include adding new storefront windows and a new canopy along the sidewalk.

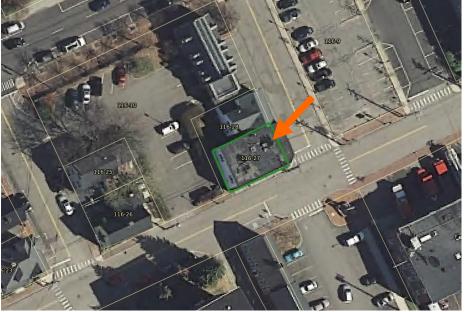
Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

L. Proposed Design, Street View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC SURVEY RATING

NC

				165 COURT	STREET (LUHD-109	?) – WORK SESSIC	ON #4 (MING	OR)						
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT						
		N.o.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	S 6					
11415			GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)								
		1	Gross Floor Area (SF)						<u>~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ </u>					
		2	Floor Area Ratio (GFA/ Lot Area)											
		3	Building Height / Street-Width Ratio		AAINIAD DDA IEAT									
		4	Building Height – Zoning (Feet)		MINOR PROJECT									
		5	Building Height – Street Wall / Cornice (Feet)		_				→ ≥ 5					
		6	Number of Stories		– v	Modify the Storel	ront System	-	ZŽ					
		7	Building Coverage (% Building on the Lot)			<u>-</u>	-	T	\sim 0 $\stackrel{\checkmark}{\sim}$					
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS						
!		8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropri						
	∐ٰ	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropri						
	<u> </u>	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropri						
F,	_	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropri	ate S					
	-	12	Roofs					☐ Appropriate ☐ Inappropri						
	-	13	Style and Slope					□ Appropriate □ Inappropri	ate					
		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropri						
		15	Roof Materials					☐ Appropriate ☐ Inappropri	are 🚬 🥞 🗀					
		16	Cornice Line					☐ Appropriate ☐ Inappropri						
Ι,	"⊢	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropri						
	₹ _	18	Walls					☐ Appropriate ☐ Inappropri	ate I					
	MATERIA	19	Siding / Material					☐ Appropriate ☐ Inappropri						
	\ -	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropri						
:	~ ~	21	Doors and windows					☐ Appropriate ☐ Inappropri						
	<u>z</u>	22	Window Openings and Proportions					□ Appropriate □ Inappropri	ate					
	<i>∽</i>	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropri						
		24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropri	ate X I					
1	_	25 26	Awnings					☐ Appropriate ☐ Inappropri						
	- ₽	27	Doors Porches and Balconies					☐ Appropriate ☐ Inappropri						
	BUILI	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropri						
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropri						
		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropri□ Appropriate □ Inappropri	are —					
		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropri	i					
	-	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropri						
		33	Decks					□ Appropriate □ Inappropri						
	_	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropri						
		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropri	THE RESERVE OF THE PERSON OF T					
	<u>z</u> –	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropri						
		37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropri	The second secon					
		38	Driveways (i.e. location, material, screening)		1			□ Appropriate □ Inappropri						
		39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropri	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW					
		40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropri						
Н	1.	Pre	se and Intent: eserve the integrity of the District:			ntain the special characte			□Ye					
			sessment of the Historical Significance:			nplement and enhance th			□Ye					
	3.	. Cc	enservation and enhancement of property val	ues: 🗆 Yes 🗆	No 6. Pron	note the education, pleas	sure and welfare of	the District to the city residents as	nd visitors: \Box Ye					
<u>l.</u>			Criteria / Findings of Fact: onsistent with special and defining character o	f surroundina proper	ties: □Yes□No 3. Rela	tion to historic and archite	ectural value of exis	sting structure: Yes No	0					
			mpatibility of design with surrounding propertie	<u> </u>		npatibility of innovative te		<u> </u>						

137 NEW CASTLE AVE. (LUHD-110) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #5 Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 4,160 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>
- 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 add a rear pation	o roof <u>.</u>					
C. Other Permits Required:						
\square Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	Gateway	☐ Mid-Block				
✓ Intersection / Corner Lot	Rear Lot					
E. Existing Building to be Altered/ Demoli	shed:					
✓ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
☐ Highly Sensitive ☑ Sensitiv	v e \square Low Sensitivity	y 🗌 "Back-of-House"				
G. Design Approach (for Major Projects)	• •					
\Box Literal Replication (i.e. 6-16 Co	ngress, Jardinière Buildin	g, 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 sr	mall alterations, add	litions 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 at the intersection of New Castle Ave. and Marcy Street and is surrounded with many other wood-sided historic buildings between 2-2.5 stories in height. The buildings have little to no front-yard setback and narrow side-yard setbacks.

J. Previous HDC Comments and Suggestions:

• The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions for Consideration:

- The proposed improvements include adding a patio roof behind the principal structure.
- Please note that the Applicant was requested by Staff to provide more detailed-drawings that were scaled and dimensioned. As such, I believe this application will be postponed until the April HDC meeting.

Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

137 NEW CASTLE AVE. (LUHD-110) – WORK SESSION #5 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 3-11-20 **Project Information Existing Abutting Structures Surrounding Structures Proposed FORM** (Average) (Average) Buildina Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdraw4 Stipulations Building Height - Street Wall / Cornice (Feet) Install New Patio Roof Number of Stories No.:5 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Case DISTRICT Approved with 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 4 COMMISSION MATERIALS 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate NEW **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate ~ 22 Window Openings and Proportions □ Appropriate □ Inappropriate ROPERTY: 137 ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Decision: 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate Ž 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) 37 □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

125 BOW STREET (LUHD-112) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #6 Meeting Type:**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 9,489 SF +/-
- Estimated Age of Structure: <u>c.1890</u>
 Building Style: <u>Utilitarian Classical</u>
 Number of Stories: <u>3</u>

- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Bow Street</u> Unique Features: <u>Seacoast Repertory Theater</u>
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	To rep	<u>lace t</u>	<u>the roof</u>	& add	l insul	ated	<u>sidin</u>	g on	<u>the ex</u>	<u>terior</u>	wall	S.

B. Proposed WC	ork: To replace the foc	n & add insulated s	iding on the extending					
C. Other Permits	s Required:							
□ Вос	ard of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:	<u>:</u>							
☐ Ter	rminal Vista	☐ Gateway	☑ Mid-Block					
	tersection / Corner Lot	☐ Rear Lot						
E. Existing Buildi	ing to be Altered/ Demo	lished:						
☑ Pi	Principal	Accessory	Demolition					
F. Sensitivity of C	Context:							
☐ Hig	ghly Sensitive 🗹 Sensiti	ve \square Low Sensitivity	√ 🗌 "Back-of-House"					
G. Design Appr	roach (for Major Projects	<u>):</u>						
\Box Lite	eral Replication (i.e. 6-16 Co	ongress, Jardinière Building	g, 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:	• •							
□ Со	onsent Agenda (i.e. very s	small alterations, add	itions 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 Bow Street and is surrounded with many other brick or wood-sided historic buildings between 2.5-5 stories in height. Most buildings have little to no front yard setback and narrow side yards.

J. Previous HDC Comments and Suggestions:

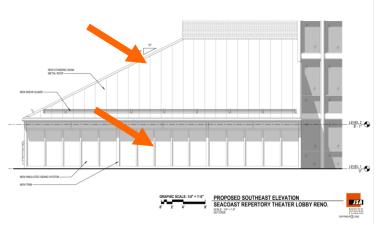
• The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions for Consideration:

- The proposed improvements include:
 - Replacing the glass panel roof with stand seam metal panels with snow guards.
 - Installing a uniform insulated siding system.

Design Guideline Reference: Guidelines for Roofing (03), Windows and Doors (08) and Commercial Developments and Storefronts (12).

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image





HISTORIC

SURVEY

RATING

Zoning Map

			125 BOW STRE	ET (LUHD	-112) - WORK SESSIO	N #6 (MINOR)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+		Surrounding Structure (Average)	
		GENERAL BUILDING INFORMATION			IAPS & ASSESSOR'S INFO)	, , ,	
STAFF	1	Gross Floor Area (SF)	•		•		~ ≥ –
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PRO) IFCT	ા છે જે સ્
	4	Building Height – Zoning (Feet)				JILCI	
	5	Building Height – Street Wall / Cornice (Feet)		_ R	eplace Roof and Add	d Insulated Sidina-	d A Miles
	6	Number of Stories		1	epiace kool alla Aa	a mistrarea staning	Z § å
	/	Building Coverage (% Building on the Lot)	4 5 5 1 4 5 1 1 5 1 4				
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG	ESTIONS APPROP	PRIATENESS SI SI
	8	Scale (i.e. height, volume, coverage)				☐ Appropriate	e 🗆 Inappropriate 🔀 👝 💆
	9	Placement (i.e. setbacks, alignment)				☐ Appropriate	e □ Inappropriate
Ö	10	Massing (i.e. modules, banding, stepbacks)					e □ Inappropriate Inappropriate
O	11	Architectural Style (i.e. traditional – modern)					e 🗆 Inappropriate
3	12	Roofs					e Inappropriate
MEMBERS	13	Style and Slope					e Inappropriate -
9	14	Roof Projections (i.e. chimneys, vents, dormers)					e □ Inappropriate e □ Inappropriate
≥	15	Roof Materials				• • • • • • • • • • • • • • • • • • • •	S
₹	16	Cornice Line					
	17	Eaves, Gutters and Downspouts					e 🗆 Inappropriate 📗 💹 💆 🥇
S S	18	Walls				• • • • • • • • • • • • • • • • • • • •	e 🗆 Inappropriate 📉 🔲 📜 🧎
	19	Siding / Material					e 🗆 Inappropriate 📗 🗲 🙎
SIGN & MATERIALS	20	Projections (i.e. bays, balconies)					e 🗆 Inappropriate 📗 📙 🖺
~	21	Doors and Windows				• • • • • • • • • • • • • • • • • • • •	□ Inappropriate □ Inappropriate □ Inappropriate □ Inappropriate
Z,	22	Window Openings and Proportions					e Inappropriate
	23	Window Casing/ Trim					
	24	Window Shutters / Hardware					e Inappropriate
. S	25	Awnings					e unappropriate
: 📮	26 27	Doors Porches and Balconies					
BUILD							e Inappropriate
i	28 29	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings					e Inappropriate
	30	Lighting (i.e. wall, post)					
	31	Signs (i.e. projecting, wall)					e □ Inappropriate
5	32	Mechanicals (i.e. HVAC, generators)					e □ Inappropriate e □ Inappropriate
5	33	Decks			<u> </u>	• • • • • • • • • • • • • • • • • • • •	e □ Inappropriate
	34	Garages/ Barns / Sheds (i.e. doors, placement)					e Inappropriate
	35	Fence / Walls (i.e. materials, type)					e Inappropriate
S U	36	Grading (i.e. ground floor height, street edge)					e 🗆 Inappropriate
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					e Inappropriate
E D	38	Driveways (i.e. location, material, screening)					e 🗆 Inappropriate
SITE	39	Parking (i.e. location, access, visibility)					e 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)					e 🗆 Inappropriate
Н.	Purpo	se and Intent:				,,	
		eserve the integrity of the District:	□ Yes □ No		4. Maintain the special characte	er of the District:	□ Yes
		sessment of the Historical Significance:			·	ne architectural and historic character:	
		onservation and enhancement of property value			·	sure and welfare of the District to the cit	
		v Criteria / Findings of Fact:			or remove the education, plous		7. 23/30/110 3/10/10/10/10
<u></u>		onsistent with special and defining character of s	urrounding properties:	□ Yes □ No	3. Relation to historic and archite	ectural value of existina structure:	□ Yes □ No
		empatibility of design with surrounding properties:				chnologies with surrounding properties:	□ Yes □ No