Staff Report – June, 2020

June 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 133 Islington St. (LUHD-148)

- Recommend Approval

2. 14 Mechanic St. (LUHD-147)

- Recommend Approval

3. 140 Court St. (LUHD-146)

- TBD

4. 142 Congress (LUHD-__)

- TBD

Extension Requests:

1. 152 Court St. (LU-19-127)

- Recommend Approval

PUBLIC HEARINGS - OLD BUSINESS:

- A. 50 Austin St. (LU-20-102) (Porch Addition)
- B. 35 Howard St. #35 (LU-20-32) (windows)
- C. 44 Gardner St. (LU-20-107) (Sunroom & Bay Window)

WORK SESSIONS - OLD BUSINESS:

- A. 132-134 Middle St. (LUHD-105) (Façade & Roof)
- B. 105 Chapel St. (LUHD-117) (ADA Connector Addition)

June 10th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Extension Requests:

1. 161 Deer St. (31293)

- Recommend Approval

Administrative Approvals:

- 1. 678 Middle Street (LUHD-150) Recommend Approval
- 2. 73 Daniel St. (LUHD-131) TBD
- 3. 105 Chapel Street (LUHD-144) Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 366 Islington St. (LU-20-64) (siding, hvac & trim details)
- 2. 134 South St. (LU-20-81) (Façade & Roof Deck)
- 3. 165 Court St. (LU-20-82) (Storefront Canopy)
- 4. 125 Bow St. (LU-20-84) (Roof and Wall-Siding)

WORK SESSIONS - OLD BUSINESS:

- 1. 34 Highland St. (LUHD-142) (Window Replacement)
- 2. 84 Pleasant St. (LUHD-141) (Façade & Rear Addition)



LOCATOR MAP

2020 20 **MEETING DATE: June,** APPLICATIONS:

Project Evaluation Form: 50 AUSTIN STREET Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #A (LU-20-102) Meeting Type:

 A. Property Information - General: Existing Conditions: Zoning District: GRC Land Use: Single-Family Land Area: 6,100 SF +/- Estimated Age of Structure: c.1810 Building Style: Federal Number of Stories: 3.0 Historical Significance: Contributing Public View of Proposed Work: Limited view from Middle Street. Unique Features: NA. Neighborhood Association: Goodwin Park 							
B. Proposed Work: To add an enclos	ed porch on the re	ar elevation.					
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/ Demo	olished:						
✓ Principal	☐ Accessory	$\ \square$ Significant Demolition					
F. Sensitivity of Neighborhood Context:							
\square Highly Sensitive $oldsymbol{arOmega}$ Sensit	tive \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)					
☐ 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:	H. Project Type:						
\square Consent Agenda (i.e. very small alterations, additions or expansions)							
☑ Minor Project (i.e. small alt	erations, 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 Austin Street and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have small front yard setbacks and shallow rear yards.

J. Previous HDC Comments and Suggestions:

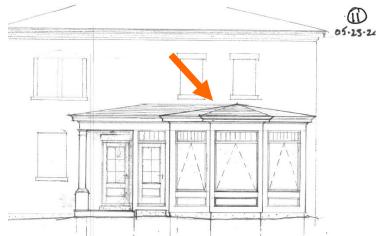
• The HDC requested additional details on the trim, windows, doors, paneling and roof material.

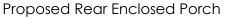
K. Staff Comments and Suggestions:

• The work proposed by the applicant is located along the rear elevation of the structure but has limited views from Middle Street. The enclosed porch design has raised wood panels and is proposed to have a standing seam roof and large plate glass windows.

Design Guideline Reference –Guidelines for Roofing (04), Porches, Stoops and Decks (06) & Windows and Doors (08).

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









Ariel View

	50 AUSTIN STREET (LU-20-102) – PUBLIC HEARING #A (MINOR)							
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		OOD CONTEXT	_		
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & A			18 28 3 ieo		
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio		MINOR PROJECT		S/ON S/ON =:6-3		
	4	Building Height – Zoning (Feet)		MINORPROJECT				
	5	Building Height – Street Wall / Cornice (Feet)	- ADD EN	EVATION –	AIS.			
	6	Number of Stories	- ADD LIN	 ₹ŏ 5 €				
	7	Building Coverage (% Building on the Lot)		-	1	ONMISSON SOMMISSON SOLICATIONS With I rown		
		PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	」 ⊼ o ∵ ! ≼ €		
×	8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate			
NTEXT	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate			
Ö	10	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate	┣_ Ծ մ ≦		
	11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate			
S	12	Roofs			□ Appropriate □ Inappropriate			
MEMBERS	13	Style and Slope			□ Appropriate □ Inappropriate	ALU/ IC DIST IEET CC		
BI	14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate	- - ; : ct		
S	15	Roof Materials			□ Appropriate □ Inappropriate			
VE.	16	Cornice Line			□ Appropriate □ Inappropriate			
	17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate			
ALS	18	Walls			□ Appropriate □ Inappropriate	Д № 2		
SIC	19	Siding / Material			□ Appropriate □ Inappropriate			
SS	20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate			
, אַ	21	Doors and windows			□ Appropriate □ Inappropriate			
OMMISSION SIGN & MATERIALS	22	Window Openings and Proportions			□ Appropriate □ Inappropriate	RTY COUTH CO AU		
O/ SIG	23	Window Casing/ Trim			□ Appropriate □ Inappropriate			
U B	24	Window Shutters / Hardware			□ Appropriate □ Inappropriate	」 ╙ ┙⋛じ┌┌		
F S	25	Awnings			□ Appropriate □ Inappropriate	ATS REET IN IT IN		
'RIC'	26	Doors			□ Appropriate □ Inappropriate	PRT.		
DISTRICT	27	Porches and Balconies			□ Appropriate □ Inappropriate			
	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate			
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate			
<u>2</u>	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate			
HISTORIC	31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate			
1	32	, , , ,			□ Appropriate □ Inappropriate			
IS.	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			
DES	37	Landscaping (i.e. gardens, planters, street trees)			☐ Appropriate ☐ Inappropriate			
SITE	38	Driveways (i.e. location, material, screening)			☐ Appropriate ☐ Inappropriate			
S	39	Parking (i.e. location, access, visibility)			☐ Appropriate ☐ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate			
	1. Pr 2. A 3. C	reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property values on Criteria / Findings of Fact:	☐ Yes ☐ No 5. Co	aintain the special character of the District: complement and enhance the architectural and comote the education, pleasure and welfare of		☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No		
	1. C	onsistent with special and defining character of su ompatibility of design with surrounding properties:		lation to historic and architectural value of exionpatibility of innovative technologies with sur				

