# Staff Report - June 2nd & 9th, 2021

# June 2<sup>nd</sup> MEETING

# Administrative Approvals:

- 1. 379 New Castle Ave. (LUHD-316) Recommend Approval
- 2. 33 Johnson Ct. (LUHD-330)
- 3. 14 Mechanic St. (LUHD-338)
- 4. 254 South St. (LUHD-305)
- 5. 241 South St. (LUHD-344)
- 6. 205 Market St. (LUHD-342)
- 7. 100 Market St. (LUHD-345)
- 8. 66 Marcy St. (LUHD-346)

- Recommend Approval

### June 9th MEETING

# Administrative Approvals:

# WORK SESSIONS - NEW BUSINESS:

- A. 53 Green St. St. (LUHD-257) (5 Story building)
- B. 137 Northwest. (LUHD-296) (New house)
- C. 93 Pleasant. (LUHD-324) (3 story addition)
- D. 1 Raynes Ave. (LUHD-234) (2, 5 story buildings)
- 279 Marcy St. (LUHD-259) (dormer) Ε.
- F. 449 Court St. (LUHD-235) (dormer & deck)

# **PUBLIC HEARINGS – NEW BUSINESS:**

- 1. 110 Court St. (LU-21-79) (chimney)
- 0 Washington St. (LU-21-100) (restoration) 2.
- 3. 64 Vaughan St. (LU-20-214 (3 story addition)

# **WORK SESSIONS – NEW BUSINESS:**

- A. 60 Penhallow St. (LUHD-339) (Public Art)
- B. 238 Deer St. (LUHD-340) (4 story building)
- C. 10 State St. (LUHD-343) (side entrance)



# LOCATOR MAP

# **HISTORIC DISTRICT COMMISSION**

# MEETING DATE: June 2<sup>nd</sup> & June 9<sup>th</sup>, 2021 <u>APPLICATIONS: 20</u>

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

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4-L1</u>
- Land Use: Multi-Family
- Land Area: 6,969 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Rogers Street
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To remove rear chimney.

#### C. Other Permits Required:

Board of Adjustment

Terminal Vista

Planning Board

City Council

Mid-Block

Demolition

- D. Lot Location:
- Gateway
- ✓ Intersection / Corner Lot Rear Lot

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

- $\mathbf{\nabla}$  Principal
- F. Sensitivity of Context:
  - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

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

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

#### H. Project Type:

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

#### Neighborhood Context:

landscaped side yards. The property also abuts the 6-story Feaster Apartments.

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

This application proposes to:

Remove the rear chimney.

#### Design Guideline Reference – Guidelines for Masonry and Stucco (07).

Aerial Image, Street View and Zoning Map:





Zoning Map



• The property is located along the intersection of Court and Rogers Streets. It is surrounded with many 2.5 - 3 story historic contributing structures with shallow front yard setbacks and small

#### Aerial and Street View Image

INFO/ EVALUATION CRITER	IA SUBJ	ECT PROPERTY	NEIG	SHBORHOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
Gross Floor Area (SF)				
Floor Area Ratio (GFA/ Lot Area)				
Building Height / Street-Width Ratio			MINOR PROJEC	CT
Building Height – Zoning (Feet)				
Building Height – Street Wall / Cornice (Feet) Number of Stories		-	- Remove Rear Chim	nnev –
Building Coverage (% Building on the Lot)				
PROJECT REVIEW ELEMENT		ANT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS
	ATTEC			
Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)				
Massing (i.e. modules, banding, stepbacks)				
Architectural Style (i.e. traditional – modern)				
Roofs				Appropriate
Style and Slope				
Roof Projections (i.e. chimneys, vents, dormer				
Roof Materials	····,			
Cornice Line				
Eaves, Gutters and Downspouts				
Walls				
Siding / Material				
Projections (i.e. bays, balconies)				
Doors and Windows				□ Appropriate □ Inappropriate
Window Openings and Proportions				
Window Casing/ Trim				
Window Shutters / Hardware				Appropriate Inappropriate
Awnings				□ Appropriate □ Inappropriate
Doors				□ Appropriate □ Inappropriate
Porches and Balconies				□ Appropriate □ Inappropriate
Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
Decks				🗆 Appropriate 🗆 Inappropriate
Garages/ Barns / Sheds (i.e. doors, placemen	t)			🗆 Appropriate 🗆 Inappropriate
Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
Grading (i.e. ground floor height, street edge				🗌 Appropriate 🗆 Inappropriate
Landscaping (i.e. gardens, planters, street tree	•			🗆 Appropriate 🗆 Inappropriate
Driveways (i.e. location, material, screening	)			Appropriate      Inappropriate
Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
Accessory Buildings (i.e. sheds, greenhouses.	.)			🗆 Appropriate 🗆 Inappropriate
and Intent:		- NI		
serve the integrity of the District:			tain the special character of the	
essment of the Historical Significance:			plement and enhance the archi	
nservation and enhancement of prop	erty values: 🛛 Yes	No 6. Prom	note the education, pleasure and	d welfare of the District to the city residents and v
<u>Criteria / Findings of Fact:</u>				

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

# **0 WASHINGTON STREET (LU-21-100) CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: MRO
- Land Use: Museum/Mixed-Use
- Land Area: 8.24 A +/-
- Estimated Age of Structure: c. 1780

- Building Style: <u>Colonial</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Washington Street and Strawbery Banke</u>
- Unique Features: Penhallow House Neighborhood Association: South End
- B. Proposed Work: Remove bathroom entrances and full exterior restoration.

#### C. Other Permits Required:

Board	ot A	Adjus	tment	

Condo Association

Abutting Property Owner

Mid-Block

Planning Board City Council

- D. Lot Location:
  - Terminal Vista
  - Intersection / Corner Lot Rearlot

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

🗹 Principo	lc	
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Demolition Accessory

#### F. Sensitivity of Context:

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

Gateway

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

- The Application is proposing to:
- the structure.

