Staff Report - May 5th & 12th, 2021

May 5th MEETING

Administrative Approvals:

1. 112 Gates St. (LUHD-316)

2. 10 State St. Unit B (LUHD-317)

3. 175 Market St. (LUHD-319)

4. 379 New Castle Ave. (LUHD-320) - Recommend Approval

5. 5 Hancock St. (LUHD-321)

6. 150 Congress St. (LUHD-322)

7. 130 Congress St. (LUHD-323)

8. 135 Bow St. (LUHD-326)

9. 160 Court St. (LUHD-328)

10. 49 Mt. Vernon St. (LUHD-327)

11. 9 Prospect St. #3 (LUHD-310)

12. 229 Pleasant St. (LUHD-289)

13. 16 Porter St. (LUHD-270)

14. 195 State St. (LUHD-329)

15. 239 Northwest St. (LUHD-331)

17. 45 Gardner St. (LUHD-333)

18. 67 Bow St. (LUHD-334)

- Recommend Approval

- TBD

- TBD

- Recommend Approval

- TBD

- TBD - TBD

- Recommend Approval

- Recommend Approval

16. 114 Maplewood Ave. (LUHD-323)- Recommend Approval

- Recommend Approval - Recommend Approval

EXTENSION REQUEST:

125 Bow Street (LU-20-84) (Atrium roof and cladding)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 143 Gates St. (LU-21-47) (Shed)
- 2. 41 Salter St. (LU-21-51) (rear addition)

PUBLIC HEARINGS – OLD BUSINESS:

3. 91 Lafayette Rd. (LU-21-52) (Garage)

WORK SESSIONS – OLD BUSINESS:

- A. O Marcy St. (LUHD-242) (Shaw House)
- 1-31 Raynes Ave. (LUHD-234) (2, 5 story buildings)
- C. 64 Vaughan St. (LUHD-277) (3 story addition)
- D. 53 Green St. (LUHD-257) (5 story building)

May 12th MEETING

Administrative Approvals:

1. 100 Gates St. (LUHD-299)

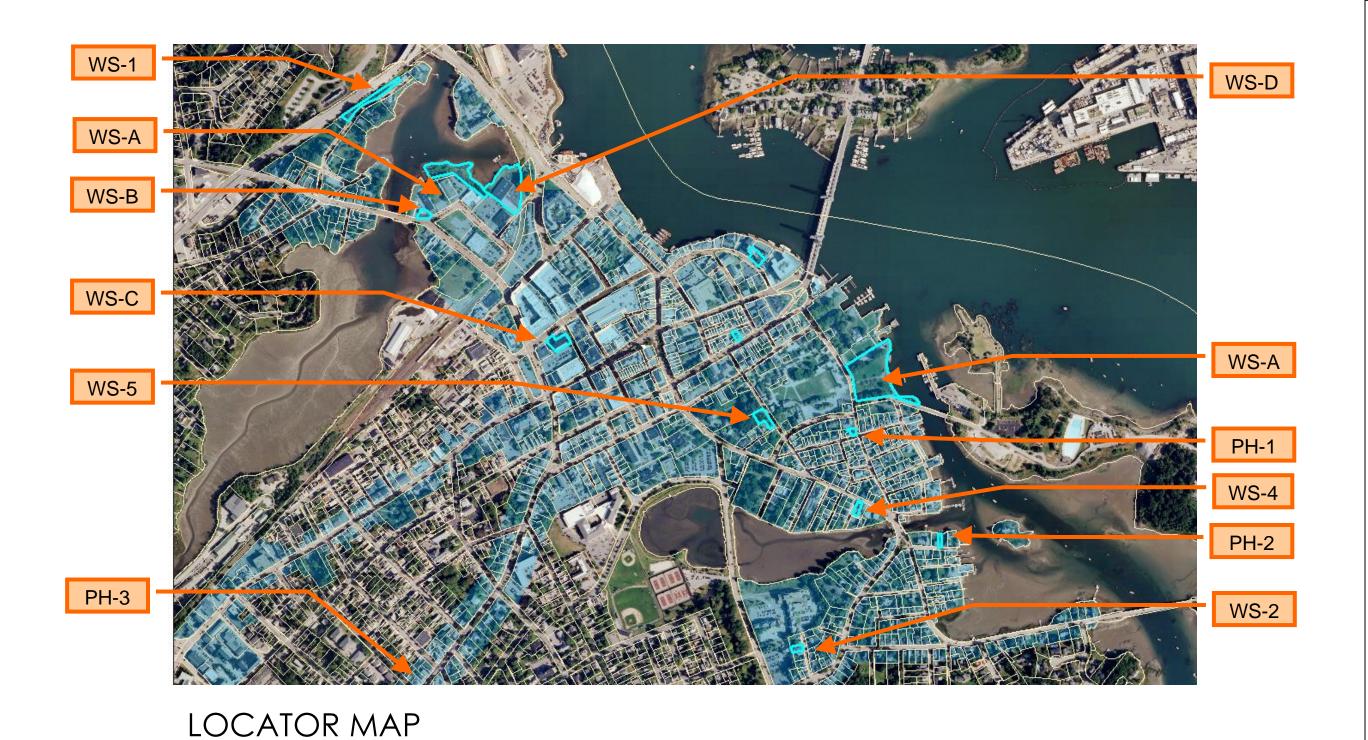
- Pending - Pending

2. 266 Middle St. (LUHD-307) 3. 33 Johnson Ct. (LUHD-330)

- Pending

WORK SESSIONS – NEW BUSINESS:

- 1. 137 Northwest. (LUHD-296) (New house)
- 50 Mt. Vernon St. (LUHD-318) (Garage dormers)
- 93 Pleasant. (LUHD-324) (3 story addition)
- 4. 420 Pleasant St. (LUHD-327) (rear demo & addition)
- 0 Washington St. (LUHD-306) (restoration)



COMMISSION HISTORIC DISTRICT

MEETING DATE: May 5th & May 12th, 2021 APPLICATIONS: 34

Project Address: 143 GATES ST. (LU-21-47) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1** Existing Conditions:Zoning District: GRBLand Use: Single Family Land Use: Single Family
Land Are: 3,050 SF +/Estimated Age of Structure: c.1790
Building Style: Georgian
Historical Significance: C
Public View of Proposed Work: View from Marcy Street
Unique Features: Former Frank Jones Brewery
Naighborhood Association: South End

Neighborhood Association: South End

R	Proposed Work: To replace the sh	ad	
	Other Permits Required:	<u>ou.</u>	
	☑ Board of Adjustment	☐ Planning Board	☐ City Council
	☐ Condo Association	☐ Abutting Propert	y Owner
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	✓ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	☐ Principal	✓ Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	\prime \square "Back-of-House
<u>G.</u>	Design Approach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	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, Coldwell Banker)
<u>H.</u>	Project Type:		
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sign	ificant additions, alte	rations or expansions
	Major Project (i.e. very lard	ne alterations additic	ons or expansions)

Neighborhood Context:

• This contributing structure is located in the heart of the South End. The existing shed is a vinyl product and it not a permanent structure.