A. Property Information - General:

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

Exist	Existing Conditions:							
•	Žoning District: GRB Land Heat True Foresity							
•	 Land Use: <u>Two- Family</u> Land Area: <u>3,500 SF +/-</u> 							
•	Estimated Age of Structure: <u>c.</u>	1858						
•	Building Style: <u>Colonial</u>							
•	Number of Stories: 2.5	11						
•	Historical Significance: <u>Contrik</u> Public View of Proposed Work	<u>DUTING</u> '' View from Howard	1 Street					
•	Unique Features: NA	<u>view irom riowar</u>	<u> </u>					
•	Neighborhood Association: Sc	outh End						
<u>B.</u> P	roposed Work: To replace 10 exi	sting windows						
<u>C.</u> 0	ther Permits Required:							
	\square Board of Adjustment	☐ Planning Board	☐ City Council					
<u>D.</u> L	ot Location:							
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
	☐ Intersection / Corner Lot	☐ Rear Lot						
<u>E. Ex</u>	isting Building to be Altered/ Demo	olished:						
	✓ Principal	Accessory	☐ Significant Demolition					
F. Se	ensitivity of Neighborhood Context:							
	☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	√ □ "Back-of-House"					
<u>G.</u> D	<u>esign Approach (for Major Project</u>	<u>s):</u>						
	\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	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, AC Hotel)								
<u>H. Pı</u>	H. Project Type:							
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
	☑ Minor Project (i.e. small alt	terations, additions or	expansions)					
	☐ Moderate Project (i.e. sign	nificant additions, alte	rations or expansions)					

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

I. Neighborhood Context:

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

J. Previous HDC Comments and Suggestions:

• The HDC has not previously reviewed this application. The condo association will need to approve of the proposed changes so the applicant is working on obtaining that approval. As a result the Applicant has request to postpone this application to the July meeting.

K. Staff Comments and Suggestions for Consideration:

• To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. According to the applicant, the windows are approximately 110 years old and in fair to poor condition. Consistent with the Design Guidelines the applicant was directed to also explore window restoration as a preferred alternative.

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

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





Proposed Design and 3D Massing Model Image



Aerial View



			•	32) – PUBLIC HEARING #		
	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		HBORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	_
	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS &	ASSESSOR'S INFO)		
	1 Gross Floor Area (SF)					FOR
:	2 Floor Area Ratio (GFA/ Lot Area)					O %
) ;	3 Building Height / Street-Width Ratio				\ -	
_ 4	4 Building Height – Zoning (Feet)			MINOR PROJEC		■ F SF
	5 Building Height – Street Wall / Cornice (Feet)					
	6 Number of Stories			 Replace 10 Window 	/S –	
	7 Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	O ŏ
	8 Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
ONTEXT	9 Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	_ U
0 1	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	□ ∢ ≧
Ŭ 1	1 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
1	2 Roofs				☐ Appropriate ☐ Inappropriate	UAI
1 1 1 1	3 Style and Slope				□ Appropriate □ Inappropriate	
1	4 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
1	5 Roof Materials				□ Appropriate □ Inappropriate	
1	6 Cornice Line				□ Appropriate □ Inappropriate	> ຼັວໃ
1	17 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	i.
ESIGN & MATERIALS	8 Walls				☐ Appropriate ☐ Inappropriate	— ← ← ← ← ← ← ← ← ← ←
Q	9 Siding / Material				□ Appropriate □ Inappropriate	
A 2	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
□ →	21 Doors and windows				□ Appropriate □ Inappropriate	
_ ~×	22 Window Openings and Proportions				□ Appropriate □ Inappropriate	
	23 Window Casing/ Trim				□ Appropriate □ Inappropriate	Шξ
~ ~	Window Shutters / Hardware				□ Appropriate □ Inappropriate	
	25 Awnings				□ Appropriate □ Inappropriate	RTS,
Ž 2	26 Doors				□ Appropriate □ Inappropriate	OPI PORTSA
	27 Porches and Balconies				□ Appropriate □ Inappropriate	
≅ ²	28 Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
	29 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	<u> </u>
	30 Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
	31 Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
3	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
3	33 Decks				□ Appropriate □ Inappropriate	
	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	A MAN AND AND AND AND AND AND AND AND AND A
	35 Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
U	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
⊔ш 	B8 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	***
	Parking (i.e. location, access, visibility)			+	□ Appropriate □ Inappropriate	
	10 A 9 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				Appropriate Inappropriate	
	pose and Intent:					
	Preserve the integrity of the District:	☐ Yes ☐ N		Naintain the special character of the D		□ Y
2.	Assessment of the Historical Significance:	□ Yes □ N	o 5. C	Complement and enhance the archite	ectural and historic character:	□Y
3.	Conservation and enhancement of property value	es: 🗆 Yes 🗆 N	o 6. P	romote the education, pleasure and	welfare of the District to the city residents and vi	isitors:
				• •	•	
	ew Criteria / Findings of Fact:		vo Vo No. 2 P	alation to historia and architectural wa	alua of ovieting structures.	
	Consistent with special and defining character of	<u> </u>			-	
2. (Compatibility of design with surrounding properties	; :	⊔ yes 🗆 No 4. C	Compatibility of innovative technologic	es with surrounding properties: 🗆 Yes 🗆 No	

Project Evaluation Form: 44 GARDNER STREET (LUHD-107)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #C

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 A. Property Information - General: Existing Conditions: Zoning District: GRB Land Use: Single Family Land Area: 6.267 SF +/- Estimated Age of Structure: c.1895 Building Style: Queen Anne Number of Stories: 2.5 Historical Significance: Contributing Public View of Proposed Work: View from Gardner St. and Walton Alley Unique Features: NA Neighborhood Association: South End
B. Proposed Work: To add a kitchen bay and porch and sunroom addition
C. Other Permits Required:
\square Board of Adjustment \square Planning Board \square City Council
D. Lot Location:
\square Terminal Vista \square Gateway $oldsymbol{arDelta}$ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot
E. Existing Building to be Altered/ Demolished:
$lacktriangledown$ Principal \Box Accessory \Box Significant Demolition
F. Sensitivity of Neighborhood Context:
\square Highly Sensitive $oldsymbol{oldsymbol{arDelta}}$ Sensitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Projects):
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)
H. Project Type:
Consent Agenda (i.e. very small alterations, additions or expansions)
Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. 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 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 previously reviewed this application and supported the design as presented. The Applicant received a variance from the BOA on April 21st for the coverage requirement.