#### **Design Guideline Reference:** Guidelines for Roofing (04), Exterior Woodwork (05), and Porches, Steps and Decks (06).

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• Remove the bathroom entrances on the rear elevation and completely restore the exterior of



#### Rear Decks and Aerial View Image

# 0 WASHINGTON STREET (LU-21-100) – PUBLIC HEARING #2 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding S (Averag
<del>!!-</del>		GENERAL BUILDING INFORMATION		TED FROM THE TAX MAPS & ASS		• •
STAFF	1	Gross Floor Area (SF)				
ST	2	Floor Area Ratio (GFA/ Lot Area)				
•••	3	Building Height / Street-Width Ratio		R.	<b>NODERATE PROJ</b>	FCT
	4	Building Height – Zoning (Feet)		14		
	5	Building Height – Street Wall / Cornice (Feet)		- 00	mplete Building Rest	oration -
	6	Number of Stories			inplete bolicing kest	
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	l A
Ţ	8	Scale (i.e. height, volume, coverage)				
ONTEXT	9	Placement (i.e. setbacks, alignment)				
Ć	5 10	Massing (i.e. modules, banding, stepbacks)				
	<b>)</b> 11	Architectural Style (i.e. traditional – modern)				
RS	12	Roofs				🗆 Appr
MEMBERS	13	Style and Slope				
₹	14	Roof Projections (i.e. chimneys, vents, dormers)				
Ē	15	Roof Materials				
	16	Cornice Line				
Z	17	Eaves, Gutters and Downspouts				
0 8	18	Walls				
SS	19	Siding / Material				
	20	Projections (i.e. bays, balconies)				
$\leq$	21	Doors and Windows				
OMMISSION GN & MATERIALS	22	Window Openings and Proportions				
Ŭ   ë	23	Window Casing/ Trim				
	-	Window Shutters / Hardware				
<u>U</u>   4		Awnings				
	26	Doors				
	27	Porches and Balconies				
Δ   -	28	Projections (i.e. porch, portico, canopy)				
<u>U</u>	29	Landings/ Steps / Stoop / Railings				
R	30	Lighting (i.e. wall, post)				
<u>0</u>	31	Signs (i.e. projecting, wall)				
HISTOR	32	Mechanicals (i.e. HVAC, generators)				
I	33	Decks				
	34	Garages/ Barns / Sheds (i.e. doors, placement)				
N C		Fence / Walls (i.e. materials, type)				
ESI		Grading (i.e. ground floor height, street edge)				
		Landscaping (i.e. gardens, planters, street trees)				
SITE		Driveways (i.e. location, material, screening)				
	39	Parking (i.e. location, access, visibility)				

#### H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

□ Yes □ No

3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

Structures ge)

#### **APPROPRIATENESS**

propriate 🗆 Inappropriate <u>oropriate 🗆 Inappropriate</u> propriate 🗆 Inappropriate propriate 🗆 Inappropriate propriate 🗆 Inappropriate oropriate 🗆 Inappropriate propriate 🗆 Inappropriate oropriate 🗆 Inappropriate propriate 🗆 Inappropriate oropriate 🗆 Inappropriate propriate 🗆 Inappropriate propriate 🗆 Inappropriate propriate 🗆 Inappropriate <u>oropriate 🗆 Inappropriate</u>

Denied FORM 6-2-21 **DISTRICT COMMISSION** Date: Withdrawn Approved with Stipulations **TION** Case No.:2 4 Postponed PROPERTY:<u>0 Washington St.</u> PORTSMOUTH HISTORIC **>** Approved Continued ERTY **Decision:** O Ž Δ\_

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

# 64 VAUGHAN MALL (LU-20-214) **CERTIFICATE OF APPROVAL PUBLIC HEARING #3**

<ul> <li>Existing Conditions:</li> <li>Zoning District: <u>CD5</u></li> <li>Land Use: <u>Commercial</u></li> <li>Land Area: <u>15,242 SF +/-</u></li> <li>Estimated Age of Structure: <u>c.1900</u></li> <li>Building Style: <u>Vernacular Commercial</u></li> <li>Historical Significance: <u>C</u></li> <li>Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u></li> <li>Unique Features: <u>NA</u></li> <li>Neighborhood Association: <u>Downtown</u></li> </ul>
<ul> <li><u>B. Proposed Work:</u> To make façade improvements to the storefront and add a penthouse.</li> <li>Other Permits Permits Permits de la penthouse de la penthouse</li></ul>
<u>C. Other Permits Required:</u> ☐ Board of Adjustment
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:
🗌 Highly Sensitive 🗹 Sensitive 🗌 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 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:

- has an 8 space surface parking lot off of Hanover Street.
- Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:
  - Modify the front storefront and facade.

  - the Commission at the April meeting.

#### Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

Κ. Aerial Image, Street View and Zoning Map:





Zoning Map

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

• Install window, door and storefront openings along the Worth Lot.

• Add three story addition with an attic (versus the former request for a 4<sup>th</sup> floor with a penthouse level). The revised elevations show a variety of modifications suggested by

#### Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJECT	<b>PROPERTY</b>	NEIG	HBORHOOD CONTEXT
	N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3				MAJOR PROJEC	<b>∼</b> т
	4					
	5	Number of Stories		– Add a 3-S	tory Addition to the E	xisting Building –
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICANT'S	S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS
	8					🗆 Appropriate 🗆 Inappropriate
	9	······································				🗆 Appropriate 🗆 Inappropriate
	1					🗆 Appropriate 🗆 Inappropriate
	1					🗆 Appropriate 🗆 Inappropriate
	1:					🗆 Appropriate 🗆 Inappropriate
	1					🗆 Appropriate 🗆 Inappropriate
	1					🗆 Appropriate 🗆 Inappropriate
	1	5 Roof Materials				🗆 Appropriate 🗆 Inappropriate
	1	6 Cornice Line				🗆 Appropriate 🗆 Inappropriate
	1	7 Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
	1	B Walls				🗆 Appropriate 🗆 Inappropriate
	1	9 Siding / Material				🗆 Appropriate 🗆 Inappropriate
	2	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
	2	1 Doors and Windows				🗆 Appropriate 🗆 Inappropriate
	2					🗆 Appropriate 🗆 Inappropriate
	2	, and the second s				🗆 Appropriate 🗆 Inappropriate
	2					🗆 Appropriate 🗆 Inappropriate
2	-					🗆 Appropriate 🗆 Inappropriate
2						🗆 Appropriate 🗆 Inappropriate
2	2	7 Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
	2	B Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
	2	9 Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
	3	D Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
	3					🗆 Appropriate 🗆 Inappropriate
	3	2 Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
	3	3 Decks				🗆 Appropriate 🗆 Inappropriate
	3	4 Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
	3	5 Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
	3	<b>6</b> Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
	3	7 Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
	3	B Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
_	4	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate 🗆 Inappropriate

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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



# **Project Evaluation Form: Permit Requested: Meeting Type:**

60 PENHALLOW ST. (LUHD-339) **CERTIFICATE OF APPROVAL** WORK SESSION #1

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4
- Land Use: Proposed 4 Story Commercial Building
- Land Area: 22,430 SF +/-
- Estimated Age of Structure: NA
- Building Style: <u>Contemporary</u> Number of Stories: <u>4</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Pedestrian Alleyways</u>
- Unique Features: Under Construction
- Neighborhood Association: Downtown
- B. Proposed Work: To add artwork to the alleyways.

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

#### D. Lot Location:

Terminal Vista

Gateway

Accessory

✓ Intersection / Corner Lot Rearlot

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

Principal

- F. Sensitivity of Context:
  - □ Highly Sensitive □ Sensitive ☑ 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 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)

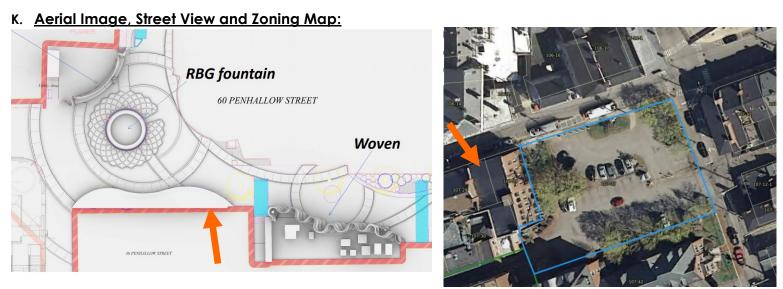
#### I. Neighborhood Context:

• This lot is under construction and is located along Daniel and Penhallow Streets and is buildings have no front yard setback and off-street parking is limited.

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

- The applicant proposes to:
  - Construction of art installation along the pedestrian alleyways.

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



Proposed Artwork and Aerial Image



surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most

INFO/ EVALUATION CRITERIA		INFO/ EVALUATION CRITERIA	SUBJECT PROPE	RTY	NEIGHBORHOOD CONTEXT		
	No	Project Information		posed Abutting Structures ing (+/-) (Average)		Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE T	AX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
ŀ	3	Building Height / Street-Width Ratio		MINOR PRO			
ŀ	4	Building Height – Zoning (Feet)			<b>UJECI</b>		
ł	<u>5</u> 6	Building Height – Street Wall / Cornice (Feet) Number of Stories		– Art Installatio	ne Only _		
	<u> </u>	Building Coverage (% Building on the Lot)			ns Only –		
	,	PROJECT REVIEW ELEMENT	HDC COMMENTS			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)					
	5	Roof Materials					
16		Cornice Line				□ Appropriate □ Inappropriate	
17		Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
18		Walls				Appropriate Inappropriate	
19		Siding / Material				□ Appropriate □ Inappropriate	
20	)	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
21		Doors and windows				🗆 Appropriate 🗆 Inappropriate	
22		Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
23		Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
24	_	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
25	_	Awnings				🗆 Appropriate 🗆 Inappropriate	
2	_	Doors				🗆 Appropriate 🗆 Inappropriate	
27		Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	
28		Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	
2		Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	
30		Lighting (i.e. wall, post)					
3		Signs (i.e. projecting, wall)				Appropriate Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	
3		Decks Garages (i.e. doors, placement)				Appropriate Inappropriate	
34 35	-	Fence / Walls (i.e. materials, type)				Appropriate Inappropriate	
36		Grading (i.e. ground floor height, street edge)				<ul> <li>Appropriate          Inappropriate     </li> <li>Appropriate          Inappropriate     </li> </ul>	
	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	
	40	Accessory Buildings (i.e. sheds, greenhouses)					
		se and Intent:		I			
	-	eserve the integrity of the District:	🗆 Yes 🗆 No	4. Maintain the special characte	er of the District		
		sessment of the Historical Significance:		5. Complement and enhance the		historic character:	
<b>∠.</b> /\	•						

I. Review Criteria / Findings of Fact:

 Consistent with special and defining character of surrounding properties:
 Compatibility of design with surrounding properties:
 Yes
 No
 Yes
 No
 Compatibility of innovative technologies with surrounding properties: 🗆 Yes 🗆 No □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No Page 10 of 26

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

# 238 DEER ST. (LUHD-340) **CERTIFICATE OF APPROVAL WORK SESSION #2**

#### Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 6,098 SF +/-

- Estimated Age of Structure: <u>c.1960</u> Building Style: <u>Modern (1960)</u> Historical Significance: <u>NC</u> Public View of Proposed Work: <u>View from Deer and Bridge Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To replace existing building with a 4 story residential building

#### 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:

□ Highly Sensitive □ Sensitive ☑ 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)

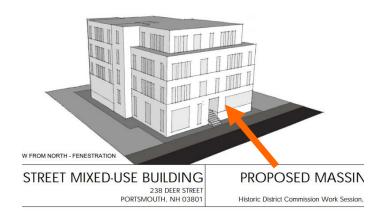
#### H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or 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:
  - structures with shallow setbacks.
- J. Staff Comments and/ or Suggestions for Consideration:
  - The Application is proposing to:
    - BASEMENT SLAB TO REMAIN).
    - FLOORS WITH (7) APARTMENTS ON EACH FLOOR BETWEEN 400-500 SF EACH.

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

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





• The building is located along Deer Street. It is surrounded with many 3-4 story masonry

REMOVAL OF EXISTING BUILDING DOWN TO GRADE (SUBGRADE FOUNDATION WALLS AND

CONSTRUCT NEW 3-4 STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL AND UPPER



Proposed Alterations and Existing Conditions

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	SHBORHOOD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMA	TED 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			MAJOR PROJE	CT
	<b>4</b> Building Height – Zoning (Feet)				
	5 Building Height – Street Wall / Cornice (Feet)		- Con	struct a New 4-Story	Ruilding -
	6 Number of Stories				boliality -
	7 Building Coverage (% Building on the Lot)				
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION	
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
	Massing (i.e. modules, banding, stepbacks)				🗌 Appropriate 🗆 Inappropriate
	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
12	Roofs				🗆 Appropriate 🗆 Inappropriate
13	, , , , , , , , , , , , , , , , , , , ,				🗆 Appropriate 🗆 Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate
15	Roof Materials				Appropriate Inappropriate
16					Appropriate Inappropriate
	Eaves, Gutters and Downspouts				Appropriate Inappropriate
18	Walls Siding (Matarial				Appropriate Inappropriate
19	Siding / Material				Appropriate Inappropriate
20	Projections (i.e. bays, balconies) Doors and Windows				Appropriate Inappropriate
					Appropriate Inappropriate
	/indow Openings and Proportions				Appropriate Inappropriate
	indow Casing/ Trim indow Shutters / Hardware				Appropriate Inappropriate
	vinaow snutters / Haraware				
					Appropriate Inappropriate
26 Doo 27 Porc	ches and Balconies				Appropriate Inappropriate
	rojections (i.e. porch, portico, canopy)				
	andings/ Steps / Stoop / Railings				Appropriate Inappropriate
	hting (i.e. wall, post)				
	gns (i.e. projecting, wall)				Appropriate
	echanicals (i.e. HVAC, generators)				Appropriate Inappropriate     Appropriate Inappropriate
	ecks				Appropriate Inappropriate
	arages/ Barns / Sheds (i.e. doors, placement)				Appropriate      Inappropriate
	ence / Walls (i.e. materials, type)				Appropriate      Inappropriate
	ading (i.e. ground floor height, street edge)				Appropriate      Inappropriate
	andscaping (i.e. gardens, planters, street trees)				Appropriate      Inappropriate
	Driveways (i.e. location, material, screening)				Appropriate      Inappropriate
	Parking (i.e. location, access, visibility)				Appropriate Inappropriate
	ccessory Buildings (i.e. sheds, greenhouses)				Appropriate      Inappropriate
urpose ar					
	e the integrity of the District:	🗆 Yes 🗆	No 4. Mair	Itain the special character of the	e District:
	essment of the Historical Significance:			plement and enhance the arch	
	onservation and enhancement of property va				d welfare of the District to the city residents and vis
	valient and enhancement of property va		0. 11011		

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

# 10 STATE STREET (LUHD-343) **CERTIFICATE OF APPROVAL WORK SESSION #3**

#### A. Property Information - General:

#### **Existing Conditions:** • Zoning District: CD4

- Land Use: <u>Multi-Family Residential</u> Land Area: <u>10,827 SF +/-</u>
- Estimated Age of Structure: 2014
- Building Style: NA
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Marcy Streets
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: Add a recessed entryway.

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

#### D. Lot Location:

Terminal Vista

Gateway

□ Intersection / Corner Lot Rearlot

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

 $\mathbf{\nabla}$  Principal

- F. Sensitivity of Context:
  - □ Highly Sensitive □ Sensitive ☑ 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 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:

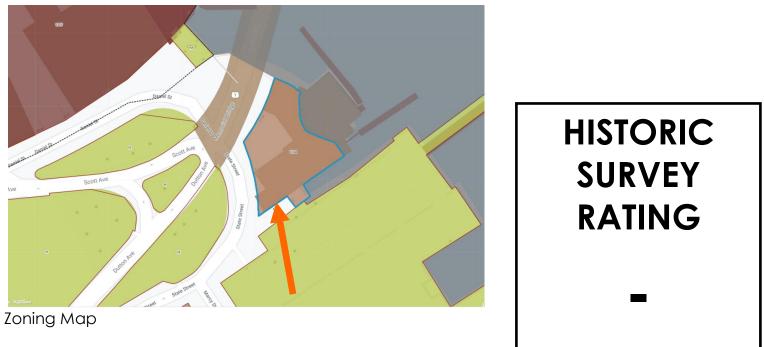
#### J. Staff Comments and Suggestions for Consideration:

- The applicant proposes the following design changes:
- Create a new state street side entrance with vestibule within the existing footprint.

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



Aerial and Street View Image



• This lot and structure is located along State Street and is surrounded variety of 3-4 story structures. The neighborhood is predominantly 3-4 story brick structures no setbacks from the street edge.

		10 \$	TATE STREET	(LUHD-343) – Wo	ORK SESSION #3 (MIN	IOR PROJECT)			
INFO/ EVALUATION CRITERIA		SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & AS		· · · · ·			
	1	Gross Floor Area (SF)	•						
	2	Floor Area Ratio (GFA/ Lot Area)							
>	3	Building Height / Street-Width Ratio		MINOR PROJECT					
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)			<pre>/ Recessed Entryway</pre>	Portico -			
	6	Number of Stories		- 1164	Recessed Lillyway				
-	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
¥	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate			
	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate			
	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate			
0	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			
ERIALS	18	Walls				🗆 Appropriate 🗆 Inappropriate			
ER I	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate			
Ā	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate			
٤	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate			
8 N	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate			
DESIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate			
DĚ	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate			
C	25	Awnings				🗆 Appropriate 🗆 Inappropriate			
DIN	26	Doors				🗆 Appropriate 🗆 Inappropriate			
빌	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate			
8	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate			
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate			
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate			
1	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			
7	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			
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate			
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate			
H.	Purpos	se and Intent:							

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 🗆 Yes 🗆 No 🗆 Yes 🗆 No 4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors: 🗆 Yes 🗆 No

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No

Page 14 of 26

🗆 Yes 🗆 No

# **Project Evaluation Form: Permit Requested: Meeting Type:**

53 GREEN STREET (LUHD-257) **CERTIFICATE OF APPROVAL WORK SESSION #A** 

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

- Zoning 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: <u>2.0</u>
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Market and Green Streets
- Unique Features: NA
- Neighborhood Association: North End
- B. Proposed Work: To add a new 5-Story Mixed-Use Apartment Building

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

#### D. Lot Location:

- Terminal Vista
- Gateway
- Intersection / Corner Lot Rear Lot

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

- Principal
- F. Sensitivity of Neighborhood Context:
  - □ Highly Sensitive □ Sensitive ☑ Low Sensitivity □ "Back-of-House"

Accessory

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

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

building and the AC Hotel were recently completed and the AC Hotel project includes a are still be implemented by the developer.

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

- exchange for the added height.
- The existing buildings will be demolished as part of the project.

#### 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

• 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 community space requirement for public access to and along the waterfront. Such improvements

• 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

Based on the feedback from the May meeting, the applicant will submit revised plans and elevations for the June 9<sup>th</sup> meeting. We will also have this inserted in the 3-D Massing Model.









INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		No	GENERAL BUILDING INFORMATION	(ESTIM/	ATED FROM THE TAX MAPS & ASSES	SSOR'S INFO)		
		1	Gross Floor Area (SF)	(-•••••				
		2	Floor Area Ratio (GFA/ Lot Area)					
)		3	Building Height / Street-Width Ratio					
		4	Building Height – Zoning (Feet)			MAJOR PRO	DJECT	
		5	Building Height – Street Wall / Cornice (Feet)	_				
		6	Number of Stories	– D	emolish Structures	& Construct a	5-Story, Mixed-Use Building –	
-		7	Building Coverage (% Building on the Lot)					
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGI		
ONTEXT	<└─	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropri	
ΞE		9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropri	
2		10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropri	
	_	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropri	
		12	Roofs				🗆 Appropriate 🗆 Inappropri	
		13	Style and Slope				🗆 Appropriate 🗆 Inappropri	
		14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropri	
		15	Roof Materials				🗆 Appropriate 🗆 Inappropri	
		16	Cornice Line				🗆 Appropriate 🗆 Inappropri	
		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropri	
1	ι —	18	Walls				🗆 Appropriate 🗆 Inappropri	
	<u> </u>	19	Siding / Material				🗆 Appropriate 🗆 Inappropri	
ς		20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropri	
*		21	Doors and windows				🗆 Appropriate 🗆 Inappropri	
	-	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropri	
<b></b>	-	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropri	
	-	24	Window Shutters / Hardware				🗌 Appropriate 🗆 Inappropri	
		25	Awnings				🗆 Appropriate 🗆 Inappropri	
		26	Doors				🗆 Appropriate 🗆 Inappropri	
	-	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropri	
-		28	Projections (i.e. porch, portico, canopy)				🗌 Appropriate 🗆 Inappropri	
	-	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropri	
	-	30	Lighting (i.e. wall, post)				Appropriate      Inappropri	
		31	Signs (i.e. projecting, wall)				Appropriate      Inappropri	
	-	32	Mechanicals (i.e. HVAC, generators)				Appropriate      Inappropri	
		33	Decks				Appropriate Inappropri	
		34	Garages (i.e. doors, placement)				Appropriate Inappropri	
	-	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropri	
	2	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropri	
	ב	37 38	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropri	
Ë	-		Driveways (i.e. location, material, screening)				Appropriate Inappropri	
U		39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropri	
		40	Accessory policings (i.e. snews, greenhouses)				🗆 Appropriate 🗆 Inappropri	

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 🗆 Yes 🗆 No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

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

🗆 Yes 🗆 No

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

# 137 NORTHWEST ST. (LUHD-296) **CERTIFICATE OF APPROVAL WORK SESSION #B**

#### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 23,522 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Queen Anne
- Historical Significance: <u>C</u>
- Public View of Proposed Work: View from Northwest Street & the Rte.1 Bypass.
- Unique Features: NA
- Neighborhood Association: Christian Shore
- B. Proposed Work: To construct a new single family house on the lot.

#### C. Other Permits Required:

Board of Adjustment

Planning Board City Council

- D. Lot Location:
  - Terminal Vista

- Mid-Block
- Rear Lot □ Intersection / Corner Lot

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

Principal

Accessory

Demolition

#### F. Sensitivity of Context:

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

Gateway

#### 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)

#### L. Neighborhood Context:

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

The Application is proposing to:

- Note that a variance was granted to support this application.
- and elevations for the June 9<sup>th</sup> meeting.

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

N. Aerial Image, Street View and Zoning Map:





Zoning Map

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

• Construct a new single-family residence on the north eastern portion of the property.

Earlier this week I met with the applicant and the builder and suggested a different house design based on the many design constraints presented by the shape and topography of the lot and its placement directly beside the Route 1 bypass.

Based on the feedback from the May meeting, the applicant will submit revised plans

Proposed Alterations and Existing Conditions

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	٤
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		R N S S
	1	Gross Floor Area (SF)					<b>X</b> Š
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio		R.	<b>NODERATE PROJ</b>	ECT	
	4	Building Height – Zoning (Feet)		//			
	5	Building Height – Street Wall / Cornice (Feet)		- Construe	ct a New Single-Fam	ily Structure -	<b>Z</b>
	6	Number of Stories			ci u new single-i un	iny shocidie -	Ζξ
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	ŬŬ
Ţ	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
Ű	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	<b>AT</b> TRIC
Q	10					🗆 Appropriate 🗆 Inappropriate	<b>V</b>
C	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	<b>JA</b> STRI
	12	Roofs				🗆 Appropriate 🗆 Inappropriate	<b>D</b> .
	13	Style and Slope				□ Appropriate □ Inappropriate	
	14					□ Appropriate □ Inappropriate	
	15					□ Appropriate □ Inappropriate	<b>N</b>
	16	Cornice Line				□ Appropriate □ Inappropriate	<b>FV</b> HISTO
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
4	18					□ Appropriate □ Inappropriate	
	19					□ Appropriate □ Inappropriate	
Ë	20					□ Appropriate □ Inappropriate	
W	21	Doors and Windows				Appropriate Inappropriate	
0	22					□ Appropriate □ Inappropriate	<b>ER1</b> AOU
Ū	23					□ Appropriate □ Inappropriate	
ŭ	24					□ Appropriate □ Inappropriate	<b>Ч</b> Х
Ċ	25						
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Ξ	27						
a	28					□ Appropriate □ Inappropriate	
	29					□ Appropriate □ Inappropriate	<b>△</b>
	30						
	31					□ Appropriate □ Inappropriate	
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Z U	36						
DECICIN	37						at make
C L	38					□ Appropriate □ Inappropriate	
L L						□ Appropriate □ Inappropriate	
	40					□ Appropriate □ Inappropriate	
1.		ose and Intent:					
		reserve the integrity of the District:		No <u>4</u> Mair	ntain the special character of the	District:	
		Assessment of the Historical Significance:			plement and enhance the archi		
		Conservation and enhancement of property values			•	welfare of the District to the city residents and visitor	
	$\mathbf{u}$	sonservation and enhancement of property value		0.11011	iore me education, piedsore and		J. 🗌



# **Project Evaluation Form: Permit Requested: Meeting Type:**

# **93 PLEASANT STREET (LUHD-235) CERTIFICATE OF APPROVAL** WORK SESSION #C

Mid-Block

Demolition

#### A. Property Information - General:

#### Existing Conditions:

- Zoning District: CD4
- 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
- B. Proposed Work: To add a 3-story addition with connector building.

#### C. Other Permits Required:

F. Sensitivity of Context:

Planning Board City Council Board of Adjustment

#### D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

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

#### $\mathbf{\nabla}$ Principal

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

Gateway

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

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

#### H. Project Type:

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

- I. Neighborhood Context:
  - street.
- J. Background, Comments & Suggested Actions:
  - The Applicant is seeking to:
    - connector to the Treadwell House.
  - and Additions (10)

#### K. Aerial Images and Maps:



CONCEPTUAL ELEVATIONS - SOUTH



 This historically significant and focal building is located along the intersection of 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

Add a three-story addition to the parking lot area along Court Street and add a glass

#### • Based on the feedback from the May meeting, the applicant will submit revised plans and elevations for the June 9<sup>th</sup> meeting. We will also have this inserted in the 3-D Massing Model.

#### Design Guideline Reference: Guidelines for Small-Scale New Construction

Elevations

	INFO/ EVALUATION CRITERIA		CT PROPERTY		BORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<
NI -	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
1	Gross Floor Area (SF)					
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MAJOR PROJEC	T	
4	Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet)	-	- Construct a 3-S	tory Addition and a C	onnector Buildina –	
6	Number of Stories			···, / ···· ··· ··· ··· ··· ··· ········	g	
7	Building Coverage (% Building on the Lot)		001115170			
0	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS		
8	Scale (i.e. height, volume, coverage)					
9 10	Placement (i.e. setbacks, alignment)         Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	
10	Architectural Style (i.e. traditional – modern)					
12	Roofs					
12	Style and Slope				<ul> <li>Appropriate          Inappropriate     </li> <li>Appropriate          Inappropriate     </li> </ul>	
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	Ц
18	Walls				Appropriate      Inappropriate	
9	Number and Material				□ Appropriate □ Inappropriate	
20	Projections (i.e. bays, balconies)				Appropriate Inappropriate	
21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	
22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
25	Storm Windows / Screens / Awnings				🗆 Appropriate 🗆 Inappropriate	
26	Doors				🗆 Appropriate 🗆 Inappropriate	
27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	<b>~</b>
28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	
29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
30	Lighting (i.e. wall, post)				Appropriate     Inappropriate	
31	Signs (i.e. projecting, wall)				Appropriate Inappropriate	
32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
33	Decks				🗆 Appropriate 🗆 Inappropriate	
<u>34</u>	Garages (i.e. doors, placement)				Appropriate     Inappropriate	V HAL
35	Fence / Walls / Screenwalls (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 39	Driveways (i.e. location, material, screening)				Appropriate Inappropriate	
40	Parking (i.e. location, access, visibility)				Appropriate      Inappropriate	
	se and Intent:					
	eserve the integrity of the District:			ntain the special character of the Di		
	ssessment of the Historical Significance:			plement and enhance the archited		
	onservation and enhancement of property value	s: 🗆 Yes 🗆	NO 6. Prom	note the eaucation, pleasure and w	velfare of the District to the city residents and vis	sitors:
	<u>w Criteria / Findings of Fact:</u> onsistent with special and defining character of s				lue of existing structure:	

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

1 & 31 RAYNES AVE. (LUHD-234) **CERTIFICATE OF APPROVAL WORK SESSION #D** 

#### **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: Downtown
- **B.** Proposed Work: To construct a 4-5 story mixed-use building(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/ Demolished:

Principal

- Accessory
- Demolition

#### F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ 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 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)

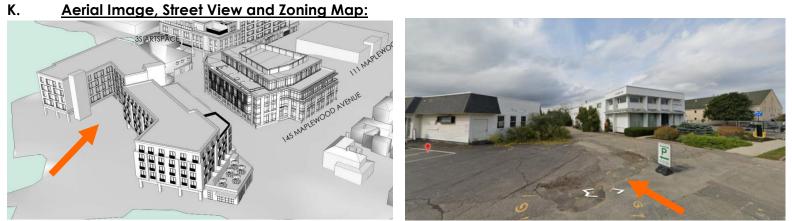
newer infill commercial structures along Vaughan St. and Raynes Ave.

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

The Application is proposing to:

- Demolish the existing buildings.
- residential apartments.
- along the North Mill Pond.

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





Zoning Map

#### I. Neighborhood Context:

#### Page 21 of 26

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

• Add two multi-story buildings with a hotel, ground floor commercial uses and upper story

• The project also includes a public greenway connection behind the proposed structures

#### • Note that the applicant has requested a continuance of this application until July

Aerial and Street View Image of Existing Conditions

		INFO/ EVALUATION CRITERIA	SUE	SJECT PROPERTY	NEIGH	IBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>-21</b>			
	Ne	GENERAL BUILDING INFORMATION	•	MATED FROM THE TAX MAPS & AS			<b>RN</b> N 5-9-21			
	1	Gross Floor Area (SF)	(LJII)							
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio				T	⊂ ⊂			
	4	Building Height – Zoning (Feet)	MAJOR PROJECT							
	5 Building Height – Street Wall / Cornice (Feet)				Lathura E Chamid Missad	llee Duildinge	I FOR MISSION Date: <u>6-</u>			
	6	Number of Stories		<ul> <li>Construct two 5-Story Mixed-Use Buildings –</li> </ul>						
	7	Building Coverage (% Building on the Lot)		1						
		PROJECT REVIEW ELEMENT	APPLIC	CANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	COMMINICATION			
Ŀ	8	<b>Scale</b> (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
Ê	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	AT TRICI Case			
N	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate				
U	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	A A A			
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate				
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate				
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate				
2	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate				
A	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	<b>T</b> 10			
2	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate				
Ž	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate				
S	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate				
۵	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	<b>ط</b> ۲			
ს Z	25	Awnings				🗆 Appropriate 🗆 Inappropriate				
2	26	Doors				🗆 Appropriate 🗆 Inappropriate	POR1 POR1 PERT			
BUL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate				
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	PRO PRO			
	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	L			
	30	Lighting (i.e. wall, post)				Appropriate Inappropriate				
	31	Signs (i.e. projecting, wall)         Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate				
	32 33	Decks								
	33	Garages/ Barns / Sheds (i.e. doors, placement)					and a set			
	34	Fence / Walls (i.e. materials, type)					and the second second			
Z (1)	36	Grading (i.e. ground floor height, street edge)				<ul> <li>Appropriate          Inappropriate     </li> <li>Appropriate          Inappropriate     </li> </ul>				
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate				
	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate	1 Xalanta			
S	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate	0			
ĺ	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate				
		use and Intent:								
-		eserve the integrity of the District:		S □ No 4. Mair	ntain the special character of the D	District:				
		ssessment of the Historical Significance:			nplement and enhance the archite					
		onservation and enhancement of property value			•	welfare of the District to the city residents and visitors				
				0.110						
_	keview	<u>v Criteria / Findings of Fact:</u>								

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

# 279 MARCY ST. (LUHD-259) **CERTIFICATE OF APPROVAL WORK SESSION #4E**

#### Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 5,660 SF +/-
- Estimated Age of Structure: c.1875
- Building Style: <u>Greek Revival</u> Historical Significance: <u>C</u>
- Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.
- Unique Features: Non-Contributing
- Neighborhood Association: South End
- B. Proposed Work: To add a recessed roof dormer.

#### C. Other Permits Required:

Board of Adjustment

Planning B	oard	С	itv C	ouncil
i ann in ig b			iny C	001101

D. Lot Location:

	Terminal	V
--	----------	---

Vist	а		

Mid-Block

Rear Lot Intersection / Corner Lot

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

$\checkmark$	Principal
--------------	-----------

Accessory

Demolition

#### F. Sensitivity of Context:

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

Gateway

#### 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. <u>Neighborhoo</u>d Context:

- setback and small rear yards and garden areas.
- J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- submit revised plans and elevations for the June 9<sup>th</sup> meetina.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

• The building is located near the Meeting House along Marcy Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with no front yard

Note that the Applicant has been requested to submit more detailed images and drawings showing how the proposed recessed deck and dormer will be placed into the existing structure. Based on the feedback from the February meeting, the applicant will



	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT		
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
1	Gross Floor Area (SF)						
2							
3	Building Height / Street-Width Ratio			<b>MINOR PROJE</b>	CI		
ļ	Building Height – Zoning (Feet)						
5		<ul> <li>Construct a Recessed Roof Dormer and Deck –</li> </ul>					
6	Number of Stories		Consiloc				
/	Building Coverage (% Building on the Lot)						
	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTION	APPROPRIATENESS		
;	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate		
	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate		
)	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate		
	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate		
2	Roofs				🗆 Appropriate 🗆 Inappropriate		
3	Style and Slope				🗆 Appropriate 🗆 Inappropriate		
1	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate		
5	Roof Materials				□ Appropriate □ Inappropriate		
5	Cornice Line				□ Appropriate □ Inappropriate		
7	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate		
3	Walls				□ Appropriate □ Inappropriate		
7	Siding / Material				□ Appropriate □ Inappropriate		
)					□ Appropriate □ Inappropriate		
I	Doors and Windows				Appropriate Inappropriate		
2	Window Openings and Proportions				Appropriate Inappropriate		
3	Window Casing/ Trim				Appropriate      Inappropriate		
1	Window Shutters / Hardware				Appropriate      Inappropriate		
5	Awnings				Appropriate Inappropriate		
	Doors				Appropriate      Inappropriate		
7	Porches and Balconies				Appropriate Inappropriate		
3	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate		
	Landings/ Steps / Stoop / Railings				Appropriate      Inappropriate		
)	Lighting (i.e. wall, post)				Appropriate      Inappropriate		
/ 	Signs (i.e. projecting, wall)				Appropriate Inappropriate		
2	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate		
3	Decks				Appropriate Inappropriate		
4	Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate		
5	Fence / Walls (i.e. materials, type)				Appropriate      Inappropriate		
5	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate		
, 7	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate		
3	Driveways (i.e. location, material, screening)				Appropriate Inappropriate		
, ,	Parking (i.e. location, access, visibility)				Appropriate Inappropriate		
, )	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate		
ore: Asso	e and Intent: eserve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property value	□ Yes □ □ Yes □ ≥s: □ Yes □	No 5. Com	•			

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

# 449 COURT STREET (LUHD-235) **CERTIFICATE OF APPROVAL** WORK SESSION #F

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Multi-Family
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c. 1996
- Building Style: Traditional
- Historical Significance: NA
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: South End
- **B.** Proposed Work: Add a 4<sup>th</sup> Floor Addition and roof deck along Court Street.

#### C. Other Permits Required:

Board of Adjustment Condo Association

Planning Board City Council Abutting Property Owner

#### D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

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

- Principal

Demolition

Mid-Block

#### F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

Gateway

#### 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)

#### L. Neighborhood Context:

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

- The Application is proposing to:
- Change the roof design by adding a 4<sup>th</sup> floor addition and roof deck. taller structure with a common wall containing no openings.
- Massing Model.
- Additions (10).

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





Zoning Map

• The buildings are located along lower Court Street. It's surrounded with many wood- and bricksided structures with no setbacks and shallow side yards. This structure also abuts Strawbery Banke.

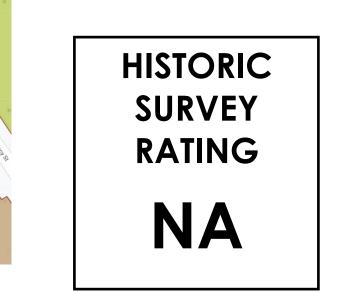
The addition is generally proposed to be located along the northern property line abutting a

NOTE – The Applicant has requested a postponement of this application until July while they continue to study the visual impacts of the project. We will also place this into the City's 3D

Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and



Rear Decks and Aerial View Image



		449	P COURT STREET (LUHD-235)	- WORK SESSION #F (MO	ODERATE)	
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHB	ORHOOD CONTEXT	
		Project Information	Existing Proposed	Abutting Structures	Surrounding Structures	
		•	Building Building (+/-)	(Average)	(Average)	<
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
STAFF	1	Gross Floor Area (SF)				<b>M</b> z
⊲ ⊢	2	Floor Area Ratio (GFA/ Lot Area)				<b>FOI</b>
Ś	3	Building Height / Street-Width Ratio	٨	<b>NODERATE PROJEC</b>	<b>∼</b> T	ר <b>כ</b>
	4	Building Height – Zoning (Feet)	N			L L S
	5	Building Height – Street Wall / Cornice (Feet)	– Add 4	<sup>th</sup> Floor Addition and Ro	of Deck –	Ξ 2
	6	Number of Stories Building Coverage (% Building on the Lot)				Zž
	/					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	ŬÛ
9	<u>8</u>	Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate	
	7	Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropriate	
	<u>.</u>				🗆 Appropriate 🗆 Inappropriate	
	<sup>2</sup> 11	Architectural Style (i.e. traditional – modern)			🗆 Appropriate 🗆 Inappropriate	
MEMBERS	12				🗆 Appropriate 🗆 Inappropriate	
2	13	Style and Slope			🗆 Appropriate 🗆 Inappropriate	
Σ	14	Roof Projections (i.e. chimneys, vents, dormers)			🗆 Appropriate 🗆 Inappropriate	<b>A</b> 2
	15				🗆 Appropriate 🗆 Inappropriate	
	16	Cornice Line			🗆 Appropriate 🗆 Inappropriate	<b>&gt;</b> 2
ξΙ,	17	Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate	
)   :   :					🗆 Appropriate 🗆 Inappropriate	L I
					🗆 Appropriate 🗆 Inappropriate	
	20	Projections (i.e. bays, balconies)			🗆 Appropriate 🗆 Inappropriate	
OMMISSION	≥ <u>21</u>	Doors and Windows			🗆 Appropriate 🗆 Inappropriate	
5   3	22	Window Openings and Proportions			🗆 Appropriate 🗆 Inappropriate	ШΣ
נ	23	Window Casing/ Trim			Appropriate Inappropriate	
	24	Window Shutters / Hardware			🗆 Appropriate 🗆 Inappropriate	
$\mathbf{O} \mid \mathbf{S}$	25	Awnings			🗆 Appropriate 🗆 Inappropriate	O õ
STRICT	26	Doors Perchanged Palacetics			Appropriate Inappropriate	
		Porches and Balconies			Appropriate     Inappropriate	
	28				Appropriate Inappropriate	Δ_
<u>ບ</u>	29	Landings/ Steps / Stoop / Railings			Appropriate Inappropriate	
R	30				Appropriate Inappropriate	
HISTORIC	31	Signs (i.e. projecting, wall)			Appropriate Inappropriate	
S	32	Mechanicals (i.e. HVAC, generators)			Appropriate Inappropriate	
I	33 34	Decks Garages/ Barns / Sheds (i.e. doors, placement)				
-					Appropriate Inappropriate	208
	35					
	30 37	Landscaping (i.e. gardens, planters, street trees)				
	37	Driveways (i.e. location, material, screening)				
	5 <u>30</u> 39					
	37				🗆 Appropriate 🗆 Inappropriate	

#### <u>H. Purpose and Intent:</u>

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  $\Box$  Yes  $\Box$  No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No

$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No
$\Box$ Yes $\Box$	No