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

The Application is proposing to:

- To replace the existing shed with a similar vinyl-sided shed with more traditional design
- Note that a variance was recently granted for the replacement shed.

Design Guideline Reference – Guidelines for Site Elements and Streetscape (09).

Aerial Image, Street View and Zoning Map:









Aerial and Street View Image



Zoning Map

			143 GATES ST	. (LU-21-	47) - PUBLIC HEARIN	G #1 (MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information	Existing Building	Propose Building (+		Surrounding Struc (Average)		<
	N/A	GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX N	MAPS & ASSESSOR'S INFO)		<	
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STA	2	Floor Area Ratio (GFA/ Lot Area)						5-5-
S	3	Building Height / Street-Width Ratio			MINOR PR			ノジド
	4	Building Height – Zoning (Feet)				OJLCI	Ц	
	5	Building Height – Street Wall / Cornice (Feet)			- Replace Shed i	n Regryard -		MM ate
	6	Number of Stories			Replace Silea II	ii kediyala		ZZÖ
	7	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUG	GESTIONS APPI	ROPRIATENESS	
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l X	9	Placement (i.e. setbacks, alignment)					iate Inappropriate	- 5 9
INC	10	Massing (i.e. modules, banding, stepbacks)					iate □ Inappropriate	I E a
8	11	Architectural Style (i.e. traditional – modern)					iate 🗆 Inappropriate	
_	12	Roofs					iate □ Inappropriate ■	DIS
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	14	Roof Projections (i.e. chimneys, vents, dormers)					iate □ Inappropriate	1 ≈ ≈ 1
\$	15	Roof Materials					iate □ Inappropriate	LV HISTORIC Sates St.
〕 │	16	Cornice Line					iate 🗆 Inappropriate	
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<u> </u>	18	Walls					iate □ Inappropriate	
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	21	Doors and Windows					iate 🗆 Inappropriate	
CIMIMISSICIN SIGN & MATERIALS	22	Window Openings and Proportions				□ Appropr	iata 🗆 la alabarantiata	
<u> ၂ ရ</u>	23	Window Casing/ Trim					iate 🗆 Inappropriate	- N
コード	24	Window Shutters / Hardware					iate □ Inappropriate	- ₹ ₩
<u>-</u> । ত	25	Awnings				□ Appropr	iate □ Inappropriate	7 5 7
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2 "	28	Projections (i.e. porch, portico, canopy)				☐ Appropr	iate □ Inappropriate 🔼 🔼	_
	29	Landings/ Steps / Stoop / Railings				☐ Appropr	iate 🗆 Inappropriate	
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z	35	Fence / Walls (i.e. materials, type)					iate 🗆 Inappropriate	
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	37	Landscaping (i.e. gardens, planters, street trees)					iate 🗆 Inappropriate	the same of
SITE	38	Driveways (i.e. location, material, screening)					iate 🗆 Inappropriate	
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Щ		se and Intent:					iate 🗆 Inappropriate 🔝 📉	HAT WELL STORY
<u>11.</u>		eserve the integrity of the District:	□ Yes □ No		4. Maintain the special charac	ter of the District:		
		sessment of the Historical Significance:	□ Yes □ No		•	the architectural and historic charact	er:	
		onservation and enhancement of property values			•	asure and welfare of the District to the		
, ,		Criteria / Findinas of Fact:	o. LIGSLINO		5. Fromote the education, piec	assic and wendle of the distilct to the	City 103id01113 drid visit013.	□ 1 €3
<u>1. </u>		onsistent with special and defining character of su	ırraundina nranerties:	□ Yes □ No	3 Relation to historic and arch	itectural value of existing structure:	□ Yes □ No	
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41 SALTER STREET (LU-21-51) **Project Address: Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single-Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1850 Building Style: <u>Greek Revival</u>

- Number of Stories: 1.5
 Historical Significance: Contributing
- Public View of Proposed Work: View from Salter and Mill Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work:	To add a second floor addition.

C. Other Permits Required:		
☐ 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 / Constructed	<u>l:</u>
Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sens	itive \square Low Sensitivity	√ □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

- ☐ 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 structure focal located along Slater Street. The property is surrounded with many historically significant structures and most no or very shallow setbacks along the street and narrow side yards.

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

The Applicant is proposing to:

• Construct a 2nd floor addition on the rear ell of the house.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

41 SALTER STREET (LU-21-51) – PUBLIC HEARING #2 (MODERATE)

	SOBJECT	PROPERTY		NEIGHBORHOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & ASSES	SSOR'S INFO)	
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Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Porches and Balconies Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Decks Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Profections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Decks Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)	Building Height / Street-Width (ROW) Ratio Building Height - Street Woll / Comice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Caves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Windows Nutters / Hardware Storm Windows / Screens Doors Projections (i.e. porich, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Mechanicals (i.e. HVAC, generators) Decks Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. gardens, planters, street trees) Driveways (i.e. location, materials, street trees)	Ruiding Height / Street-Width (ROW) Ratio Building Height - Zoning (Feet) Building Height - Street Wall / Comice (Feet) Number of Stories Building Contract (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGES Scale (i.e. height, volume, coverage) Placement (i.e. setbocks, alignment) Massing (i.e. modules, bonding, stepbacks) Architectural Style (i.e. traditional - modern) Roof Style and Slope Good Frojections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Shutters / Hordware Storm Windows / Screens Doors Projections (i.e. porch, partice, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. yand, post) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Pence / Walls / Screenwalls (i.e. moterials, type) Forche and floor height, street edge) Landacaping (i.e. ground floor height, street edge) Landacaping (i.e. ground floor height, street edge) Landscaping (i.e. ground floor height, street edge) Landscaping (i.e. ground floor height, street edge) Driveways (i.e. location, material, screening)

91 LAFAYETTE RD. (LU-21-52) Project Address: CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: GRALand Use: Residential
- Land Area: 11,632 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: <u>Likely Contributing</u>
 Public View of Proposed Work: <u>View from Lafayette Street and Willard Ave.</u>
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work: 10 install a two-co	<u>ar garage.</u>	
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
☐ Principal	✓ Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.	, Porter Street Townhouse:	s, 100 Market Street)
☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	ngress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)

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

I. Neighborhood Context:

• The historic structure is located along Willard Ave. and Lafayette Street. It is surrounded with many wood-frame and sided 2.5-3 story structures that are setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