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, 3d Massing View and Aerial View:





Proposed Design and 3D Massing Model Image



Aerial View

	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT						
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	70
			Building	Building (+/-)	(Average)	(Average)	_
		GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS 8	ASSESSOR'S INFO)		
		1 Gross Floor Area (SF)					<u> </u>
		2 Floor Area Ratio (GFA/ Lot Area)				_	
		Building Height / Street-Width Ratio			MINOR PROJEC	T	SS10
		Building Height – Zoning (Feet)					
		Building Height – Street Wall / Cornice (Feet)Number of Stories	– Rem	ove rear porcl	h & replace with sunroc	om & expand kitchen bay –	
		7 Building Coverage (% Building on the Lot)	_	•			
		PROJECT REVIEW ELEMENT	HDC .	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
_		B Scale (i.e. height, volume, coverage)	IIDC	COMMENTS	TIDE 30GGESTIONS	□ Appropriate □ Inappropriate	ON COMMI
×	í	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
NO		Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	RIC:
ü		Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
	+	2 Roofs				☐ Appropriate ☐ Inappropriate	
	-	3 Style and Slope				□ Appropriate □ Inappropriate	
	-	4 Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate	
		5 Roof Materials				□ Appropriate □ Inappropriate	
		6 Cornice Line				□ Appropriate □ Inappropriate	─ > ᢓ 벵 □
		7 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
2]	8 Walls				□ Appropriate □ Inappropriate	
FRIA		9 Siding / Material				□ Appropriate □ Inappropriate	
ATE		Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
Ž		Doors and windows				□ Appropriate □ Inappropriate	
≪ Z	: :	2 Window Openings and Proportions				□ Appropriate □ Inappropriate	— ~ 94 ₹
<u>0</u>	2	Window Casing/ Trim				□ Appropriate □ Inappropriate	Ж ∑ У ; Г
DES		4 Window Shutters / Hardware				□ Appropriate □ Inappropriate	RTS ERT
<u>U</u>	2 2	25 Awnings				□ Appropriate □ Inappropriate	
		26 Doors				□ Appropriate □ Inappropriate	
BUIL	;	Porches and Balconies				□ Appropriate □ Inappropriate	
8	` <u></u>	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
		Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	•
	<u> </u>	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
	<u></u> ;	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
		Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
		Decks				□ Appropriate □ Inappropriate	
	_	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	
7		Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
ESIGN	<u>.</u>	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	THE REST
DES	—	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
SITE		Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
<u>~</u>		Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
_		Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
<u>I.</u>		pose and Intent:					
		Preserve the integrity of the District:			Maintain the special character of the [□ Yes □ N
		Assessment of the Historical Significance:	□ Yes □		Complement and enhance the archite		□ Yes □ N
	3.	Conservation and enhancement of property valu	es:	No 6. F	romote the education, pleasure and	welfare of the District to the city residents and v	visitors: □ Yes □ N

Project Evaluation Form: **132-134 MIDDLE STREET (LUHD-105)** M

ermit Requested:	CERTIFICATE	OF APPROVAL				
eeting Type:	WORK SESSIO	<u> </u>				
 A. Property Information - General: Existing Conditions: Zoning District: CD4-L1 Land Use: Mixed-Use Land Area: 11.060 SF +/- Estimated Age of Structure: C. Building Style: Mansard Number of Stories: 3.0 Historical Significance: Focal Public View of Proposed Work Unique Features: The Parrot H Neighborhood Association: D 	c: <u>View from Middle</u> House is a Focal buil	Street & Haymarket Square ding				
B. Proposed Work: To repoint brick, I	replace the roof & r	nade entryway improvements				
C. Other Permits Required:						
Board of Adjustment	✓ Planning Board	☐ City Council				
D. Lot Location:						
Terminal Vista	Gateway	☑ Mid-Block				
\Box Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Dem	olished:					
✓ Principal	Accessory	\square Significant Demolition				
F. Sensitivity of Neighborhood Context:						
$lacktriangle$ Highly Sensitive \Box Sensitive \Box Low Sensitivity \Box "Back-of-House"						
G. Design Approach (for Major Projects):						
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	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, AC Hotel) H. Project Type:

Consent	t Agenda	(i.e. ve	ery small	alterations,	additions (or expansio	ns

☐ 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 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 reviewed this application and requested additional information on the original roofing material and trim details as well as requested a revised stair and cheek wall replacement material to match the brownstone finish. Note that there were no updated plans on file as of 5-28-20 so this item may be postponed.

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.

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

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





Proposed Design and Street View Image of Existing Conditions



Aerial View

		134 MIDDLE STREET (TORK SESSI		-	
	INFO/ EVALUATION CRITERIA	SUBJECT PROPE			NEIGHBORHOOD C		
No	Project Information		roposed Ading (+/-)	Abutting Structures (Average)		nding 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			SEDATE D	DO IECT		
4	Building Height – Zoning (Feet)		MOL	DERATE P	KOJECI		ш
5	Building Height – Street Wall / Cornice (Feet) Number of Stories	Poplar	co Poof Popo	int Prick an	d Poplace Front	Entravel	_
7	Building Coverage (% Building on the Lot)	- керіас	ce kooi, kepc	om blick an	d Replace Front	Emryway –	
- 	PROJECT REVIEW ELEMENT	HDC COMMENTS		HDC SUGGI	ESTIONS	APPROPRIATENESS	
_ 0	Scale (i.e. height, volume, coverage)	HDC COMMENTS		UDC 20GG	ESTIONS		-
	Placement (i.e. setbacks, alignment)					□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate	
						 □ Appropriate □ Inappropriate 	─ -
잉 <u>10</u>	Architectural Style (i.e. traditional – modern)					 □ Appropriate □ Inappropriate 	 ◀
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의 18						□ Appropriate □ Inappropriate	
<u>₹</u> 19						□ Appropriate □ Inappropriate	
¥ 20						 □ Appropriate □ Inappropriate 	
≥ 21	Doors and windows					□ Appropriate □ Inappropriate	
عة 22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
23						□ Appropriate □ Inappropriate	
SH 24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
<u>ර</u> 25	Awnings					□ Appropriate □ Inappropriate	
26						□ Appropriate □ Inappropriate	し
5 27						□ Appropriate □ Inappropriate	~
28						□ Appropriate □ Inappropriate	<u></u>
29						□ Appropriate □ Inappropriate	
30	<u> </u>					□ Appropriate □ Inappropriate	
31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
32	, , ,					□ Appropriate □ Inappropriate	
33						□ Appropriate □ Inappropriate	
34						□ Appropriate □ Inappropriate	
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38	7 7					□ Appropriate □ Inappropriate	•
	, ,					□ Appropriate □ Inappropriate	
40	31 (1111)					□ Appropriate □ Inappropriate	
	ose and Intent:						
	reserve the integrity of the District:	□ Yes □ No		e special characte			
	Assessment of the Historical Significance:	□ Yes □ No			ne architectural and historic		,
3. (Conservation and enhancement of property value	es: □ Yes □ No	6. Promote the	e education, pleas	ure and weltare of the Dist	rict to the city residents and v	visitors:
I. Revie	w Criteria / Findings of Fact:						
	Consistent with special and defining character of	surrounding properties: ☐ Yes ☐	□ No 3. Relation to	historic and archite	ectural value of existina stru	ucture: 🗆 Yes 🗆 No	
	ompatibility of design with surrounding properties	<u> </u>			chnologies with surrounding		
,	orrigationity of addigit with something properties	,, ⊔ 1 €3 L	_ NO 7, COMPANDIII			β proportios. \Box 103 \Box 110	