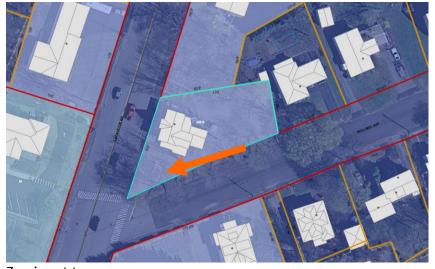
- Construct a 24' x 28' two-bay garage with a storage or usable floor space above.
- The plans have been modified to reflect some of the suggestions from the Commission at the 4-6-
- Design Guideline Reference: Guidelines for Small Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		91	LAFAYETTE RC). (LU-21-5	52) – PUBLIC HEARIN	G #3 (MODE	RATE)	
		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+,			Surrounding Structures (Average)	S
	NI-	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX M	APS & ASSESSOR'S INFO)			∃≲ .
발	1	Gross Floor Area (SF)				·		N FO
STA	2	Floor Area Ratio (GFA/ Lot Area)						
S	3	Building Height / Street-Width Ratio			MODERATE	PPO IFCT		
	4	Building Height – Zoning (Feet)			MODERAIL	KOJLCI		
	5	Building Height – Street Wall / Cornice (Feet)			 Construct a Two 	-Car Garaa	a _	
	6	Number of Stories			Consiloci a iwo	-cai caiagi	•	
	/	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S	S COMMENTS	HDC SUG	GESTIONS	APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	— = !
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
8	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	⊣ → '
S	12	Roofs					☐ Appropriate ☐ Inappropriate	□⊃ 8
MEMBERS	13	Style and Slope					□ Appropriate □ Inappropriate	
B	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	 4
≧	15	Roof Materials					☐ Appropriate ☐ Inappropriate	
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	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
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	19	Siding / Material					□ Appropriate □ Inappropriate	 >- :
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OMMISSION SIGN & MATERIALS	21	Doors and Windows					□ Appropriate □ Inappropriate	<u> </u>
≥ z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	·
	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	— ; ;
U B	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
N S	25	Awnings					□ Appropriate □ Inappropriate	
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STRICT	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	一 企 '
	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	— ←
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
Ξ	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
HISTORIC	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
Ξ	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
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-	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
N O	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
ESIG	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	er that
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							□ Appropriate □ Inappropriate	
<u>H.</u>		se and Intent:	- V N		4 Maintain Haa as = -!-! -!-	stor of the o District		
		eserve the integrity of the District:	☐ Yes ☐ No		4. Maintain the special characters			
		sessment of the Historical Significance:	☐ Yes ☐ No		5. Complement and enhance			•1
	3. Cc	onservation and enhancement of property valu	ues: 🗆 Yes 🗆 No)	6. Promote the education, ple	asure and weltare o	of the District to the city residents and vis	sitors:
1 6	Review	Criteria / Findinas of Fact:						
44-1		onsistent with special and defining character of	surrounding properties	s: TYes TNo	3. Relation to historic and arch	nitectural value of ex	xisting structure: □ Yes □ No	
		ompatibility of design with surrounding properties			4. Compatibility of innovative			
	۷. ر	ampanding of design with softounding properties	<i>,</i> 3.	□ 1 C2 □ 140	T. Companioning of innovative	icci ii ioiogi c s wiii i st	11001101119 brobernes 1 1es - 110	

1 & 31 RAYNES AVE. (LUHD-234) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #B**

Existing Conditions:

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: <u>Contemporary</u> Historical Significance: <u>NA</u>
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA

 Neighborhood Association: <u>Description</u> 	<u>owntown</u>	
B. Proposed Work: To construct a 4-3	5 story mixed-use bu	uilding(s).
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	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	

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

H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions)

Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

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

Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)

- ☐ 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)

a. The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

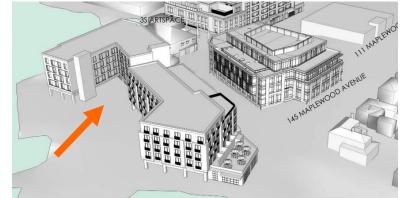
Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- Note that the applicant has requested a continuance of this application until June

Design Guideline Reference - Guidelines for Commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image of Existing Conditions



Zoning Map

1	INFO/ EVALUATION CRITERIA Project Information	SUBJE Existing	CT PROPERTY		NEIGHBORHOOD	CONTEXT
1					INDICATION	CONTEXT
1		Building	Proposed Building (+/-)	Abutting Structures (Average)	Sur	rounding Structures (Average)
1	GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
_	Gross Floor Area (SF)					
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MAJOR PRO	DIFCT	
4	Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet) Number of Stories		 Constru 	ict two 5 Story M	Nixed-Use Build	dinas –
7			33			90
•	PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS
8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate
9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate
11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate
12	Roofs					□ Appropriate □ Inappropriate
13	Style and Slope					□ Appropriate □ Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate
15	Roof Materials					□ Appropriate □ Inappropriate
16	Cornice Line					🗆 Appropriate 🗆 Inappropriate
17	·					□ Appropriate □ Inappropriate
18						☐ Appropriate ☐ Inappropriate
19						☐ Appropriate ☐ Inappropriate
20						☐ Appropriate ☐ Inappropriate
21						☐ Appropriate ☐ Inappropriate
						□ Appropriate □ Inappropriate
	-					□ Appropriate □ Inappropriate
						□ Appropriate □ Inappropriate
						□ Appropriate □ Inappropriate
						□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate
						 □ Appropriate □ Inappropriate
29						□ Appropriate □ Inappropriate
30						□ Appropriate □ Inappropriate
31						□ Appropriate □ Inappropriate
32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate
33	Decks					☐ Appropriate ☐ Inappropriate
34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate
35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
						🗆 Appropriate 🗆 Inappropriate
40						□ Appropriate □ Inappropriate
Pre Ass	serve the integrity of the District: essment of the Historical Significance:	□ Yes □	No 5. Com	plement and enhance th	ne architectural and his	
	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 Pre Ass Coriew	PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Aconf Projections (i.e. chimneys, vents, dormers) Cornice Line Cornice Line Siding / Material Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. ground floor height, street edge) Massessment of the Historical Significance: Conservation and enhancement of property valutiew Criteria / Findings of Fact:	### ROJECT REVIEW ELEMENT ### Scale (i.e. height, volume, coverage) ### Placement (i.e. setbacks, alignment) ### Massing (i.e. modules, banding, stepbacks) ### Roofs ### Roof Projections (i.e. chimneys, vents, dormers) ### Roof Projections (i.e. chimneys, vents, dormers) ### Roof Materials ### Cornice Line ### Cornice Line ### Siding / Material ### Siding / Material ### Walls ### Siding / Material ### Window Openings and Proportions ### Window Openings and Proportions ### Window Openings and Proportions ### Window Shutters / Hardware ### Window Shutters / Hardware ### Doors ### Projections (i.e. porch, portico, canopy) ### Landings/ Steps / Stoop / Railings ### Landings/ Steps / Stoop / Railings ### Landings/ Ii.e. wall, post) ### Signs (i.e. projecting, wall) ### Carages/ Barns / Sheds (i.e. doors, placement) ### Grading (i.e. gardens, planters, street frees) ### Carages/ Barns / Sheds (i.e. doors, placement) ###	Suilding Coverage (% Building on the Lot)	### APPLICANT'S COMMENTS ### HDC SUGG ### Scale (i.e., height, volume, coverage,) ### PROJECT REVIEW ELEMENT ### APPLICANT'S COMMENTS ### HDC SUGG ### Scale (i.e., height, volume, coverage,) ### Placement (i.e., setbacks, digmment) ### Placement (i.e., setbacks, digmment) ### Architectural Style (i.e., traditional – modern) ### Architectural Style (i.e., traditional – modern) ### Roofs ### Roof ### Roof ### Roof ### Roof Projections (i.e., chimneys, vents, dormers) ### Walls ### Wall	PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS

Project Address: 64 VAUGHAN MALL (LUHD-277)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

Existing Condition

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: <u>Vernacular Commercial</u>
- Historical Significance: C
- Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

C. Other Permits Required: Board of Adjustment Planning Board City Council D. Lot Location: □ Terminal Vista □ Gateway Mid-Block □ Intersection / Corner Lot □ Rear Lot E. Existing Building to be Altered/ Demolished:

✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ S	ensitive \square Low Sensitiv	ity \square "Back-of-House
G. Design Approach (for Major Pro	<u>jects):</u>	
\Box Literal Replication (i.e. 6	-16 Congress, Jardinière Build	ing, 10 Pleasant Street)
$oldsymbol{arnothin}$ Invention within a Sty	le (i.e., Porter Street Townhou	uses, 100 Market Street)
\square Abstract Reference (i.	e. Portwalk, 51 Islington, 55 C	ongress Street)
\Box Intentional Opposition	ı (i.e. McIntyre Building, Citize	n's Bank, Coldwell Banker)

H. Project Type:

Consent	Agenda	(i.e. ver	y small	l alterations,	additions	or expansion

☐ 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. <u>Neighborhood Context:</u>

a. The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

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

The Application is proposing to:

- Modify the front storefront and facade.
- Install window, door and storefront openings along the Worth Lot.
- Add three story addition with an attic (versus the former request for a 4th floor with a penthouse level). The revised elevations show a variety of modifications suggested by the Commission.
- Note that the applicant has included information regarding removal of the loading dock.
 Given an administrative approval application is required for this element, that item will be placed on the May12th agenda.
- Design Guideline Reference Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

	64 VA	UGHAN MALL (LUHD-277) – W		
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBO	ORHOOD CONTEXT
	Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)	
STAFF	1 Gross Floor Area (SF)			
⋖	2 Floor Area Ratio (GFA/ Lot Area)			
\sim	3 Building Height / Street-Width Ratio		MAJOR PROJECT	
	4 Building Height – Zoning (Feet)		MAJOR PROJECT	
	5 Building Height – Street Wall / Cornice (Feet)	Add a 2 Ct	ory Addition to the Exist	ina Puildina
	6 Number of Stories	- Add d 3 310	ory Addition to the exist	ing building –
	7 Building Coverage (% Building on the Lot)			
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
×	8 Scale (i.e. height, volume, coverage)			☐ Appropriate ☐ Inappropriate
19	9 Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate
CONTE	10 Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate
	11 Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate
COMMISSION MEMBERS	12 Roofs			□ Appropriate □ Inappropriate
	13 Style and Slope			□ Appropriate □ Inappropriate
E	14 Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate
<u> </u>	15 Roof Materials			☐ Appropriate ☐ Inappropriate
2	16 Cornice Line			□ Appropriate □ Inappropriate
<u> </u>	17 Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
SSIO	18 Walls			□ Appropriate □ Inappropriate
	19 Siding / Material			□ Appropriate □ Inappropriate
: \{ \}	20 Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate
W W	21 Doors and Windows			☐ Appropriate ☐ Inappropriate
N.S.	22 Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
אַ כ	23 Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
	24 Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
	25 Awnings			☐ Appropriate ☐ Inappropriate
BUILDING	26 Doors			□ Appropriate □ Inappropriate
	27 Porches and Balconies			☐ Appropriate ☐ Inappropriate
	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate
ا <u>ر</u>	29 Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
אַ	30 Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate
∠	31 Signs (i.e. projecting, wall)32 Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
HISTORIC	33 Decks			□ Appropriate □ Inappropriate
	34 Garages/ Barns / Sheds (i.e. doors, placement)			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
Z	35 Fence / Walls (i.e. materials, type)			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
ESIGN	36 Grading (i.e. ground floor height, street edge)			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
DES	37 Landscaping (i.e. gardens, planters, street trees)			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
STE	38 Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate
	40 Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate
<u>H.</u>	Purpose and Intent:	Voc DNo	tain the angoint observator of the Distri	at.
	1. Preserve the integrity of the District:		tain the special character of the Distri	
	2. Assessment of the Historical Significance:		plement and enhance the architectu	
	Conservation and enhancement of property valu	es: \square Yes \square No 6. Prom	ore the eaucation, pleasure and welf	are of the District to the city residents and visi
<u> </u>	eview Criteria / Findings of Fact: 1. Consistent with special and defining character of	surrounding properties: ☐ Yes ☐ No 3. Relat	ion to historic and architectural value	of existing structure: Yes No

Project Evaluation Form: <u>53 GREEN STREET (LUHD-257)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>WORK SESSION #D</u>

A. Property Information - General: Existing Conditions:
 Žoning District: CD5
 Land Use: <u>Commercial</u> Land Area: <u>78.843 SF +/-</u>
 Estimated Age of Structure: c.1920/1970
 Building Style: <u>Industrial</u> Number of Stories: 2.0
 Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>View from Market and Green Streets</u>
 Unique Features: NA
 Neighborhood Association: <u>North End</u>
B. Proposed Work: To add a new 5-Story Mixed-Use Apartment Building
C. Other Permits Required:
\square Board of Adjustment \square Planning Board \square City Council
D. Lot Location:
\square Terminal Vista $lacksquare$ Gateway \square Mid-Block
\square Intersection / Corner Lot \square Rear Lot
E. Existing Building to be Altered/ Demolished:
✓ Principal □ Accessory ✓ 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)
\square 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 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. 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. Staff Comments and Suggestions for Consideration:

- The proposed massing and scale is significant for the size of the site but it is generally consistent with the abutting AC Hotel and the underlying zoning requirements in the CD4 Character District.
- The proposed building is 3-5 Stories in height which requires community space to be provided in exchange for the added height.
- The existing buildings will be demolished as part of the project.
- The applicant has revised the design options for the style of the building.