Project Address: 105 CHAPEL STREET (LUHD-117)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

<u></u>
A. Property Information - General: Existing Conditions: I Zoning District: CD4 Land Use: Civic Land Area: 18,900 SF +/- Estimated Age of Structure: c.1807 Building Style: Federal Number of Stories: 2+ Historical Significance: F Public View of Proposed Work: View from Chapel Street Unique Features: Connector to Saint John's (a focal building) Neighborhood Association: Downtown
B. Proposed Work: To add a connector building for ADA compliance.
C. Other Permits Required: Board of Adjustment Planning Board City Council
D. Lot Location: ☐ Terminal Vista ☐ Gateway ☑ Mid-Block ☐ Intersection / Corner Lot ☐ Rear Lot
E. Existing Building to be Altered/ Demolished / Constructed:
Principal
F. Sensitivity of Context:
$lacktriangle$ Highly Sensitive \Box Sensitive \Box Low Sensitivity \Box "Back-of-House"
G. Design Approach (for Major Projects):
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:
Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
✓ Moderate Project (i.e. significant additions, alterations or expansions)

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

I. Neighborhood Context:

• The church and rectory are located along Chapel and Bow Streets and are surrounded with many contributing and focal structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk. The church owns a large parking lot previously occupied by tightly-spaced buildings.

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

• The HDC has previously reviewed this application and provided feedback on the details associated with the connector building and the proposed façade or the connector facing Chapel Street. Additionally, suggestions were requested to "lighten" the public access ramp to the connector.

K. Staff Comments and Suggestions for Consideration:

• The applicant proposes to construct a single-story addition or connector building between the rectory and church. The purpose of the connector is to provide covered pedestrian access to the buildings that is also ADA compliant.

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

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





Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View

		105 CH/	APEL STREET	(LUHD – 117) – V	NORK SESSION #B	(MODERAT	E PROJECT)	
		INFO/ EVALUATION CRITERIA		ECT PROPERTY			OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	→ 20
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS &	ASSESSOR'S INFO)			2 × 3 × 6 × 9
SIAFF	1	Gross Floor Area (SF)						
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	6	1.011.00.01.01.01	- C	SNSINUCI A CC	MINICION BOILDI	NG I OK AD	A COMI LIANCE	
	/	Building Coverage (% Building on the Lot)						- $ -$
		PROJECT REVIEW ELEMENT	APPL	ICANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
	8 9 10	Todae (i.e. Height, volume, ee voluge)			_		☐ Appropriate ☐ Inappropriate	
	2 9	Placement (i.e. setbacks, alignment)			_		☐ Appropriate ☐ Inappropriate	AT TRIC
	5 10	• , , ,			_		☐ Appropriate ☐ Inappropriate	─ ⋖ ≝ 👸
-	11	Architectural Style (i.e. traditional – modern)			+		□ Appropriate □ Inappropriate	- - 50
	12				+		☐ Appropriate ☐ Inappropriate	
	13	, ,			+		☐ Appropriate ☐ Inappropriate	
	14						□ Appropriate □ Inappropriate	A A STRE
	15						☐ Appropriate ☐ Inappropriate	VA V
	16						☐ Appropriate ☐ Inappropriate	
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	25						□ Appropriate □ Inappropriate	
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	_ 35						☐ Appropriate ☐ Inappropriate	
	36	, ,, ,					□ Appropriate □ Inappropriate	
	37						☐ Appropriate ☐ Inappropriate	
	38	B Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	38	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	~
<u>H</u>		ose and Intent:						
	1. F	Preserve the integrity of the District:	☐ Yes ☐	No 4. Mo	aintain the special characte	er of the District:		☐ Yes ☐
	2. /	Assessment of the Historical Significance:	☐ Yes ☐	No 5. Co	omplement and enhance th	ne architectural an	d historic character:	
	3. (Conservation and enhancement of property valu	es: 🗆 Yes 🗆	No 6. Pro	omote the education, pleas	sure and welfare of	f the District to the city residents and vis	isitors: 🗆 Yes 🗆
<u>l.</u>		ew Criteria / Findings of Fact:		dian DVan DNa 2 D-		o o tumo li violencia de entre		
		Consistent with special and defining character of					_	
	2. C	Compatibility of design with surrounding properties	S:	□ Yes □ No 4. Co	ompatibility of innovative te	cnnologies with sur	rounding properties: 🗆 Yes 🗆 No	

A. Property Information - General:

Project Evaluation Form: 366 ISLINGTON STREET (LU-20-64)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Existing Conditions:								
Žoning District: CD4-L2 Land Use: Single Eamily								
 Land Use: <u>Single Family</u> Land Area: <u>6,535 SF +/-</u> 								
Estimated Age of Structure: c.1880								
 Building Style: Victorian 								
Number of Stories: 2.5 Number of Stories: 2.5 Number of Stories: 2.5 Number of Stories: 2.5 Number of Stories: 2.5	outin a							
Historical Significance: ContribPublic View of Proposed Work	<u>Duling</u> '' View from Islinator	n Streets						
 Unique Features: NA 		<u> </u>						
 Neighborhood Association: <u>G</u> 	<u>oodwin Park</u>							
B. Proposed Work: To replace siding	and trim and add I	HVAC equipment.						
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:								
\square Highly Sensitive \square Sensiti	ive 🗹 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	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 alt	Minor Project (i.e. small alterations, additions or expansions)							
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)						
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $								

I. Neighborhood Context:

• This contributing structure is located along Islington Street and is surrounded with many other wood-clad contributing buildings. Buildings along Islington Street have little to no front yard setback with step or stoop frontage along Islington Street.

J. HDC & Staff Comments and Suggestions for Consideration:

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

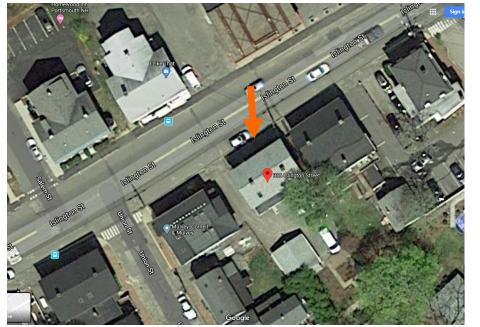
Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Site Elements and Streetscapes (09).