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Proposed Design, Street View and Aerial View:





Proposed Design (Option 2) and the proposed Site Plan



Aerial View

			53 GREEN S	TREET (LUHD-257	') – WORK SESSIO	N #D (MAJC	PR)	
		INFO/ EVALUATION CRITERIA		CT PROPERTY	_	NEIGHBORHO	-	
	AI -	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	Z
	- NI a	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
- - -	1	Gross Floor Area (SF)	,		•	<u> </u>		— ~ × × ·
	2	Floor Area Ratio (GFA/ Lot Area)						S10 e:5-
)	3							
	4				MAJOR PRO	JJECI		MIS Date
	5	, , , , , , , , , , , , , , , , , , , ,		l'ala Charantana		C. C.L	a al III a Destinita	≥ △
	6		– De	emolish Structure	es & Construct a	5-Story, MIX	ed-Use Building –	∠ ≥ 0
-	/	Building Coverage (% Building on the Lot)			T		1	$ \circ$ \circ
-		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	🔾 ပို ခွ
	8 9 10	training and and training and and an articular and an articular and an articular and an articula					☐ Appropriate ☐ Inappropriate	
	<u> </u>	Tracement (i.e. seriedelle, diigrimerii)					☐ Appropriate ☐ Inappropriate	$ \frown$ \circ \circ
							☐ Appropriate ☐ Inappropriate	─ ⋖ ≧ ¤
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	27						☐ Appropriate ☐ Inappropriate	
	<u>2</u> 8						☐ Appropriate ☐ Inappropriate	
	29						☐ Appropriate ☐ Inappropriate	<u> </u>
	30						☐ Appropriate ☐ Inappropriate	
	3						☐ Appropriate ☐ Inappropriate	
	32						☐ Appropriate ☐ Inappropriate	
	33						□ Appropriate □ Inappropriate	
	34						□ Appropriate □ Inappropriate	
	_ 3	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	36 37 37						□ Appropriate □ Inappropriate	
	3						□ Appropriate □ Inappropriate	
	38	, ,					□ Appropriate □ Inappropriate	40
	39						□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н		ose and Intent:						
	1. 1	Preserve the integrity of the District:			iintain the special characte			□ Yes
		Assessment of the Historical Significance:		No 5. Co	mplement and enhance th	ne architectural and	historic character:	□ Yes
	3. (Conservation and enhancement of property val	ues: 🗆 Yes 🗆	No 6. Pro	mote the education, pleas	sure and welfare of t	he District to the city residents and vis	isitors: □ Yes
<u>I.</u>	Revie	ew Criteria / Findings of Fact:		Han DVG DN 2 D		a allowant control of the first		
		Consistent with special and defining character o	<u> </u>				-	
	2. (Compatibility of design with surrounding propertie	es:	□ Yes □ No 4. Co	mpatibility of innovative te	chnologies with surro	ounding properties: 🗆 Yes 🗆 No	

Project Address: 137 NORTHWEST ST. (LUHD-296)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

I	 Existing Conditions: Zoning District: GRA Land Use: Single Family Land Area: 23,522 SF +/- Estimated Age of Structure: c. Building Style: Queen Anne Historical Significance: C Public View of Proposed Work Unique Features: NA Neighborhood Association: Ch 	: <u>View from Northw</u>	est Street & the Rte.1 Bypass.
	Proposed Work: To construct a ne	w single family hou	<u>se on the lot.</u>
<u>C.</u>	Other Permits Required: Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	☐ Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivity	
<u>G.</u>	Design Approach (for Major Projects	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$oxedsymbol{arDelta}$ Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
	\square Abstract Reference (i.e. Por	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	<u>Project Type:</u>		
	\square 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, alt	erations or expansions)
	\square Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

Page 15 of 24

I. Neighborhood Context:

• The building lot is located along Northwest Street. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards with garden areas. The proposed lot is very narrow which limits the potential for landscape screening along the Rte. 1 Bypass.

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

The Application is proposing to:

- Construct a new single-family residence on the north eastern portion of the property.
- Note that a variance was granted to support this application.

Design Guideline Reference - Guidelines for New Construction (02-09).

K. Aerial Image, Street View and Zoning Map:





Proposed Alterations and Existing Conditions



Zoning Map

		137	NORTHWES	ST ST. (LUH	ID-296) –	WORK SESSI	ON #1 (MINC	OR)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY	~		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+,		Abutting Structures (Average)		Surrounding Structures (Average)	5
-		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX M	AAPS & ASSESSO	R'S INFO)			
;	1	Gross Floor Area (SF)							N FOR
	2	Floor Area Ratio (GFA/ Lot Area)							OSS
	3	Building Height / Street-Width Ratio			MO	DERATE P	PO IFCT		
	4	Building Height – Zoning (Feet)			7410	DLKAILI	KOJLCI		☐ □ S
	5	Building Height – Street Wall / Cornice (Feet)		- Co	netruct c	New Single	Family Struc	tura -	≥
	6	Number of Stories		- 60		i idem silidie	-rarring shoc	iole -	Zξ
	7	Building Coverage (% Building on the Lot)						T	$=$ \sim 0
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS		HDC SUGG	ESTIONS	APPROPRIATENESS	_ O ŏ
	8	Scale (i.e. height, volume, coverage)						□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)						□ Appropriate □ Inappropriate	
_	10	Massing (i.e. modules, banding, stepbacks)						□ Appropriate □ Inappropriate	LA
-	11	Architectural Style (i.e. traditional – modern)						□ Appropriate □ Inappropriate	
	12	Roofs						□ Appropriate □ Inappropriate	_
	13	Style and Slope						□ Appropriate □ Inappropriate	
! <u> </u>	14	Roof Projections (i.e. chimneys, vents, dormers)						□ Appropriate □ Inappropriate	⊣ ∢ 🖇
<u> </u>	15	Roof Materials						□ Appropriate □ Inappropriate	EV
• —	16	Cornice Line						□ Appropriate □ Inappropriate	 → ₽
	17	Eaves, Gutters and Downspouts						□ Appropriate □ Inappropriate	ш ≲
; ¥	18	Walls						□ Appropriate □ Inappropriate	⊣
	19	Siding / Material						□ Appropriate □ Inappropriate	_ >
: \ \\ ;	20	Projections (i.e. bays, balconies)						□ Appropriate □ Inappropriate	— [— [€]
	21	Doors and Windows						□ Appropriate □ Inappropriate	– 🗠 ૅ
	22	Window Openings and Proportions						□ Appropriate □ Inappropriate	
	23	Window Casing/ Trim						☐ Appropriate ☐ Inappropriate	
	24	Window Shutters / Hardware						□ Appropriate □ Inappropriate	
. ຊ	25	Awnings						☐ Appropriate ☐ Inappropriate	\neg
,	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	_
<u> </u>	30	Lighting (i.e. wall, post)						☐ Appropriate ☐ Inappropriate	
5 📑	31	Signs (i.e. projecting, wall)						☐ Appropriate ☐ Inappropriate	
[-	32	Mechanicals (i.e. HVAC, generators)						☐ Appropriate ☐ Inappropriate	
	33	Decks (Shada (Sanda an adamada)						☐ Appropriate ☐ Inappropriate	
<u> </u>	34	Garages/ Barns / Sheds (i.e. doors, placement)						☐ Appropriate ☐ Inappropriate	
Z -	35	Fence / Walls (i.e. materials, type)						☐ Appropriate ☐ Inappropriate	
5	36	Grading (i.e. ground floor height, street edge)						□ Appropriate □ Inappropriate	2. 183.0
ଅ	37	Landscaping (i.e. gardens, planters, street trees)						□ Appropriate □ Inappropriate	
	38	Driveways (i.e. location, material, screening)						□ Appropriate □ Inappropriate	
	39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)						□ Appropriate □ Inappropriate	
		e and Intent:						☐ Appropriate ☐ Inappropriate	
			□ Yes □ No		1 Maintain	the special characte	or of the District		
		eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □ No			the special characte		historic character:	
		_			•	nent and enhance th			itors:
٥.	Co	nservation and enhancement of property values:	☐ Yes ☐ No	1	6. Promote t	ine education, pieds	sure and wellare of t	he District to the city residents and vis	sitors:
		Criteria / Findings of Fact:							
1.	Со	nsistent with special and defining character of surro	ounding properties	: □ Yes □ No	3. Relation t	o historic and archite	ectural value of exist	ing structure: ☐ Yes ☐ No	
		mpatibility of design with surrounding properties:				oility of innovative te			

Existing Conditions:

Project Address: 50 MT. VERNON ST. (LUHD-277)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

	 Zoning District: <u>GRB</u> Land Use: <u>Single Family</u> Land Area: <u>4,360 SF +/-</u> Estimated Age of Structure: <u>c.</u> Building Style: <u>Greek Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work Unique Features: <u>NA</u> Neighborhood Association: <u>Sc</u> 	: View from Mt. Ver	rnon Street
	Proposed Work: To add dormers of	and living space in t	<u>he garage attic.</u>
<u>C.</u>	Other Permits Required:		
	Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	☐ Principal	✓ Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	y 🗌 "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	lacksquare Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sigr	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• The building is located along Mt. Vernon St. and is located along the street edge. It is surrounded with many 2-3 story historic structures with little to no front yard setbacks and small lots.

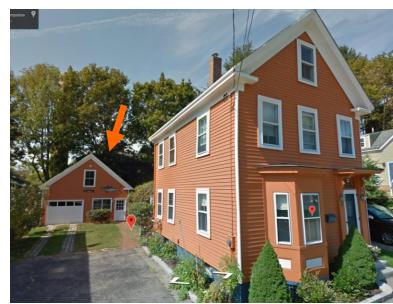
J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

- Add two shed dormers to the existing garage in order to create living space above the ground-floor.
- Design Guideline Reference Guidelines for Small Scale Construction and Additions (10).

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





Aerial and 3D Massing Model Image



Zoning Map

HISTORIC SURVEY RATING

C

	50 MT	. VERNON ST	T. (LUHD-277) – V	WORK SESSION #2	(MINOR PRO	OJECT)	
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOO	D CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		urrounding Structures (Average)	
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			-
STAFF	1 Gross Floor Area (SF)	(2011111111		<u> </u>			
⋖	2 Floor Area Ratio (GFA/ Lot Area)						
S	3 Building Height / Street-Width Ratio			MINOR PRO	IFCT		
	4 Building Height – Zoning (Feet)				JLCI		
	5 Building Height – Street Wall / Cornice (Feet)		- Constru	uct dormers in Go	araae Structi	Ire -	
	6 Number of Stories		Consin		inage silvere		
	7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	ΔΡΡΙΙΟΔΝ	IT'S COMMENTS	HDC SUGGES	ZIONS	APPROPRIATENESS	╝
<u> </u>	8 Scale (i.e. height, volume, coverage)	ALLICAN	CONTRACTO	1150 300013			\dashv $\boldsymbol{\succeq}$
EXT	9 Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	⊣ ;
CONTE	10 Massing (i.e. modules, banding, stepbacks)					 □ Appropriate □ Inappropriate □ Appropriate 	∃ •
8	11 Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	⊣ ≥
COMMISSION MEMBERS SIGN & MATERIALS	12 Roofs					□ Appropriate □ Inappropriate	\dashv $lacksquare$
	13 Style and Slope					□ Appropriate □ Inappropriate	
8	14 Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	⊒ ∢
	15 Roof Materials					☐ Appropriate ☐ Inappropriate	
≨	16 Cornice Line					□ Appropriate □ Inappropriate	⋾>
<u> </u>	17 Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	҆Ш
} S	18 Walls					☐ Appropriate ☐ Inappropriate	
ERIA	19 Siding / Material					□ Appropriate □ Inappropriate	
ATE	20 Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	_
X	21 Doors and Windows					□ Appropriate □ Inappropriate	ା ଜ
×	22 Window Openings and Proportions					□ Appropriate □ Inappropriate	╛
ESIG	23 Window Casing/ Trim					□ Appropriate □ Inappropriate	
	24 Window Shutters / Hardware					□ Appropriate □ Inappropriate	_ _
DING	25 Awnings					□ Appropriate □ Inappropriate	
: 🗟	26 Doors					☐ Appropriate ☐ Inappropriate	
BUILDING	27 Porches and Balconies					☐ Appropriate ☐ Inappropriate	
	28 Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	– _
2	29 Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
O I SI O	30 Lighting (i.e. wall, post)31 Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	\dashv
<u> </u>	31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators)					 □ Appropriate □ Inappropriate □ Appropriate 	market P
2	33 Decks					□ Appropriate □ Inappropriate	
=	34 Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	NO TO A
Z	35 Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ESIGN	36 Grading (i.e. ground floor height, street edge)					 □ Appropriate □ Inappropriate 	Se :
	37 Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
SITE	38 Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
8	40 Accessory Buildings (i.e. sheds, greenhouses)						Marida : 20
	Purpose and Intent:					□ Appropriate □ Inappropriate	
<u> </u>	1. Preserve the integrity of the District:	□ Yes □ 1	No 4 Mai	ntain the special character	of the District:		
	2. Assessment of the Historical Significance:			nplement and enhance the		istoric character	
	3. Conservation and enhancement of property value			•		e District to the city residents and visi	tors:
	. ,		0, 1101	note the education, piedsul	IS AND WONDIE OF HI	5 District to the city residents and visi	1013.
<u>I. R</u>	eview Criteria / Findings of Fact: Consistent with special and defining character of	currounding propert	ion Dyon No. 2 Dolo	ation to historic and architec	stural value of ovistic	a structura:	
	1. Consistent with special and defining character of	• • •				-	
	Compatibility of design with surrounding propertie	∋s:	⊔ yes ⊔ No 4. Cor	npatibility of innovative tech	nnologies with surrou	nding properties: 🗆 Yes 🗆 No	