K. Proposed Design, Street View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC SURVEY RATING

C

		36	6 ISLINGTON	1 STREET (LU-2	(10-64) – PUBLIC HEA	RING #1 (MII	NOR)	
		INFO/ EVALUATION CRITERIA		CT PROPERTY		NEIGHBORHO	-	
	NI -	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	8 7 10-50
	*10	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAP	S & ASSESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	(======================================					SiON (2)
⋖	2	Floor Area Ratio (GFA/ Lot Area)						
\sim	3	Building Height / Street-Width Ratio			4411400000			
	4	Building Height – Zoning (Feet)			MINOR PRO	DJECI		at S ta
	5	Building Height – Street Wall / Cornice (Feet)						<u> </u>
	6	Number of Stories		SIDING ANI	D TRIM REPLACEMEI	NT AND HVA	C EQUIPMENT –	Ζ ₹ - 1 ∃
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ON 1 Do
5	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
6	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
ر	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
\Box	12	Roofs					□ Appropriate □ Inappropriate	UAT DISTRIC Case
MEMBERS	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
ב	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
§	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	
	18	Walls					☐ Appropriate ☐ Inappropriate	_ _ = = =
COMMISSION PEGEN & MATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	RTY OUTH P
3 5	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
á \$	21	Doors and windows					☐ Appropriate ☐ Inappropriate	
§ °	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
<u> </u>	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	_ ш ჴო г
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		Awnings					□ Appropriate □ Inappropriate	
<u>.</u> כ	26	Doors					☐ Appropriate ☐ Inappropriate	
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	
5	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	
5	33	Decks					☐ Appropriate ☐ Inappropriate	K
	34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
Z	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DECL	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
<u> </u>	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
I	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
Н.	1. Pro 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ ∪es: □ Yes □	No 5	. Maintain the special characte . Complement and enhance to . Promote the education, plea	he architectural and	historic character: he District to the city residents and visi	☐ Yes ☐ Yes ☐ Yes ☐ tors: ☐ Yes ☐
<u>l. </u>	1. Co	v Criteria / Findings of Fact: consistent with special and defining character of compatibility of design with surrounding properties			. Relation to historic and archit . Compatibility of innovative te		-	

Project Evaluation Form: 134 SOUTH STREET (LU-20-81) Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #2 Meeting Type:

<u>A.</u>	Prop	erty	<u>Information</u>	on -	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

B. Proposed Wo	<u>k:</u> T	<u>o ad</u>	<u>d a</u>	roof	de	<u>ck</u> ₀	& U	<u>oda</u>	te t	the	faç	<u>:ad</u>	e, er	<u>ntr</u>	yway	<u>' and</u>	<u>dec</u>	ks

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/ Demolis	<u>hed:</u>	
✓ Principal	Accessory	☐ Significant Demolition
F. Sensitivity of Neighborhood Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive	e \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects):		
Literal Replication (i.e. 6-16 Con	gress, Jardinière Buildin	g, 10 Pleasant Street)
\square Invention within a Style (i.e., Po	orter Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Portw	alk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e. Mc	Intyre Building, Citizen's	Bank, AC Hotel)
H. Project Type:		
\square Consent Agenda (i.e. very sm	nall alterations, add	litions or expansions)
☑ Minor Project (i.e. small alterd	ations, additions or	expansions)
☐ Moderate Project (i.e. signific	cant additions, alte	rations 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 sidevard setbacks.

J. Previous HDC Comments and Suggestions:

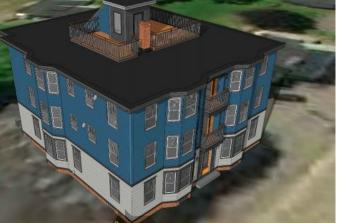
• The HDC previously reviewed this application and suggested the applicant consider a more traditional railing system on the street-facing façade with no curve on the balconies and modifications to the stairwell on the roof to minimize its appearance. Other comments included making the railing system along South Street more traditional with the addition of a wooden handrail.

K. Staff Comments and Suggestions for Consideration:

• The proposed improvements employ a somewhat differentiated design approach from the original historic Colonial Revival style of the building. A variety of color options has been included and the stairwell on the roof deck is marginally visible from South Street.

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

Proposed Design, 3d Massing View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

				134 SOUTH 3	STREET (LU-20-81)	- PUBLIC HEARI	NG #2 (MINC	OR)					
			INFO/ EVALUATION CRITERIA		ECT PROPERTY		NEIGHBORHO						
		NI-	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	S 0				
			GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)			8 2 2 - 20 - 20 - 20 - 20 - 20 - 20 - 20				
		1	Gross Floor Area (SF)										
		2	Floor Area Ratio (GFA/ Lot Area)						8 0 -01				
		3	Building Height / Street-Width Ratio						O is -				
	_	4	Building Height – Zoning (Feet)			MINOR PRO	DJECT		115 e:6				
	_	5	Building Height – Street Wall / Cornice (Feet)						→ ₹ 5				
	_	6	Number of Stories		– ADD ROC	OF DECK, LIGHTIN	IG, AND BAL	CONIES –	∠ ≥ ŏ				
1	+	/	Building Coverage (% Building on the Lot)										
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS					
	ONTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate					
	불	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate					
	읝	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate					
	-		Roofs					□ Appropriate □ Inappropriate					
	-	12	Style and Slope					□ Appropriate □ Inappropriate					
	-	13 14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	⊣ フ ∪ .				
	-	15	Roof Materials					□ Appropriate □ Inappropriate					
	H	16	Cornice Line					□ Appropriate □ Inappropriate					
	-	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate					
	ა _	18	Walls					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	HIST OUT				
	₹⊢	19	Siding / Material					□ Appropriate □ Inappropriate					
	MATERIA	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	→ テ ;;				
	¥⊢	21	Doors and windows					□ Appropriate □ Inappropriate	୍ର ୮ 5 ଖ				
	≪ –	22	Window Openings and Proportions					□ Appropriate □ Inappropriate					
	<u>8</u>	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	⊢шў≻				
	DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	OPE RTSM				
	O	25	Awnings					☐ Appropriate ☐ Inappropriate					
	Ž	26	Doors					☐ Appropriate ☐ Inappropriate					
	BUIL	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate					
	<u>8</u>	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	─ ~ ~ ~				
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate					
		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate					
		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate					
		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					
	2	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	K				
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate					
<u>H</u>	1	l. Pre	se and Intent: esserve the integrity of the District:			ntain the special characte			□ Yes □				
			sessment of the Historical Significance:	☐ Yes ☐		nplement and enhance th			☐ Yes ☐				
	3	3. Cc	onservation and enhancement of property valu	Jes: ☐ Yes ☐	No 6. Pror	note the education, pleas	sure and welfare of t	he District to the city residents and visit	tors: 🗆 Yes 🗆				
<u>I.</u>			r Criteria / Findings of Fact: consistent with special and defining character of	surrounding prope	erties. DYes DNO 3 Rela	ation to historic and archite	ectural value of exist	ing structure: □ Yes □ No					
			impatibility of design with surrounding propertie			npatibility of innovative te		=					

Project Evaluation Form: 165 COURT STREET (LU-20-82)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:
Existing Conditions:
 Zoning District: <u>CD4-L1</u> Land Use: <u>Commercial</u>
 Land Area: 1,807 SF +/-
Estimated Age of Structure: <u>c.1953</u> Building Styles Ada days.
 Building Style: <u>Modern</u> Number of Stories: <u>2.0</u>
 Historical Significance: Non-Contributing
 Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>View from Fleet and Court Streets</u>
 Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u>
B. Proposed Work: To modify the storefront system.
C. Other Permits Required:
☐ Board of Adjustment ☐ Planning Board ☐ City Council
D. Lot Location:
\square Terminal Vista \square Gateway \square Mid-Block
$lacktriangle$ Intersection / Corner Lot \Box Rear Lot
E. Existing Building to be Altered/ Demolished:
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ 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)
☐ 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. Previous HDC Comments and Suggestions:

• The HDC previously reviewed this application and several members expressed a preference for the glass (tinted) canopy with more architectural detailing on the tiebacks for the canopy and leaving the exposed brick foundation unpainted.

K. Staff Comments and Suggestions for Consideration:

• The proposed improvements include adding new storefront windows and a new canopy along the sidewalk. The tie-back cables and wall plates have been increased in size as requested.

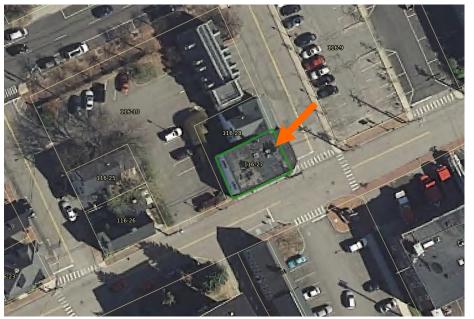
Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

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





Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View

NC

				165 COURT STR	REET (LU-2	20-82) – PU	BLIC HEARI	NG #3 (MINOR)			
			INFO/ EVALUATION CRITERIA		PROPERTY	-		NEIGHBORHOOD	<u>'</u>		
			Project Information	Existing Building	Proposed Building (+		butting Structures (Average)		ounding Structures (Average)		\
		'	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX M	AAPS & ASSESSOR'S	INFO)				- S _ S
Ļ	•	1	Gross Floor Area (SF)	•							FOR MISSION ate:6-10-3
<u> </u>	- :	2	Floor Area Ratio (GFA/ Lot Area)								
7	,	3	Building Height / Street-Width Ratio					\ IF \ T			
	4	4	Building Height – Zoning (Feet)			MI	NOR PRO)JEC I			
		5	Building Height – Street Wall / Cornice (Feet)								T W
	- (6	Number of Stories			MODIFY	THE STORE	FRONT SYSTEM -	_		∣Z≷ŏ
		7	Building Coverage (% Building on the Lot)								
			PROJECT REVIEW ELEMENT	HDC CO	MMENTS		HDC SUGG	ESTIONS	APPROPE	RIATENESS] ଠ ଧ ମ
×	8	8	Scale (i.e. height, volume, coverage)						□ Appropriate	□ Inappropriate	」 <u> </u>
	9	9	Placement (i.e. setbacks, alignment)						□ Appropriate	□ Inappropriate] 🛏 jo z
	1	10	Massing (i.e. modules, banding, stepbacks)						□ Appropriate	□ Inappropriate	Se TR S
0	1	11	Architectural Style (i.e. traditional – modern)						□ Appropriate	□ Inappropriate	ST
,	1	12	Roofs						□ Appropriate	□ Inappropriate	
<u> </u>	1	13	Style and Slope						□ Appropriate	□ Inappropriate	」 一 " ~
3	1	14	Roof Projections (i.e. chimneys, vents, dormers)						Appropriate	□ Inappropriate	
MEMBERS	1	15	Roof Materials						Appropriate	□ Inappropriate	
الإ	1	16	Cornice Line						□ Appropriate	□ Inappropriate] > 0 ₺
	1	17	Eaves, Gutters and Downspouts						□ Appropriate	□ Inappropriate	ן ה קצי
S	1	18	Walls							□ Inappropriate	EV HISTO
2 2	1	19	Siding / Material							□ Inappropriate	」 🛬 こり
3 4	2	20	Projections (i.e. bays, balconies)							□ Inappropriate	7 7 5
	2	21	Doors and windows							□ Inappropriate	T 170 171 171 171 171 171 171 171 171 171
SIGN & MATERIALS	2	22	Window Openings and Proportions							□ Inappropriate	~ 6 -
<u> </u>	•	23	Window Casing/ Trim							□ Inappropriate	ӯшҳ҈
	2	24	Window Shutters / Hardware							□ Inappropriate	RTS,
_ ს		25	Awnings							□ Inappropriate	
		26	Doors							□ Inappropriate	OPTS.
┇╽┋	2	27	Porches and Balconies							□ Inappropriate	
5 =	2	28	Projections (i.e. porch, portico, canopy)							□ Inappropriate	
5		29	Landings/ Steps / Stoop / Railings							□ Inappropriate	┧┗ ┗
	3	30	Lighting (i.e. wall, post)							□ Inappropriate	
	3	31	Signs (i.e. projecting, wall)							□ Inappropriate	
)	3	32	Mechanicals (i.e. HVAC, generators)							□ Inappropriate	
	3	33	Decks							□ Inappropriate	
	-	34	Garages (i.e. doors, placement)							□ Inappropriate	
		35	Fence / Walls (i.e. materials, type)							□ Inappropriate	THE BILL
Z ()	3	36	Grading (i.e. ground floor height, street edge)							□ Inappropriate	
ESIGN	3	37	Landscaping (i.e. gardens, planters, street trees)							□ Inappropriate	
	¦ 3	38	Driveways (i.e. location, material, screening)							□ Inappropriate	
SITS		39	Parking (i.e. location, access, visibility)							□ Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)							□ Inappropriate	
_н	Pur	nos	e and Intent:						= - 4-1-1-0 00.10	. erje je . e je s e	1
111		-	serve the integrity of the District:	□ Yes □ No		4 Maintain the	special characte	er of the District			□ Yes
			essment of the Historical Significance:	□ Yes □ No				ne architectural and histo	oric character		□ Yes
			essment of the historical significance. nservation and enhancement of property valu					ure and welfare of the D		residents and visita	
			. , ,	=3. □ 1€3 □ 1NO		o. I TOITIOIE INE	education, pieds	ore aria wellare or the L	isinci io ine city	1031001113 UHU VISHO	лз. ⊔ T C :
<u>l.</u>			Criteria / Findings of Fact:								
	1.	Co	nsistent with special and defining character of	surrounding properties	: □Yes□ No	3. Relation to h	nistoric and archite	ectural value of existing s	tructure:	□ Yes □ No	
	2. (Cor	npatibility of design with surrounding properties	:	☐ Yes ☐ No	4. Compatibili	y of innovative te	chnologies with surrounc	ling properties:	□ Yes □ No	

125 BOW STREET (LU-20-82) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 9,489 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Utilitarian Classical</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow Street
- Unique Features: Seacoast Repertory Theater

	 Neighborhood Association: <u>Down</u> 	town	
<u>B.</u>	B. Proposed Work: To replace the roof &	add insulated si	iding on the exterior walls.
<u>C.</u>	C. Other Permits Required:		
	\square Board of Adjustment \square F	Planning Board	☐ City Council
<u>D.</u>	D. Lot Location:		
	☐ Terminal Vista ☐ ☐	Gateway	☑ Mid-Block
	\Box Intersection / Corner Lot	Rear Lot	
<u>E.</u>	E. Existing Building to be Altered/ Demolishe	<u>d:</u>	
	✓ Principal	Accessory	☐ Demolition
<u>F.</u>	F. Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive $[$	Low Sensitivity	"Back-of-House"
<u>G.</u>	G. Design Approach (for Major Projects):		
	Literal Replication (i.e. 6-16 Congre	ess, Jardinière Building	g, 10 Pleasant Street)
	☑ Invention within a Style (i.e., Port	er Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Portwalk,	51 Islington, 55 Conc	gress Street)

H. Project Type:

	Consent Agenda	(i.e. very	small (alterations,	additions of	or expansions
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☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

- 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 previously reviewed this application on 2-12-20 and some members felt the proposed changes where character-defining changes that should be reconsidered to maintain some authenticity of this modern structure. For example, some members felt alternate panels should be explored to enable more natural light to still enter the building.

K. Staff Comments and Suggestions for Consideration:

The roof panel pattern has been refined to reflect comments suggested by the HDC.

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

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





Proposed Design and 3D Massing Model Image of Existing Conditions



Zonina Map

			125 BOWSTR	EET (LU-20-82) -	- PUBLIC HEARIN	G #4 (MINOF	?)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & A				PR 0-20 Denied
STAFF	1	Gross Floor Area (SF)	(╡┗┪┪┪
⊻	2	Floor Area Ratio (GFA/ Lot Area)						OR Sion
S	3	Building Height / Street-Width Ratio			MINOR PRO) IECT		
	4	Building Height – Zoning (Feet)			MINOKIKO	JILUI		II
	5	Building Height – Street Wall / Cornice (Feet)		- Repla	ce Roof and Add	2 hataluani k	idina –	AMI ate
	6	Number of Stories		- Kepid	ce kool alla Aac	i ilisolalea s		
	/	Building Coverage (% Building on the Lot)						ONMIS COMMIS COMMIS Date: Pulations Withdraw4
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	COMMI C.:4 Date Stipulations
	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
CONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
6	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	☐ ₹ 8 5 5
0	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	ALUA RIC DISTR RIC DISTR RET Case Approved A
S	12	Roofs					□ Appropriate □ Inappropriate	ALU RIC DIS REET Ca Approved Postpone
OMMISSION MEMBERS	13	Style and Slope					□ Appropriate □ Inappropriate	그 그 : 다 와 와
8	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
2	15	Roof Materials					□ Appropriate □ Inappropriate	
¥	16	Cornice Line					□ Appropriate □ Inappropriate	
7	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
	18	Walls					□ Appropriate □ Inappropriate	
SSION ATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	RTY OUTH H 125 BOV Approved
<u>S</u> <u>S</u>	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
ੋ ਕਿ	21	Doors and Windows					□ Appropriate □ Inappropriate	- 2 2 2 3 day to both
≨ \tilde{z}	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
<u>୦</u> ଚୁ	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
O B	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	→ P
는	25	Awnings					□ Appropriate □ Inappropriate	_ Д У Ш Б
ISTRICT	26	Doors					□ Appropriate □ Inappropriate	
STR	27	Porches and Balconies					□ Appropriate □ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
\mathbf{S}	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
<u>K</u>	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
Ξ	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	9-3816FD 988 PRINTER AND
HISTORIC	33	Decks					☐ Appropriate ☐ Inappropriate	
-	34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
Z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
ESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
"		Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40 Purpo	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
<u>п.</u>		se and Intent:	□ Yes □ 1	Jo 4 MA ~	intain the special characte	or of the District:		□ Yes □ No
		eserve the integrity of the District:			intain the special characte		historic character:	
		sessment of the Historical Significance:	☐ Yes ☐ 1		mplement and enhance th			☐ Yes ☐ No
	J. C	onservation and enhancement of property val	ues: 🗆 Yes 🗆 1	NO 6. Pro	more the education, pleas	ure and wellare of t	he District to the city residents and visit	tors: 🗆 Yes 🗆 No
<u>l. </u>		<u>Criteria / Findings of Fact:</u> possistent with special and defining character o	f surrounding properti	as Tyas Tina 3 Pal	ation to historic and archite	actural value of exist	ing structure: □ Yes □ No	
		•					<u> </u>	
	z. C0	mpatibility of design with surrounding propertie	,	□ 105 □ 140 4. CO	mpatibility of innovative te	cimologies willi sulic	ounding properties: 🗆 Yes 🗆 No	

Meeting Type: WORK SESSION #1

A. Property Information - General: **Existing Conditions:**

Zoning District: <u>GRA</u>
Land Use: <u>4-Unit Multi-Family</u>
Land Area: <u>5,230 SF +/-</u>

Estimated Age of Structure: c.<u>189</u>0

Number of Stories: 2.5

Historical Significance: C
Public View of Proposed Work: Full view of Highland Street
Unique Features: Bifurcated by Historic district

Neighborhood Association: Lincoln/ Broad Street

B. Proposed Work: To replace side and rear windows.

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/ Demol	ished:	
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitiv	ve \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projects)	<u>):</u>	
☑ Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.,	Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Portv	walk, 51 Islington, 55 Con	gress Street)
\Box Intentional Opposition (i.e. \wedge	AcIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very s	mall alterations, add	ditions or expansions)
☑ Minor Project (i.e. small alte	rations, additions or	expansions)
☐ Moderate Project (i.e. signit	ficant additions, alte	erations or expansions)
☐ Major Project (i.e. very large	e alternations, additi	ions or expansions)

Page 21 of 24

I. Neighborhood Context:

• This structure is located along Highland Street at the edge of the Historic District. It is surrounded with many other wood sided, 2.5 story contributing structures. The front yards are shallow with wider side and rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant is seeking to replace all the existing historic windows in the structure with an Anderson 400 Series window.
- Due to a misunderstanding of the prior feedback from the HDC the applicant has already replaced many windows on the side and rear of the structure. It appears that the contractor also proceeded with the window replacement despite not having obtained a building permit for the work. As a response, the city directed the owner to cease work on the project and seeking formal HDC approval for the replacement windows. Also note that a single window was replaced on the front facade and the owner is seeking to either repair the removed window or replace it with a matching true-divided lite wood window.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		34	HIGHLAND S	TREET (LUHD-142	e) – WORK SESSIC	N #1 (MOD	ERATE)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT	Ol
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	-50
	N1-	·	Building	Building (+/-)	(Average)		(Average)	
	No.		/FCT1AA A		CCCCCORIC INICO)			
出	1	GENERAL BUILDING INFORMATION Gross Floor Area (SF)	(ESIIMA	TED FROM THE TAX MAPS & AS	SSESSOR S INFO)			
STAI	2	Floor Area Ratio (GFA/ Lot Area)						OR OR OR OR OR OR OR OR
ST	3	Building Height / Street-Width Ratio		A	AODEDATE D	DO IECT		
	4	Building Height – Zoning (Feet)		N	MODERATE P	KOJECI		T \$100 %
	5	Building Height – Street Wall / Cornice (Feet)	_	DEDIACE HISTO	RIC WINDOWS W	VITH NEW WI	NDOWS ONLY -	
	6	Number of Stories	_	- KEFLACE HISTO	KIC WINDOWS V	AIILI IAEAA AAI	INDOWS CINET -	
	7	Building Coverage (% Building on the Lot)		I	-			
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS	ON COMMISE No.:1 I
	- 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	8 9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	AT TRIC
	0 10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	- 11						□ Appropriate □ Inappropriate	
SS	12						□ Appropriate □ Inappropriate	ALU/ IC DIST STREET
<u></u>	14	,					□ Appropriate □ Inappropriate	
MEMBERS	15						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
Ē	16	Cornice Line					□ Appropriate □ Inappropriate	
2	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	— m ra A
Z	<u> </u>						□ Appropriate □ Inappropriate	
<u>0</u>	<u>4</u> 19						□ Appropriate □ Inappropriate	
SS	20	ÿ					□ Appropriate □ Inappropriate	HIGH COLOR
COMMISSION	≥ 21	Doors and windows					☐ Appropriate ☐ Inappropriate	RTY OUTH H 6 HIGHI
\$	مة ح	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
0	22 23 24	Window Casing/ Trim					□ Appropriate □ Inappropriate	
Ŭ	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	G 25 5
		•					□ Appropriate □ Inappropriate	
\cong	25 26 27						□ Appropriate □ Inappropriate	
Ë	<u> 27</u>	Porches and Balconies					□ Appropriate □ Inappropriate	— ш ў
DISTRICT	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	PROP De
	29						□ Appropriate □ Inappropriate	
\cong	30						☐ Appropriate ☐ Inappropriate	
Ö	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
HISTORIC	32	Mechanicals (i.e. HVAC, generators) Decks					□ Appropriate □ Inappropriate	
Ĭ	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	35	<u> </u>					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
	36 36 37						□ Appropriate □ Inappropriate	
	37						□ Appropriate □ Inappropriate	
	38						□ Appropriate □ Inappropriate	
	38						□ Appropriate □ Inappropriate	
	40						□ Appropriate □ Inappropriate	
<u>H</u>	1. Pi 2. A	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: conservation and enhancement of property valu	□ Yes □ □ Yes □ es: □ Yes □	No 5. Cor	ntain the special characte nplement and enhance the	ne architectural and		□ Yes □ No □ Yes □ No sitors: □ Yes □ No
_			J. 103 L	0.1101	note in a decement, pieds	JOIN GITA WORLD OF	The District to the englosidents and vi.	511013. H 103 H 1V
<u>R</u>		Criteria / Findings of Fact:	1*					
		consistent with special and defining character of					=	
	2. Co	ompatibility of design with surrounding properties	s:	□ Yes □ No 4. Cor	npatibility of innovative te	cnnologies with suri	rounding properties: 🗆 Yes 🗀 No	

Project Address: 84 PLEASANT ST. (LUHD-141)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

Existing Conditions:

- Zoning District: CD4
- Land Use: <u>Mixed-Use</u>
- Land Area: 4,016 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: NA
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Church Street</u>
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

<u>B.</u>	Proposed Work:	Renovate 84 Pleasant St. and replace the rear addition	n.
	-		

<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☑ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	\square Intersection / Corner Lot	☐ Rear Lot	

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

✓ Principal	Accessory	Demolition
iby of Contoxt		

F. Sensitivity of Context:

Highly Sensitive	V	Sensitive		Low Sensitivity		"Back-of-House"
	Highly Sensitive	Highly Sensitive 🗹	Highly Sensitive Y Sensitive	Highly Sensitive ✓ Sensitive ∪	Highly Sensitive ✓ Sensitive ☐ Low Sensitivity	Highly Sensitive $lacksquare$ Sensitive $lacksquare$ Low Sensitivity $lacksquare$

G. Design Approach (for Major Projects):

	я кері	ication	(i.e. 6-	16	Congress,	Jardinière	e Building,	10	Ple	easc.	ınt	Stree	: †
□ .			01.1										

- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

H. Project Type:

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

I. Neighborhood Context:

• The building is located along Church and Pleasant Streets. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks and little to no open space. Note that the proposed buildings will be fully integrated into the recently-approved building for 278 State Street (the so-called Times Building).

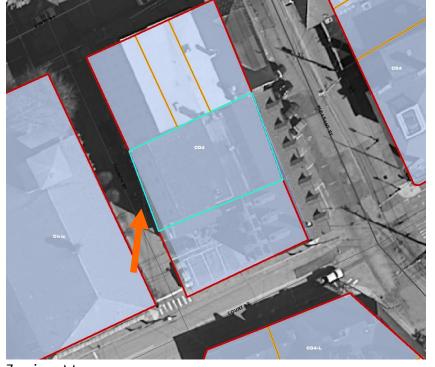
J. <u>Background & Suggested Action:</u>

• The application is proposing to renovate the façade of the historic building along Pleasant Street and remove and replace the non-contributing CMU block addition on the rear with a 3 ½ story masonry addition. If feasible, the ground-floor along Church Street provides access to the underground parking area via a car elevator and subsurface turn-table system.

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



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

84 PLEASANT STREET (LUHD-141) - WORK SESSION #2 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information Existing Abutting Structures** 0-20 **Proposed Surrounding Structures** (Average) (Average) FORM Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Withdrawn Building Height – Zoning (Feet) Stipulations Building Height – Street Wall / Cornice (Feet) - RENOVATE FAÇADE AND REPLACE MULTI-STORY REAR ADDITION -Number of Stories No.:<u>2</u> Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT ase 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed Approved Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC < Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate ш COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued Siding / Material 19 □ Appropriate □ Inappropriate **PLEA**§ **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate <u>~</u> Window Openings and Proportions □ Appropriate □ Inappropriate Ш PROPERTY:84 Window Casing/Trim □ Appropriate □ Inappropriate **_** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 Storm Windows / Screens □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate Porches and Balconies 27 □ 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...) 31 □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) 35 Appropriate | Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No