93 PLEASANT STREET (LUHD-235) **Project Evaluation Form: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1818
- Building Style: Federal
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: Downtown

<u>B. </u>	Proposed Work:	<u>Io adc</u>	d a 3-st	fory (<u>addition</u>	<u>with</u>	connect	for	<u>builc</u>	<u>ganık</u>	l

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	lished / Constructed	[
☑ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive \Box Sensit	ive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projects	s <u>):</u>	
\Box Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildir	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 Co	ngress Street)
☐ Intentional Opposition (i.e. I	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
$\hfill \Box$ 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. sign	ificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• Theis historically significant and focal building is located along the intersection fo Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Add a three-story addition to the parking lot area along Court Street and add a glass connector to the Treadwell House.
- A contemporary building design is proposed.

Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)

K. Aerial Images and Maps:



Elevations



HISTORIC SURVEY RATING

				93 PLEASANT	STREET (LUHD-2	235) – WORK SESSION :	#3 (MAJOR)	
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	GHBORHOOD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		N-	GENERAL BUILDING INFORMATION	•	TED FROM THE TAX MAPS &	ASSESSOR'S INFO)		- 2 - 2
STAFF		1	Gross Floor Area (SF)	Lonner	TED TROM THE TAX MAIS &	Addition of		= 2 2 2 -
I ₹		2	Floor Area Ratio (GFA/ Lot Area)					
ST		3	Building Height / Street-Width Ratio			MAJOR PROJE	← T	
		4	Building Height – Zoning (Feet)			MAJORIKOJE	CI	
		5	Building Height – Street Wall / Cornice (Feet)	_	Construct a 3	Story Addition and a	Connector Ruilding -	dre dre
		6	Number of Stories		- Consiloci a 5	Siory Addition and a	Connector bollaring –	
		7	Building Coverage (% Building on the Lot)			-		OMMISS OMMISS Date:
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION	S APPROPRIATENESS	ON FORMIL COMMIL COMMIL Stipulations Withdray
	<u> </u>	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T S C T
		10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	
	Ü	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate	STI
S		12	Roofs				□ Appropriate □ Inappropriate	ALUA RIC DISTRI SI. Case Approved w Postponed
MEMBERS		13	Style and Slope				☐ Appropriate ☐ Inappropriate	
N N		14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
		15	Roof Materials				☐ Appropriate ☐ Inappropriate	, , , , , , , , , , , , , , , , , , ,
S		16	Cornice Line				□ Appropriate □ Inappropriate	STO
Z		17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
0	ALS	18	Walls				□ Appropriate □ Inappropriate	
<u> S</u>	TERIA	19	Number and Material				☐ Appropriate ☐ Inappropriate	
	< −	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	UTH CITY COVE
	<u> </u>	21	Doors and windows				□ Appropriate □ Inappropriate	
<	Ž –	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	A O S S S O O O O O O O O O O
COMMISSION	DESIGN	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	
I _ I	<u>=</u>	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	ORTSA PERTY on:
<u>C</u>	<u>გ</u> _	25	Storm Windows / Screens / Awnings				☐ Appropriate ☐ Inappropriate	
~	₫⊢	26	Doors Parker and Palessian				□ Appropriate □ Inappropriate	
ISTRI	BUILDIN	27 28	Proches and Balconies				□ Appropriate □ Inappropriate	
		29	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	\dashv \blacksquare
U		30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	<u> </u>
鞷		31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
2		32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
HISTORIC								
エ		33	Decks Gargaes (i.e. doors placement)				□ Appropriate □ Inappropriate	
	7	34	Garages (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	
	<u>ত</u> ⊢	35 36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
	SITE	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
	<u>~</u>	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
		40	A				Appropriate Inappropriate	
	<u>Η. Ρι</u>		se and Intent:				D. I I	
	1.		eserve the integrity of the District:			laintain the special character of the		□ Yes □ No
			sessment of the Historical Significance:			omplement and enhance the arch		□ Yes □ No
ı			onservation and enhancement of property value of Criteria / Findings of Fact:	ues:	No 6. Pr	romote the education, pleasure and	d welfare of the District to the city residents and vis	sitors:
•	- <u></u>		onsistent with special and defining character o	f surrounding proper	ties: □Yes□No 3 Re	elation to historic and architectural	value of existing structure: ☐ Yes ☐ No	
	2.		mpatibility of design with surrounding properties			ompatibility of innovative technological		

Project Address: 420 PLEASANT ST. (LUHD-235) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #4

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 4,791 SF +/-

- Estimated Age of Structure: c.1820
 Building Style: Federal
 Historical Significance: C
 Public View of Proposed Work: View from Franklin Street
- Unique Features: NA
- Neighborhood Association: South End

<u>B. Proposed Work:</u> Construct a rear addition with deck, add staircase, & new front po	orch
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<u> </u>	oposca fronti	adamon wiin acck,	ada sidii caso, a nott ii
<u>C. O</u>	ther Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
	☐ Condo Association	\square Abutting Propert	y Owner
D. Lo	ot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Ex	isting Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Se	nsitivity of Context:		
	☐ Highly Sensitive ☑ Sensit	rive \square Low Sensitivity	"Back-of-House"
G. De	esign Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $., Porter Street Townhouse:	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Pr	oject Type:		
	$\hfill \Box$ 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, alt	erations or expansions)

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

I. Neighborhood Context:

• The building is located along the intersection of Pleasant and Franklin Streets. It is surrounded with many 2 to 3 story wood- and brick-sided structures with shallow front yard setbacks, narrow side yards, and deeper rear yards.

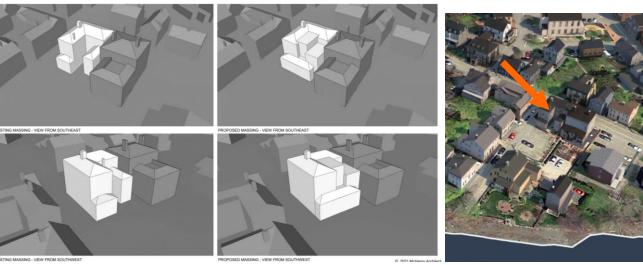
J. Background & Suggested Action:

The applicant is proposing to:

• Renovate the rear elevation by adding a rear addition with a roof deck, a 3-story stair enclosure and a new rear entry porch.

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

K. Aerial Image, Street View and Zoning Map:



Elevations & Streetview Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORHOOD CONTEXT
	Na	Project Information	Existing Building I	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM	THE TAX MAPS & ASS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio		M	NODERATE PR	ROJECT
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories		- Repla	ce Chimney & D	ecks and Stairs –
	7	Building Coverage (% Building on the Lot)				
	,	PROJECT REVIEW ELEMENT	APPLICANT'S COM	MENTS	HDC SUGGE	STIONS APPROPRIATENESS
<u></u>	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriat
Ĕ	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriat
O	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriat
Ü	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriat
	12	Roofs				☐ Appropriate ☐ Inappropriat
	13	Style and Slope				☐ Appropriate ☐ Inappropriat
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriat
	15	Roof Materials				☐ Appropriate ☐ Inappropriat
	16	Cornice Line				☐ Appropriate ☐ Inappropriat
S	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriat
ĭ	18	Walls Siding (Material				□ Appropriate □ Inappropriat
ER	19	Siding / Material Projections (i.e. bays balconies)				□ Appropriate □ Inappropriat
₹	20	Projections (i.e. bays, balconies) Doors and Windows				□ Appropriate □ Inappropriat
ŏ	21	Window Openings and Proportions				□ Appropriate □ Inappropriat
ź	22	Window Openings and Proportions Window Casing/ Trim				□ Appropriate □ Inappropriat
Š	24	Window Casing/ IIIIII Window Shutters / Hardware				□ Appropriate □ Inappropriat □ Appropriate □ Inappropriat
G D	25	Storm Windows / Screens				□ Appropriate □ Inappropriat
ž	26	Doors Doors				□ Appropriate □ Inappropriat
₹	27	Porches and Balconies				□ Appropriate □ Inappropriat
B		Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriat
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriat
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriat
	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriat
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriat
	33	Decks				□ Appropriate □ Inappropriat
	34	Garages/Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriat
S	35	Fence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inappropriat
ES	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriat
ЕВ		Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriat
SITE	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriat
	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriat
1.	Purpo	ose and Intent:		-		
	1. Pr	reserve the integrity of the District:	□ Yes □ No	4. Main	tain the special character	of the District:
		ssessment of the Historical Significance:	□ Yes □ No	5. Com	plement and enhance the	e architectural and historic character:
		onservation and enhancement of property values:	: □ Yes □ No		•	ure and welfare of the District to the city residents and
		v Criteria / Findings of Fact:			·	·
		Consistent with special and defining character of su	rrounding properties: 🗆 Ye	es 🗆 No 3. Relat	tion to historic and archited	ctural value of existing structure:
		ompatibility of design with surrounding properties:	. .			chnologies with surrounding properties: Yes No

Project Address: O WASHINGTON STREET (LUHD-306) Permit Requested: **CERTIFICATE OF APPROVAL WORK SESSION #5 Meeting Type:**

Α	. Pro	perty	Information	-	General:
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Existing Conditions:

- Zoning District: MRO
- Land Use: Museum/ Mixed-Use
- Land Area: 8.24 A +/-

- Estimated Age of Structure: c. 1780
 Building Style: Colonial
 Historical Significance: C
 Public View of Proposed Work: View from Washington Street and Strawbery Banke
- Unique Features: Penhallow House
- Neighborhood Association: South End

<u>B.</u>	Proposed Work: Remove bathroo	m entrances and fu	II exterior restoration
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
	☐ Condo Association	☐ Abutting Propert	y Owner
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition

		7						
	$\overline{}$	7						
	—	□						
	_	7						
		7						

F. Sensitivity of Context:

\checkmark	Highly Sensitive	Sensitive	☐ Low Sensitivity	☐ "Back-of-House"
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G. Design Approach (for Major Projects):

Literal Replication	(i.e. 6-16 Congress, Jard	linière Building, 10 Pleasan	t 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. Projec

t Type:
$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
Moderate Project (i.e. significant additions, alterations or expansions
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

• The Penhallow House is located along Washington Street within Strawbery Banke. It's surrounded with many wood-sided structures with narrow setbacks and side yards.

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

The Application is proposing to:

- Remove the bathroom entrances on the rear elevation and completely restore the exterior of the structure.
- <u>Design Guideline Reference</u>: Guidelines for Roofing (04), Exterior Woodwork (05), and Porches, Steps and Decks (06).

K. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



Zoning Map

0 WASHINGTON STREET (LUHD-306) – WORK SESSION #5 (MODERATE)

	1	Project Information	Existing P			
וכ	1	1	Building Bui	roposed ilding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
וכ	1	GENERAL BUILDING INFORMATION	(ESTIMATED FROM TH	E TAX MAPS & ASSESS	SOR'S INFO)	
)	_	Gross Floor Area (SF)				
)	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio		MC	DDERATE PRO) IFCT
1	4	Building Height – Zoning (Feet)				
וכ	<u>5</u>	Building Height – Street Wall / Cornice (Feet) Number of Stories	- Remo	oval Bathro	om Entrances an	d Restore the Exterior –
וכ		PROJECT REVIEW ELEMENT	APPLICANT'S COMM		HDC SUGGESTIC	
)	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
וכ	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
_ ر	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate
	12	Roofs				□ Appropriate □ Inappropriate
	13	Style and Slope				□ Appropriate □ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate
	15	Roof Materials				☐ Appropriate ☐ Inappropriate
	16	Cornice Line				□ Appropriate □ Inappropriate
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
3	18	Walls				☐ Appropriate ☐ Inappropriate
AIERIA	19	Siding / Material				□ Appropriate □ Inappropriate
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
٤	21	Doors and Windows				□ Appropriate □ Inappropriate
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate
	23	Window Casing/ Trim				□ Appropriate □ Inappropriate
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate
	25	Awnings				□ Appropriate □ Inappropriate
	26	Doors				□ Appropriate □ Inappropriate
	27	Porches and Balconies				□ Appropriate □ Inappropriate
	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
131GN	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
<u>.</u>	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
ן כ	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
Pι	Jrpos	se and Intent:				
1.	Pre	eserve the integrity of the District:	□ Yes □ No		n the special character of t	
2.	Ass	sessment of the Historical Significance:	□ Yes □ No	5. Comple	ement and enhance the ar	chitectural and historic character:
3.		onservation and enhancement of property valu	Jes: ☐ Yes ☐ No	•		and welfare of the District to the city residents and vis
		,				,
<u>ке</u>		Criteria / Findings of Fact: onsistent with special and defining character of		□ No 2 D-11:	to biotoric and and little at	al value of existing structure: