Staff Report – August 4th & 11th, 2021

August 4th MEETING

Administrative Approvals:

- 1. 14 Mechanic Street. (LUHD-338)
- 2. 110 Brewery Lane (LUHD-365)
- 3. 45 Market Street (LUHD-367)
- 4. 46 Maplewood Ave. (LUHD-368) Recommend Approval
- 5. 379 New Castle Ave. (LUHD-369) Recommend Approval
- 6. 57 Salter Street (LUHD-370)
- 7. 93 State Street (LUHD-371)
- 8. 145 Maplewood Ave. (LUHD-372) Recommend Approval

- Recommend Approval

EXTENSION REQUEST – NEW BUSINESS:

1. 161 Deer St. (LU-20-101) (5-story mixed-use building)

PUBLIC HEARINGS – OLD BUSINESS:

A. 64 Vaughan St. (LU-21-153) (3 story building)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 60 Penhallow St. (LU-21-144) (artwork)
- 2. 55 Hanover St. (LU-21-146) (windows)
- 322 Islington St. (LU-19-11) (2 story carriage house) 3.
- 4. 199 Middle St. (LU-21-149) (shed)
- 5. 39 Pickering St. (LU-21-95) (shed)
- 6. 93 Pleasant St. (LU-21-148) (renovations to existing)

August 11th MEETING

Administrative Approvals:

- Pending review

PUBLIC HEARINGS – NEW BUSINESS:

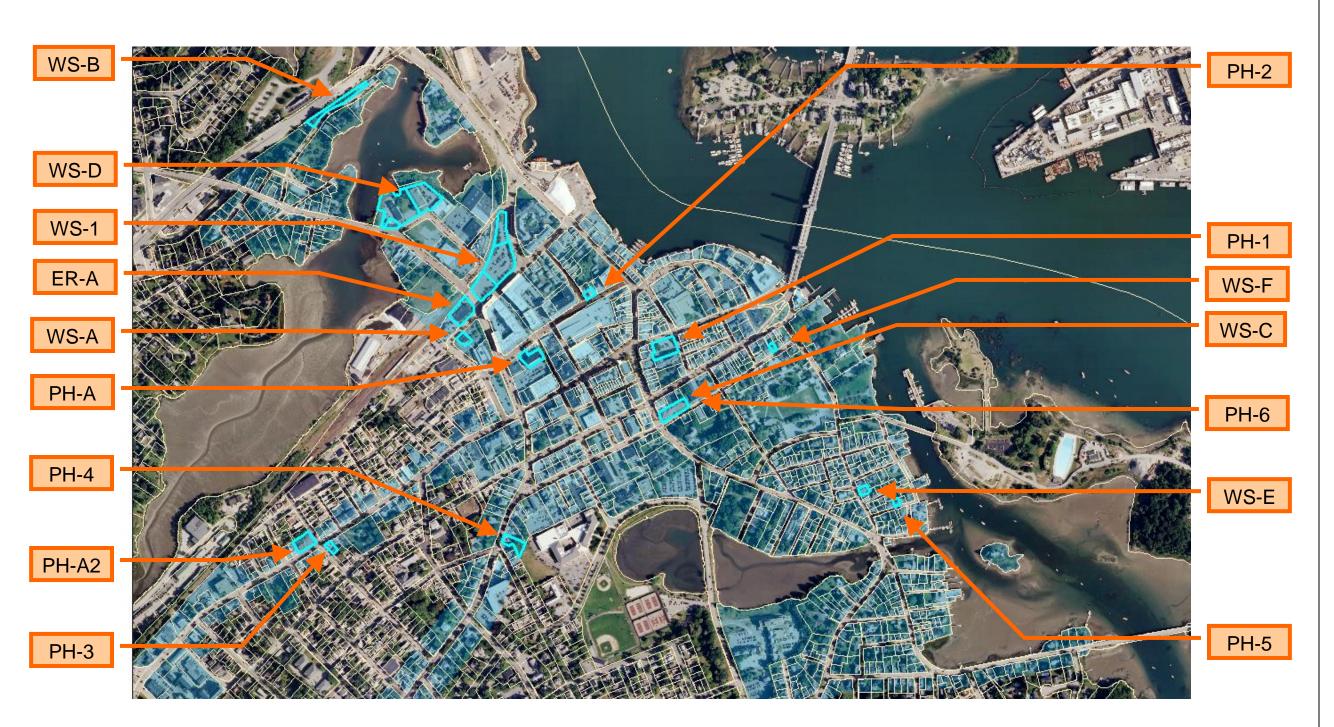
7. 361 Islington St. (LU-21-147) (addition)

WORK SESSIONS – OLD BUSINESS:

- A. 238 Deer St. (LUHD-340) (3.5 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)
- E. 279 Marcy St. (LUHD-259) (dormer)
- F. 449 Court St. (LUHD-235) (dormer & deck)

WORK SESSIONS (NEW):

2 Russell / O Deer St. (LUHD-366) (5 story building)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: August 4th and 11th, 2021 **APPLICATIONS: 24**

Project Address: Permit Requested: Meeting Type:

161 DEER STREET (LU-20-101) **CERTIFICATE OF APPROVAL** PUBLIC HEARING/EXT. REQUEST #A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: <u>Commercial Office</u>
- Land Area: <u>21,050 SF +/-</u> Estimated Age of Structure(s): <u>c.1970</u>
- Building Style: NA
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave. and Deer Street</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End
- B. Proposed Work: Extension request to construct a 5-story, mixed-use building.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

	Terminal Vista	
_		

Mid-Block

✓ Intersection / Corner Lot □ Rear Lot

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

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)

- Neighborhood Context:
 - shallow to no front yard setbacks.

J. Background & Suggested Action:

The Applicant is seeking an extension of the approval due to economic impacts related to Covid and the larger redevelopment project along Deer Street.

Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with

Design Guideline Reference: Guidelines for Commercial Development &

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA		NEIGHBORHOOD CONT
		Project Information	Abutting Stru (Average	ctures Surrounding S
		GENERAL BUILDING INFORMATION		
	1 Gross Floor Area (SF)			
	2	Floor Area Ratio (GFA/ Lot Area)	MAJOK	PROJECT
	3	Building Height / Street-Width Ratio		
	4	Building Height – Zoning (Feet)	– EXT. REQUEST TO CONSTRUCT	A 5-SIORY MIXED-USE B
	5	Building Height – Street Wall / Cornice (Feet)		
-	6	Number of Stories		
	7	Building Coverage (% Building on the Lot)		
		PROJECT REVIEW ELEMENT		
¥	8	Scale (i.e. height, volume, coverage)		
Ë	9	Placement (i.e. setbacks, alignment)		
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)		
0	11	Architectural Style (i.e. traditional – modern)		
ļ	12	Roofs		
	13	Style and Slope		
ļ	14	Roof Projections (i.e. chimneys, vents, dormers)		
ļ	15	Roof Materials		
ļ	16	Cornice Line		
MATERIALS	17	Eaves, Gutters and Downspouts		
	18	Walls		
ERI	19	Siding / Material		
IAT	20	Projections (i.e. bays, balconies)		
2	21	Doors and Windows		
Z	22	Window Openings and Proportions		
DESIGN	23	Window Casing/ Trim		
DE	24	Window Shutters / Hardware		
5 2	25	Storm Windows / Screens		
	26	Doors		
BUILDING	27	Porches and Balconies		
ш	28	Projections (i.e. porch, portico, canopy)		
	29	Landings/ Steps / Stoop / Railings		
	30	Lighting (i.e. wall, post)		
	31	Signs (i.e. projecting, wall)		
	32	Mechanicals (i.e. HVAC, generators)		
	33	Decks		
	34	Garages/ Barns / Sheds (i.e. doors, placement)		
z	35	Fence / Walls / Screenwalls (i.e. materials, type)		
DESIGN	36	Grading (i.e. ground floor height, street edge)		
DES	37	Landscaping (i.e. gardens, planters, street trees)		
SITE	38	Driveways (i.e. location, material, screening)		
S	39	Parking (i.e. location, access, visibility)		
	40	Accessory Buildings (i.e. sheds, greenhouses)		

1. Preserve the integrity of the District:

□ Yes □ No

2. Assessment of the Historical Significance: 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

AJOR)

EXT Structures ge)

UILDING -

APPROPRIATENESS

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

Denied FORM Date:<u>8-4-21</u> COMMISSION Withdrawn Approved with Stipulations Z O <u>No:A</u> Ē DISTRICT Case Postponed EET HISTORIC 4 STRI <u>></u> DEER Approved Continued PORTSMOUTH ERT 61 -**PROPERTY** 0_ **Decision:** 0 Ř Δ_





Project Address: Permit Requested: Meeting Type:

64 VAUGHAN MALL (LU-21-153) **CERTIFICATE OF APPROVAL PUBLIC HEARING #A**

Existing Conditions: Zoning District: CD5

- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: <u>C</u>
- Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To make façade improvements to the storefront and add a penthouse.

C. Other Permits Required:

\checkmark	Board	of Ad	justmen [.]
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D. Lot Location:

Terminal	Vista

\checkmark	Mid

-Block

Demolition

Planning Board City Council

Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

\checkmark	Principal
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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:

- has an 8 space surface parking lot off of Hanover Street.
- Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:
 - arcade along the driveway entrance has been modified.

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

K. 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

• Add a three story addition with an attic. The revised elevations show a variety of modifications suggested by the Commission. In particular, the tower element and



Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY	NEIG	SHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	1	Gross Floor Area (SF)	*		· · · · ·		NOR
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MAJOR PROJEC	СТ	
	4	Building Height – Zoning (Feet)					
	5				ory Addition to the E		
	6	Number of Stories		= Add d 3 -31	lory Addition to the L		
1	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS	
Ļ	8					🗆 Appropriate 🗆 Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
ç						🗆 Appropriate 🗆 Inappropriate	
C	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
_	12					🗆 Appropriate 🗆 Inappropriate	
13 Style and Slope						🗆 Appropriate 🗆 Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
	16					🗆 Appropriate 🗆 Inappropriate	2
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
	18					🗆 Appropriate 🗆 Inappropriate	
ATFRIA	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
ΔT						🗆 Appropriate 🗆 Inappropriate	
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-	34					🗆 Appropriate 🗆 Inappropriate	
F (I)N	35					🗆 Appropriate 🗆 Inappropriate	
С Ц	30					🗆 Appropriate 🗆 Inappropriate	12/5
2	37					🗆 Appropriate 🗆 Inappropriate	
L L	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	

3. Conservation and enhancement of property values:

2. Assessment of the Historical Significance:

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:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

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 🗆 Yes 🗆 No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

60 PENHALLOW ST. (LU-21-339) **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

Mid-Block

Significant Demolition

A. Property Information - General:

Existing Conditions:

- Žoning District: CD4
- Land Use: <u>Commercial Parking Lot</u> Land Area: <u>22,430 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>Greek Revival</u> Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Penhallow and Daniel Streets</u>
- Unique Features: Vacant Urban Property
- Neighborhood Association: Downtown
- B. Proposed Work: To add artwork to the community space.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

Principal

F. Sensitivity of Context:

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

Gateway

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 alterations, additions or expansions)

I. Neighborhood Context:

yard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - elements.
 - speak directly with the artists.
 - hearing at the request of the HDC.

Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This vacant lot is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no front

Add new artwork such as a fountain, reflecting wall, wave wall and various wayfinding

• A publically noticed work session was held on June 9th where the abutter were notified and the general public had an opportunity to provide comment on the artwork and

• Note that this would normally be an administrative approval but was posted as a public

Aerial and Street View Image

60 PENHALLOW STREET (LU-21-144) – PUBLIC HEARING #1 (MINOR)

		INFO/ EVALUATION CRITERIA Project Information	Existing	CT PROPERTY Proposed	Abutting Structures	GHBORHOOD CONTEXT Surrounding Structures	
	No		Building	Building (+/-)	(Average)	(Average)	8 8 8
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		
	1	Gross Floor Area (SF)					FOR
_	2	Floor Area Ratio (GFA/ Lot Area)					$\square \bigcirc \cong$
_	3	Building Height / Street-Width Ratio			MINOR PROJE	CT	$\square \bigcirc \Im$
_	4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)					∥ ⊔ ⊾ ⋛
-	<u> </u>	Number of Stories		– Install Arty	work within the Cor	nmunity Space –	
	7	Building Coverage (% Building on the Lot)				7 1	
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIO	NS APPROPRIATENESS	O
н	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
Ж	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	∖ 🛏 ز
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	
ŭ⊨	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate	
\neg	12	Roofs				Appropriate Inappropriate	UAT
	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	EV
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate	
ATERIALS	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
AT	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	RTY
× _	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	- i 🕰 i č
Ž.	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	Шă
DESIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	DPE
-	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
DING	25	Awnings				🗆 Appropriate 🗆 Inappropriate	- C -
	26	Doors				Appropriate Inappropriate	
BUIL	27	Porches and Balconies				Appropriate Inappropriate	
-	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	
	29 30	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)				Appropriate Inappropriate	-
⊢	30	Signs (i.e. projecting, wall)				Appropriate	-
-	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate Appropriate Inappropriate	
	33	Decks				Appropriate Inappropriate	And the
	34	Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate	
z	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropriate	
ESIGN	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	
Δ	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate	
1 2	urpo Pre As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value / Criteria / Findings of Fact:	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	•		Drs:

Project Evaluation Form: Permit Requested: Meeting Type:

55 HANOVER STREET (LU-21-146) **CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

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

- Zoning District: <u>CD4-L2</u>
- Land Use: Mised-Use
- Land Area: 4,102 SF +/-
- Estimated Age of Structure: c.1989

- Building Style: <u>Federal-Revival</u> Number of Stories: <u>2.5</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from High and Hanover Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To replace all windows in all 4 units.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

- Terminal Vista
- ✓ 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

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, 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:

• Due to the age of construction, this non-contributing historic structure is located along the front yard setback and shallow side yard setbacks.

J. Previous HDC Comments and Suggestions:

• NA.

K. Staff Comments and Suggestions for Consideration:

building.

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

Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View

intersection of Fleet and Court Streets and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The building in this neighborhood have little to no

• The proposed improvements include replacement of all the new construction windows in the





HISTORIC SURVEY RATING NC

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT
	N -	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)	•			
1	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				· T
	4	Building Height – Zoning (Feet)			MINOR PROJE	
	5	Building Height – Street Wall / Cornice (Feet)				
	<u>6</u> 7	Number of Stories		-	ADD NEW WINDOW	S UNLT -
1		Building Coverage (% Building on the Lot)		COMMENTS		
•			HDC (COMMENTS	HDC SUGGESTION	
8		Scale (i.e. height, volume, coverage)				
9		Placement (i.e. setbacks, alignment)				Appropriate Inappropriat
10 11		Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				
12		Roofs				Appropriate Inappropriat
12		Style and Slope				
1. 1.		Roof Projections (i.e. chimneys, vents, dormers)				
		Roof Materials				
	15	Cornice Line				
16 17		Eaves, Gutters and Downspouts				
18		Walls				□ Appropriate □ Inappropriat □ Appropriate □ Inappropriat
18		Siding / Material				
20		Projections (i.e. bays, balconies)				
20	1	Doors and windows				□ Appropriate □ Inappropriat □ Appropriate □ Inappropriat
21		Window Openings and Proportions				Appropriate Inappropriat Appropriate Inappropriat
23		Window Casing/ Trim				Appropriate Inappropriat Appropriate Inappropriat
		Window Casing/ IIII Window Shutters / Hardware				Appropriate Inappropriat Appropriate Inappropriat
25		Awnings				
26	_	Doors				
27	-	Porches and Balconies				
28		Projections (i.e. porch, portico, canopy)				
29		Landings/ Steps / Stoop / Railings				
30		Lighting (i.e. wall, post)				
31		Signs (i.e. projecting, wall)				
32	_	Mechanicals (i.e. HVAC, generators)				
33		Decks				
34		Garages (i.e. doors, placement)				
35		Fence / Walls (i.e. materials, type)				
36	-	Grading (i.e. ground floor height, street edge)				
37		Landscaping (i.e. gardens, planters, street trees)				
38		Driveways (i.e. location, material, screening)				
3		Parking (i.e. location, access, visibility)				
40		Accessory Buildings (i.e. sheds, greenhouses)				
		e and Intent:				

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 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

🗆 Yes 🗆	No
\Box Yes \Box	No
\Box Yes \Box	No

Project Evaluation Form: Permit Requested: Meeting Type:

322 ISLINGTON STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #3

Mid-Block

Significant Demolition

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

- Zoning District: CD4-L2
- Land Use: Two-Family
- Land Area: 4,422 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Mansard</u> Number of Stories: <u>1.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Cabot and Islington Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek
- B. Proposed Work: To relocate existing carriage house and add a connector.

C. Other Permits Required:

Board of Adjustment Planning Board City Council

D. Lot Location:

Terminal Vista

✓ 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"

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 alterations, additions or expansions)

I. Neighborhood Context:

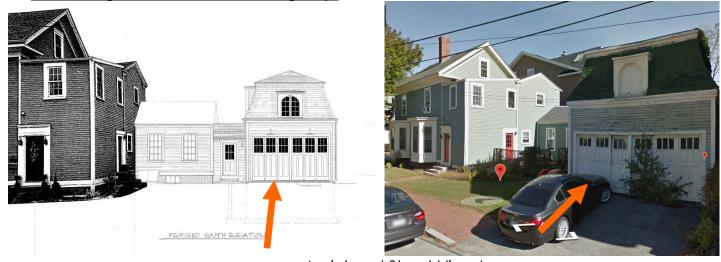
other wood, 2-2.5 story contributing structures with shallow front yard setbacks.

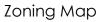
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to see re-approval for the following:
- Remodel the existing carriage house in a new location.
- Add a single story connector.

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

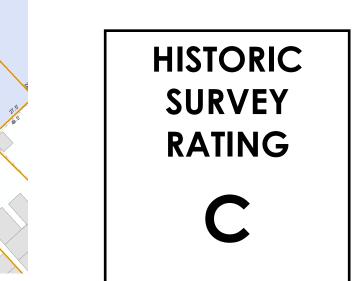
K. Aerial Image, Street View and Zoning Map:





• This contributing historic structure is located along Cabot and Islington Streets. It is surrounded with many

Aerial and Street View Image



	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	N	NEIGHBORHOOD CONTEXT
N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
1	Gross Floor Area (SF)	<u> </u>		- /	
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio		Α	NODERATE PR	
4	Building Height – Zoning (Feet)				OJECI
5	Building Height – Street Wall / Cornice (Feet)	_	REMODEL CARR	IAGE HOUSE AND	ADD CONNECTOR ONLY –
6	Number of Stories	_			
7	Building Coverage (% Building on the Lot)			-	
8	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGEST	
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
1					🗆 Appropriate 🗆 Inappropriate
1					🗆 Appropriate 🗆 Inappropriate
1					🗆 Appropriate 🗆 Inappropriate
1					🗆 Appropriate 🗆 Inappropriate
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					Appropriate Inappropriate
3					Appropriate Inappropriate
3					Appropriate
Urr	pose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	 Yes Yes Yes Yes 	No 5. Cor	•	

2. Compatibility of design with surrounding properties:

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

Withdrawn

19 mm

 Approved with Stipulations
 Postponed
 Withdrawr Postponed Decision: 🗌 Approved Continued

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

199 MIDDLE STREET (LU-21-149) CERTIFICATE OF APPROVAL PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>MRO</u>
- Land Use: Mixed-Use
- Land Area: 0.27A +/-
- Estimated Age of Structure: c.1810
- Building Style: NA
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Middle Street</u>
- Unique Features: NA
- Neighborhood Association: Richards Ave.
- B. Proposed Work: To add shed.

C. Other Permits Required:

Board of Adjustment

Mid-Block

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

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

Principal

Accessory Demolition

Planning Board City Council

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)

Neighborhood Context: Ι.

- 3 story wood-sided structures on lots with a shallow setback from the sidewalk.
- J. Staff Comments and/ or Suggestions for Consideration:

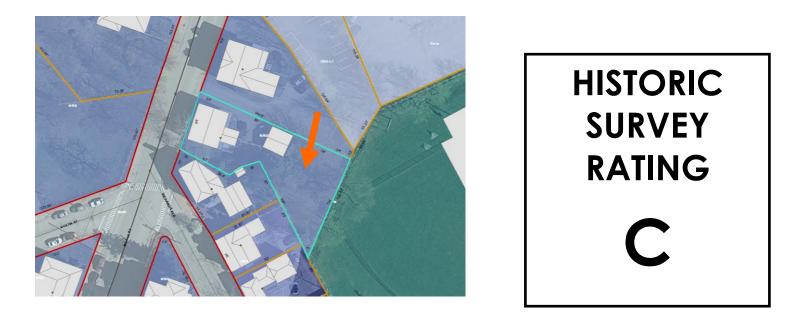
The applicant is proposing to:

• Add a shed to the rear of the property.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





• The building location is located along Middle Street. It is surrounded with many contributing structures ranging from 2.5 to 3 stories in height. The neighborhood is predominantly made up of a wide range of 2.5 -

Aerial and Street View Image

				STREET (LU-21-149) -		* *
	-	INFO/ EVALUATION CRITERIA		ECT PROPERTY		NEIGHBORHOOD CONTEXT
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	NO.	GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)			MINOR PRO	IECT
)	3	Building Height / Street-Width (ROW) Ratio	_			JECI
	4	Building Height – Zoning (Feet)			- ADD A SHED	
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	_		ADD A SILD	
	0	Building Coverage (% Building on the Lot)	-			
		PROJECT REVIEW ELEMENT		ANT'S COMMENTS	HDC SUGGESTI	IONS APPROPRIATENESS
	8	Scale (i.e. height, volume, coverage)	AFFLIC		10C 30GGE31	Appropriate Inappropriate
EX	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate
U U 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
SION MEMBERS	15	Roof Materials				□ Appropriate □ Inappropriate
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
	18	Walls				🗆 Appropriate 🗆 Inappropriate
ERI	19	Number and Material				🗆 Appropriate 🗆 Inappropriate
AT	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
IGN & W	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate
Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
ESIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
	27	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
DING	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate
Ē	26	Doors				Appropriate Inappropriate
BUI	27	Porches and Balconies				Appropriate Inappropriate
BUILDII	28	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings				Appropriate Inappropriate
	29 30	Lighting (i.e. wall, post)				Appropriate Inappropriate
	31	Signs (i.e. projecting, wall)				
	37	Mechanicals (i.e. HVAC, generators)				Appropriate
	33	Decks				Appropriate Inappropriate
	33	Garages / Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate
	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate
z	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate
DES	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate
SITE	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate
S	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate

H. Purpose and Intent:

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

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

39 PICKERING STREET (LU-21-95) CERTIFCATE OF APPROVAL PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u>
- Land Use: Single Family
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: <u>c.1790</u> Building Style: <u>Colonial</u>
- Number of Stories: 2.5
- Historical Significance: <u>C</u> Public View of Proposed Work: <u>Limited from Pickering Street</u>
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown
- B. Proposed Work: To add a new shed in the rear yard.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

D. Lot Location:

Terminal Vista



Intersection / Corner Lot Rear Lot

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

Principal

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)

K. Neighborhood Context:

small lots, located along the street edge with shallow setbacks.

L. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Replace the existing shed with a new cedar shed.

Design Guideline Reference – Guidelines for Site Elements and Streetscapes (10).

L. Aerial Image, Street View and Zoning Map:



Existing and Proposed Conditions



Zoning Map

• The building is located along Pickering Street and is surrounded with many existing historic buildings ranging from 2 to 2.5 stories in height. The neighborhood is predominantly made up of wood-sided structures on

		39 PIC	KERING STRE	ET (LU-21-195) – P	UBLIC HEARING	#5 (MINO	OR PROJECT)	
		INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY		NEIGHBOI	RHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures		Surrounding Structures (Average)	4-21
	No.	GENERAL BUILDING INFORMATION	(ESTIN	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)			R 8 2enied
STAFF	1	Gross Floor Area (SF)				Į		
I A	2	Floor Area Ratio (GFA/ Lot Area)			MINOR PRO			
S	3	Building Height / Street-Width (ROW) Ratio						ate C
	4	Building Height – Zoning (Feet)			- REPLACE SHED			
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories						
	0	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT		CANT'S COMMENTS	HDC SUGGE		APPROPRIATENESS	TOMMIS COMMIS No.: 5 Stipulations
	- 8	Scale (i.e. height, volume, coverage)			100 30001	3110113	Appropriate Inappropriate	⊣Oŭžä ≦ ≥
	<u> </u>	Placement (i.e. setbacks, alignment)					Appropriate Inappropriate	
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)						with
	5 11	Architectural Style (i.e. traditional – modern)						
	12						□ Appropriate □ Inappropriate	UA1 UA1 DISTRIC DISTRIC DISTRIC DISTRIC
SS	13	Style and Slope					□ Appropriate □ Inappropriate	ALUA RIC DISTR STREET C Approved v Postponed
Ш	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
MEMBERS	15	Roof Materials					Appropriate 🗆 Inappropriate	App Post Post
E I	16	Cornice Line					🗆 Appropriate 🗆 Inappropriate	
٤	17	Eaves, Gutters and Downspouts					🗆 Appropriate 🗆 Inappropriate	
	18	Walls					🗆 Appropriate 🗆 Inappropriate	
	19	Number and Material					🗆 Appropriate 🗆 Inappropriate	
SSI MAT	20	Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate	- E X § 2
MMISSION GN & MATERIAL	21	Doors and windows					🗆 Appropriate 🗆 Inappropriate	PERTY SMOUTH H :39 PICKER Continued
	22						🗆 Appropriate 🗆 Inappropriate	
)	Window Casing/ Trim					Appropriate Inappropriate	
	_	Window Shutters / Hardware						
	25	Storm Windows / Screens Doors						
	26	Porches and Balconies					Appropriate Inappropriate	
ISTRIC'	27	Projections (i.e. porch, portico, canopy)						─ 02 ~ 0 ·5
SIO	20						 Appropriate Inappropriate Appropriate Inappropriate 	
	30	Lighting (i.e. wall, post)					Appropriate Inappropriate	
<u>0</u>	31	Signs (i.e. projecting, wall)					Appropriate Inappropriate	
R R	32	Mechanicals (i.e. HVAC, generators)						
μ	33	Decks						
HISTORIC	34	Garages / Barns / Sheds (i.e. doors, placement)					Appropriate Inappropriate	Mar Andrew
	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
z	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DESIGN	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	
	4 0	Accessory Buildings (i.e. sheds, greenhouses)					🗆 Appropriate 🗆 Inappropriate	
	During a		I					

<u>H. Purpose and</u>

Intent:

1.	Preserve t	ne integrity of the District:	
~			

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 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

Page 16 of 34

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

Project Evaluation Form: Permit Requested: Meeting Type:

93 PLEASANT STREET (LU-21-235) **CERTIFICATE OF APPROVAL PUBLIC HEARING #6**

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: <u>View from Pleasant and Court Streets</u>
- Unique Features: Focal Building
- Neighborhood Association: Downtown
- B. Proposed Work: To renovate the existing building.

C. Other Permits Required:

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

Gateway

Demolition

Mid-Block

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:

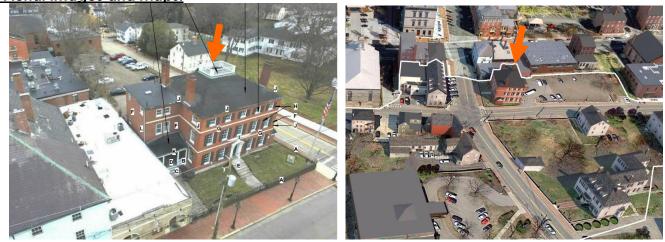
Mansion, another focal building and setting is located across the street.

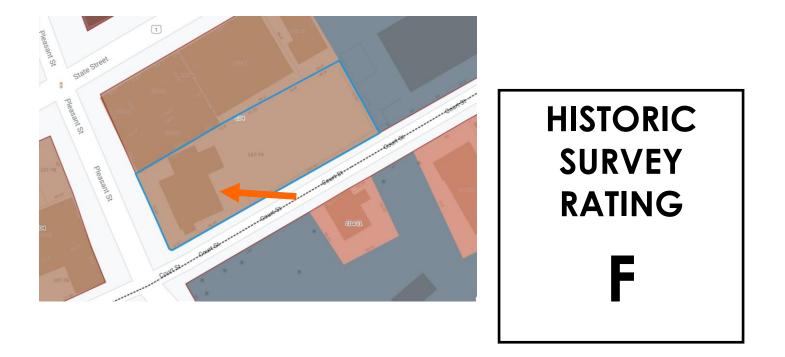
J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
- the rear of the building.
- Replace the asphalt shinales with boral slateline shinales.
- Replace all original TDL windows with new SDL windows to match.

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

K. Aerial Images and Maps:





• 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

• Demolish the one story side entrance addition on Court Street as well as the single story addition on

Elevations

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
	1 Gross Floor Area (SF)	•				~
	2 Floor Area Ratio (GFA/ Lot Area)		_			0
	3 Building Height / Street-Width Ratio			MODERATE PROJ	ECT	
	4 Building Height – Zoning (Feet)					
	 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 	– DEMOL	LITION, ROOFING	G, WINDOW REPLACE	MENT AND MISC. ELEMENTS-	
	7 Building Coverage (% Building on the Lot)			-		Z
	PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	8 Scale (i.e. height, volume, coverage)				Appropriate Inappropriate	
	 9 Placement (i.e. setbacks, alignment) 				Appropriate Inappropriate	
1	10 Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	
	11 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
1	12 Roofs				Appropriate 🗆 Inappropriate	
1	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	Щ н
	18 Walls19 Number and Material				Appropriate Inappropriate	
	19 Number and Material20 Projections (i.e. bays, balconies)				Appropriate Inappropriate	
	20 Projections (i.e. bdys, bdiconies) 21 Doors and windows				Appropriate	
	21 Doors and windows 22 Window Openings and Proportions				Appropriate Inappropriate 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	
2	27 Porches and Balconies				□ Appropriate □ Inappropriate	
2	28 Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
	29 Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
	30 Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
	31 Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
	32 Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
	33 Decks				🗆 Appropriate 🗆 Inappropriate	
	34 Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	V-IIII
	35 Fence / Walls / Screenwalls (i.e. materials, type)				Appropriate Inappropriate	
	 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 				Appropriate Inappropriate	
	 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening) 				Appropriate	
	 39 Parking (i.e. location, access, visibility) 				Appropriate Inappropriate Appropriate Inappropriate	
	rrpose and Intent:				D : 1 : 1	
	Preserve the integrity of the District:			intain the special character of the		
	Assessment of the Historical Significance:			mplement and enhance the archi		
	Conservation and enhancement of property valu	$\square \operatorname{Yes} \square I$	NO 6. Pro	mote the education, pleasure and	d welfare of the District to the city residents and vis	sitors:
	eview Criteria / Findings of Fact:					
•	Consistent with special and defining character of	surrounding propert	ies: 🗆 res 🗆 No 🛛 3. Rel	ation to historic and architectural v	/alue of existing structure: □ Yes □ No	

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

361 ISLINGTON STREET CERTIFICATE OF APPROVAL WORK SESSION/ PUBLIC HEARING #7

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- Land Use: Vacant / Commercial
- Land Area: 15,174 SF +/-
- Estimated Age of Structure: 1965

- Building Style: <u>Commercial / Modern</u> Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>View from Islington and Cabot Streets</u>
- Unique Features: NA
- Neighborhood Association: Islington Creek
- B. Proposed Work: Add side addition and make site improvements.

C. Other Permits Required:

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

Significant Demolition

Mid-Block

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 significant alternations, additions or expansions)

I. Neighborhood Context:

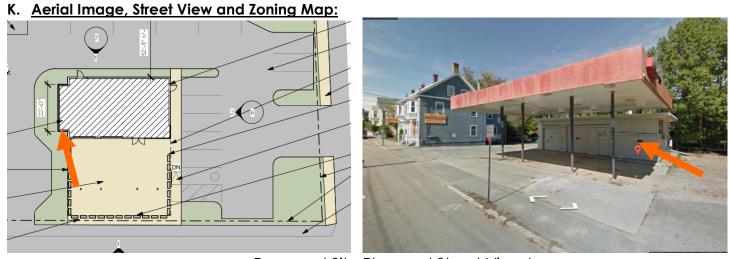
with shallow or no front yard setbacks on relatively small lots

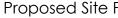
J. Background & Suggested Action:

The applicant proposed to:

- Convert the former gas station to a full-service restaurant;
- Add a small addition to the west side of the building;
- Modify the existing canopy to create on outdoor seating area; and
- Add fencing and landscaping along the edge of the property.

Design Guideline Reference – Masonry & Stucco (07), Windows and Doors (08), Site Elements & Streetscapes (09), Small Scale New Construction & Additions, and Signs and Awnings (11)







Zoning Map

• The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures

Proposed Site Plan and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEIG	GHBORHOOD CONTEXT
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATE	ED FROM THE TAX MAPS &	ASSESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MODERATE PRO.	IFCT
	4	Building Height – Zoning (Feet)			MODERAIL I NO.	
	5	Building Height – Street Wall / Cornice (Feet)		$-$ SITE ΔI	TERATIONS AND SIDE A	
	6 7	Number of Stories Building Coverage (% Building on the Lot)				
	/	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS
-	8	Scale (i.e. height, volume, coverage)				
ONTEXT	0 9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
Z	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
1	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	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate
	26	Doors				🗆 Appropriate 🗆 Inappropriate
_	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
Ĺ	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
\vdash	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate
	30	Lighting (i.e. wall, post)				Appropriate Inappropriate
	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate
1	32 33	Decks				
	33	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
	34	Fence / Walls / Screenwalls (i.e. materials, type)				Appropriate
	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
-	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate
		ose and Intent:			· ·	
	_	reserve the integrity of the District:	🗆 Yes 🗆 N	NO 4. N	Naintain the special character of the	e District:
		ssessment of the Historical Significance:	🗆 Yes 🗆 N		Complement and enhance the arch	
		Conservation and enhancement of property value			•	d welfare of the District to the city residents and vis
		w Criteria / Findings of Fact:				

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

Project Address: Permit Requested: Meeting Type:

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

Existing Conditions:

- Zoning District: SRB
- Land Use: Single Family Land Area: 13,068 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Vernacular
- Historical Significance: NA
- Public View of Proposed Work: Limited view from New Castle Ave.
- Unique Features: <u>NA</u>
- Neighborhood Association: South End
- B. Proposed Work: To replace two windows with a different design.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

- D. Lot Location:
 - Terminal Vista
 - □ 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"

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)

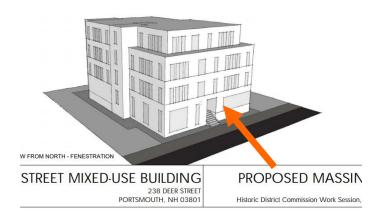
- I. <u>Neighborhood</u> Context:
 - with aarden areas.
- J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- window and two double-hung windows.
- plans will be forwarded to you at that time.

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

K. Aerial Image, Street View and Zoning Map:





• The building is located along New Castle Ave. across from Round Island in the South End. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards

• Replace two casement windows that were damaged in a recent storm with a picture

• The applicant will submit revised plan by August 4th for the August 11th meeting. Such



Proposed Alterations and Existing Conditions

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGH	BORHOOD CONTEXT
Project Information	ExistingProposedBuildingBuilding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
1 Gross Floor Area (SF)	· · ·		
		MAIOR PROIFC	Т
	- C	onstruct a 4-Story Build	dina –
	APPLICANI'S COMMENIS	HDC SUGGESHONS	APPROPRIATENESS
			🗆 Appropriate 🗆 Inappropriate
			🗆 Appropriate 🗆 Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			🗌 Appropriate 🗆 Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
10 Walls			
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			 Appropriate Inappropriate Appropriate Inappropriate
			 Appropriate Inappropriate Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
			Appropriate Inappropriate
35 Fence / Walls (Le materials type)			
35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. around floor height street edge)			
36 Grading (i.e. ground floor height, street edge)			🗆 Appropriate 🗆 Inappropriate
36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees)			Appropriate Inappropriate Appropriate Inappropriate
36 Grading (i.e. ground floor height, street edge)			🗆 Appropriate 🗆 Inappropriate
	Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Casing/ Trim 24 Window Shutters / Hardware	Project Information Existing Building Proposed Building (+/-) GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & AS 1 Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & AS 2 Floor Area Rotio (CFA/ Lot Area) (ESTIMATED FROM THE TAX MAPS & AS 3 Building Height / Street-Width Ratio (ESTIMATED FROM THE TAX MAPS & AS 4 Building Height - Street Wall / Comice (Feet) (ESTIMATED FROM THE TAX MAPS & AS 5 Building Height - Street Wall / Comice (Feet) (ESTIMATED FROM THE TAX MAPS & AS 6 Number of Stories (ESTIMATED FROM THE TAX MAPS & AS 7 Building Coverage (% Building on the Lot) (ESTIMATED FROM THE TAX MAPS & AS 8 Scale (i.e. height, volume, coverage) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scale (i.e. height, volume, coverage) Properent (i.e. setbacks, alignment) Properent (i.e. setbacks, alignment) Properent (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) Roof Projections (i.e. chimneys, vents, dormers) Roof Naterial 11 Architectural Style (i.e. traditional – modern) Roof Projections (i.e. bays, balconies) <t< td=""><td>Project Information Existing Project guiding Abutting structures (Average) GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Image: Construct of the construction of the constructin of the construction of the constructin of the construc</td></t<>	Project Information Existing Project guiding Abutting structures (Average) GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Image: Construct of the construction of the constructin of the construction of the constructin of the construc

Project Address: Permit Requested: Meeting Type:

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

E	 Existing Conditions: Zoning District: <u>GRA</u> Land Use: <u>Single Family</u> Land Area: <u>23,522 SF +/-</u> Estimated Age of Structure: <u>c.1890</u> Building Style: <u>Queen Anne</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Northwest Street & the Rte.1 Bypass.</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Christian Shore</u>
	Proposed Work: To construct a new single family house on the lot.
<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
E.	Existing Building to be Altered/ Demolished:
	Principal 🗌 Accessory 🗌 Demolition
<u>F.</u>	Sensitivity of Context:
	🗌 Highly Sensitive 🗹 Sensitive 🗌 Low Sensitivity 🗌 "Back-of-House"
<u>G.</u>	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)
ы	
<u>п.</u>	
	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.
- plans will be forwarded to you at that time.

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 areas. 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.

The applicant will submit revised plan by August 4th for the August 11th meeting. Such

Proposed Alterations and Existing Conditions

		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY	NEIC	GHBORHOOD CONTEXT
	NL-	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATE	O 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		Ν	NODERATE PRO .	IFCT
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories		– Construc	ct a New Single-Fan	nily Structure -
	<u>6</u> 7	Building Coverage (% Building on the Lot)				
	/					
	•	PROJECT REVIEW ELEMENT	APPLICANI	'S COMMENTS	HDC SUGGESTION	
Ś	8	Scale (i.e. height, volume, coverage)				
ONTEXT	9	Placement (i.e. setbacks, alignment)				
כ נ	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate
_	11	Architectural Style (i.e. traditional – modern)				
	12	Roofs Style and Slope				
	13 14	Roof Projections (i.e. chimneys, vents, dormers)				
	14	Roof Materials				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
	16	Cornice Line				
	17	Eaves, Gutters and Downspouts				
2	18	Walls				
TENIALS	19	Siding / Material				
	20	Projections (i.e. bays, balconies)				
	21	Doors and Windows				
	22	Window Openings and Proportions				
	23	Window Casing/ Trim				
כ כ	24	Window Shutters / Hardware				
)	25	Awnings				
	26	Doors				
	27	Porches and Balconies				
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)				
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
	33	Decks				🗆 Appropriate 🗆 Inappropriate
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
,	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
Z D	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
2	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
2	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:				🗆 Appropriate 🗆 Inappropriate

Project Evaluation Form: Permit Requested: Meeting Type:

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

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:

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

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 alterations, additions or expansions)

I. Neighborhood Context:

Mansion, another focal building and setting is located across the street.

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
- House.
- building design.
- be forwarded to you at that time.
- and Additions (10)

K. Aerial Images and Maps:



Renderings of the Proposed Addition and Connector Buildings



• 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

Add a three-story addition to the parking lot area along Court Street a connector to the Treadwell

Substantial design changes were presented at the July 14th meeting that now show a traditional

The applicant will submit revised plan by August 4th for the August 11th meeting. Such plans will

Design Guideline Reference: Guidelines for Small-Scale New Construction

INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGI	HBORHOOD 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 Floor Area Ratio (GFA/ Lot Area)					
3 Building Height / Street-Width Ratio			MAJOR PROJEC	2T	
4 Building Height – Zoning (Feet)					
5 Building Height – Street Wall / Cornice (Feet)	_	Construct a 3 S	tory Addition and a C	Connector Building –	
 6 Number of Stories 7 Building Coverage (% Building on the Lot) 			-	•	
PROJECT REVIEW ELEMENT		COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
8 Scale (i.e. height, volume, coverage)			HDC 30GGESHONS		$\dashv \mathbf{\Sigma}$
9 Placement (i.e. setbacks, alignment)				 Appropriate Inappropriate Appropriate Inappropriate 	
Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	ן י
Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate	
2 Roofs				Appropriate Inappropriate	
3 Style and Slope				Appropriate Inappropriate	
4 Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate	
5 Roof Materials				🗆 Appropriate 🗆 Inappropriate	
6 Cornice Line				🗆 Appropriate 🗆 Inappropriate	
7 Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
8 Walls				🗆 Appropriate 🗆 Inappropriate	
9 Number and Material				🗆 Appropriate 🗆 Inappropriate	
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	
 Porches and Balconies Projections (i.e. porch, portico, canopy) 				Appropriate Inappropriate	~
29 Landings/ Steps / Stoop / Railings					
30 Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	-
1 Signs (i.e. projecting, wall)				Appropriate Inappropriate	
32 Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	
33 Decks				Appropriate Inappropriate	
Garages (i.e. doors, placement)				Appropriate Inappropriate	1
5 Fence / Walls / Screenwalls (i.e. materials, type)				Appropriate Inappropriate	X III
Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	
Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	
Driveways (i.e. location, material, screening)				Appropriate Inappropriate	
Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
pose and Intent:					
Preserve the integrity of the District:			ntain the special character of the [District:	
Assessment of the Historical Significance:			nplement and enhance the archite		
Conservation and enhancement of property valu			•	welfare of the District to the city residents and visi	tors.
view Criteria / Findings of Fact:		o. FIOI	note the education, pleasure and		013.
onsistent with special and defining character of				alue of existing structure: 🛛 Yes 🗆 No	

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: <u>c.1960s</u> 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:

- 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"

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:

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

J. Staff Comments and/ or Suggestions for Consideration:

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

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 since February of this year so if new plans arrive by August 4th they will be forwarded to at that time.

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY	NEIG	HBORHOOD 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)		
1		X -		· · · · · · · · · · · · · · · · · · ·		2
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio				∩T	
4	Building Height – Zoning (Feet)					
5			- Constru	ict two 5 Story Mixor	l IIso Buildings _	
6				JCI IWO 5 SIOLY MIXED	-use buildings -	
7						
	PROJECT REVIEW ELEMENT	APPLIC	ANT'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	
	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate	
12	Roofs				Appropriate Inappropriate	
	Style and Slope					
	Roof Projections (i.e. chimneys, vents, dormers)					
	Roof Materials				Appropriate Inappropriate	
	Cornice Line					
	Eaves, Gutters and Downspouts					Т
	Walls					
	Siding / Material					
20	· · · · · · · · · · · · · · · · · · ·					
	Doors and Windows					
	Window Openings and Proportions					2
						_
	Awnings					
	Porches and Balconies					Ň
	Decks					
	Garages/ Barns / Sheds (i.e. doors, placement)					
35	Fence / Walls (i.e. materials, type)					
	Grading (i.e. ground floor height, street edge)					
37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	
	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
	Parking (i.e. location, access, visibility)				Appropriate Inappropriate	7/14
•	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate	1
	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 27 28 29 30 31 32 33 34 35 36	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) 9 PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Casing/ Trim 24 Window Casing/ Trim 25 Awn	GENERAL BUILDING INFORMATION Building 1 Gross Floor Area (SF) (ESTIM) 2 Floor Area Ratio (GFA/ Lot Area) (ESTIM) 3 Building Height - Zoning (Feet) (ESTIM) 4 Building Height - Zoning (Feet) (ESTIM) 5 Building Height - Street Walt / Cornice (Feet) (ESTIM) 6 Number of Stories (POJECT REVIEW ELEMENT) APPLIC/ 8 Scale (i.e. height, volume, coverage) (ESTIM) (ESTIM) 9 Placement (i.e. setbacks, alignment) (ESTIM) (ESTIM) 10 Massing (i.e. modules, banding, stepbacks) (ESTIM) (ESTIM) 11 Architectural Style (i.e. traditional – modern) (ESTIM) (ESTIM) 12 Roofs (ESTIM) (ESTIM) 13 Style and Slope (ESTIM) (ESTIM) 14 Roof Projections (i.e. chimneys, vents, dormers) (ESTIM) 15 Roof Material (ESTIM) (ESTIM) 16 Cornice Line (ESTIM) (ESTIM) 17 Eave	Building Building Building General Building Information (ESTIMATED FROM THE TAX MAPS & AS 1 Gross Floar Area [SF] (ESTIMATED FROM THE TAX MAPS & AS 2 Floar Area Ratio (GFA/ Lot Area) (ESTIMATED FROM THE TAX MAPS & AS 3 Building Height / Street-Walt Aratio (ESTIMATED FROM THE TAX MAPS & AS 4 Building Height - Street Walt / Comice (Feet) (Feet) 5 Building Coverage (% Building on the Lot) (ESTIMATED FROMTINS 7 Building Coverage (% Building on the Lot) (ESTIMATED FROMTINS 8 Scale (i.e. height, volume, coverage) (Pacement) (e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) Architectural Syle (i.e. traditional – modern) 11 Architectural Syle (i.e. traditional – modern) (ESTIMATED FROMTINES 13 Style and Slope (ESTIMATED FROMTINES) 14 Roof Araterial (ESTIMATED FROMTINES) 15 Roof Araterial (ESTIMATED FROMTINES) 16 Cornce Line (ESTIMATED FROMTINES) 17 Eaves, Gutters and Downspouts (ESTIMATED FROMTINES) <	Building Building	Image: Building Building

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

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

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 5,660 SF +/-

- Estimated Age of Structure: <u>c.1875</u> Building Style: <u>Greek Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Marcy St. & Meeting House Hill Rd.</u>
- 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 Board City Council

- D. Lot Location:
 - Terminal Vista
- Gateway

Mid-Block

Demolition

Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory

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. <u>Neighborhood</u> 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.
 - that time.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, and Additions (10).

Aerial Image, Street View and Zoning Map:





Zoning Map

a. 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 – We expect to receive revised plans by August 4th and they will be forwarded to you at

Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction

Proposed Alterations and Existing Conditions

INFO/ EVALUATION CRITERIA		CT PROPERTY	NEIG	HBORHOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
ross Floor Area (SF)	4		ł ł	
oor Area Ratio (GFA/ Lot Area)				
uilding Height / Street-Width Ratio		Λ	NODERATE PROJ	FCT
uilding Height – Zoning (Feet)				
uilding Height – Street Wall / Cornice (Feet)		- Construc	t a Recessed Roof D	ormer and Deck -
umber of Stories		Consiloc	a a necessea noor D	onner and beek
uilding Coverage (% Building on the Lot)				
PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGGESTIONS	
cale (i.e. height, volume, coverage)				Appropriate Inappropriate
acement (i.e. setbacks, alignment)				Appropriate Inappropriate
assing (i.e. modules, banding, stepbacks) rchitectural Style (i.e. traditional – modern)				Appropriate Inappropriate
ofs				Appropriate Inappropriate
yle and Slope				Appropriate Inappropriate
poof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate Appropriate Inappropriate
pof Materials				Appropriate Inappropriate
ornice Line				Appropriate Inappropriate
aves, Gutters and Downspouts				Appropriate Inappropriate
alls				Appropriate Inappropriate
ding / Material				Appropriate Inappropriate
ojections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
oors and Windows				□ Appropriate □ Inappropriate
indow Openings and Proportions				□ Appropriate □ Inappropriate
ndow Casing/ Trim				□ Appropriate □ Inappropriate
dow Shutters / Hardware				□ Appropriate □ Inappropriate
nings				□ Appropriate □ Inappropriate
rs				□ Appropriate □ Inappropriate
hes and Balconies				🗆 Appropriate 🗆 Inappropriate
jections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
dings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
ng (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
ns (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
echanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
ks				🗆 Appropriate 🗆 Inappropriate
arages/Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate
nce / Walls (i.e. materials, type)				Appropriate Inappropriate
ading (i.e. ground floor height, street edge)				Appropriate Inappropriate
ndscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate
veways (i.e. location, material, screening)				Appropriate Inappropriate
arking (i.e. location, access, visibility) ccessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate
d Intent:				🗆 Appropriate 🗆 Inappropriate
the integrity of the District:			ntain the special character of the	District:
			nplement and enhance the archi	
ment of the Historical Significance:			•	
ation and enhancement of property valu		6. Pror	note the education, pleasure and	welfare of the District to the city residents and vis

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: <u>View from Court Street</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: Add a 4th 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)

I. Neighborhood Context:

- J. Staff Comments and/ or Suggestions for Consideration:
 - The Application is proposing to:
 - Change the roof design by adding a 4th floor addition and roof deck. taller structure with a common wall containing no openings.
 - we will forward plans to you at that time.
- Additions (10).

K. Aerial Image, Street View and Zoning Map:



PROPOSED VIEW FROM DRIVEWAY



Zoning Map

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

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

NOTE – The Applicant had requested a postponement of this application while they continue to study the visual impacts of the project. The deadline for submission is August 4th so, if received,

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 COURT STREET (LUHD-235) – WORK SESSION #F (MODERATE)

INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD 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)		
Gross Floor Area (SF)					~~~ z ;
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		Λ	AODFRATE PROJ	IFCT	
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		– Add 4	th Floor Addition and	Roof Deck –	<pre></pre>
					Ζ ξ
PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS	_ <u>ດ</u> ເ ,
Scale (i.e. height, volume, covergae)				🗆 Appropriate 🗆 Inappropriate	
Architectural Style (i.e. traditional – modern)					
Roofs					
Style and Slope				□ Appropriate □ Inappropriate	
Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
Roof Materials				🗆 Appropriate 🗆 Inappropriate	
Cornice Line				🗆 Appropriate 🗆 Inappropriate	- F.
Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
Walls					
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Signs (i.e. projecting, wall)					
Mechanicals (i.e. HVAC, generators)					
Decks				□ Appropriate □ Inappropriate	
Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate	
Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	A DE U
Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	See on the
Parking (i.e. location, access, visibility)				Appropriate Inappropriate	
Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio 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 Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Shutters / Hardware Awnings Doors Projections (i.e. porch, portico, canopy) Landings/ Step / 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 / Wa	GENERAL BUILDING INFORMATION (ESTIMAT Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height - Zoning (Feet) Building Height - Street Walt / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICAN 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 Area Roling (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Stiling / Material Walls Stiding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings Doors Doors Projections (i.e. protch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall] Mechanicals (i.e. More, placements) Grages/ Barns / Sheds (i.e. doors, placement) Grages/ Barns / Sheds (i.e. doors, placement) Ferce (Walls (i.e. mater	GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & AS Gross Floor Area (SF) Floor Area (SF) Floor Area (SE) Station (SFA/Lot Area) Building Height / Street-Width Ratio Station (SFA/Lot Area) Building Height / Street-Width Ratio And Add Add Add Add Add Add Add Add Add	GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Gross Floor Area (S) MODERATED FROM THE TAX MAPS & ASSESSOR'S INFO) Building Hoight / Street/Wildh Ratio MODERATED FROM THE TAX MAPS & ASSESSOR'S INFO) Building Hoight / Street/Wildh Ratio MODERATED FROM THE TAX MAPS & ASSESSOR'S INFO) Building Hoight / Street/Wildh / Conice (Feet) ACAId 4th Floor Addition and Building Coverage (R Building on the Lot) APPLICANT'S COMMENTS HDC SUGGESTIONS Scale (i.e. height, volume, coverage) PROCement [i.e. selbacksdigmment] Mossing (i.e. modules, banding stepbacks) Architectural Style (i.e. traditional – modern) Roof Style and Stope Style and Stope Style and Stope Control (i.e. chinneys, vents, dorners] Roof Moterial Style and Stope Style and Stope Control (i.e. chinneys, vents, dorners] Roof Moterial Style and Stope Style and Stope Control (i.e. bays, balcanies) Style and Stope Style and Stope Style and Stope Control (i.e. bays, balcanies) Style and Stope (i.e. bays, balcanies) Style and Stope (i.e. bays, balcanies) Water Style (i.e. data and Propertions Contreal (i.e. bays, balcanies) Sty	GREERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAR'S & ASSESSOR'S INFO) Concerns Rook and (SF) Frook Area Datin (SKA/Lio Xrea) Building Height - Lonning Feett Building Height - Londing Height - Londing Building Height - Londing Buildig Height - Londing Buildig Height - Londing Building Height - L

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

2 RUSSELL & O DEER ST (LUHD-366) **CERTIFCATE OF APPROVAL** WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD</u>5
- Land Use: Vacant /Parking
- Land Area: <u>85,746 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Deer & Russell Streets & Maplewood Ave.</u>
- Unique Features: Surface Parking Lot
- Neighborhood Association: North End
- **B.** Proposed Work: To construct 3, 5 story, mixed-use buildings with connectors.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista	
----------------	--

Vista	
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- Mid-Block
- ☑ Intersection / Corner Lot Rear Lot

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

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)

Neighborhood Context: Ι.

up of newer, 4-5 story brick structures on large lots and little to no setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to construct a new five-story mixed use building with ground floor parking in the rear section of the building (using recessed single-story connectors).
- The building is broken into three main modules with a recessed, ground-floor connector.
- Being the first work session, the focus is on the massing of the building on the site. ٠
- Note that we will get the proposed volume inserted into the City's 3 D Massing Model.

M. Aerial Image, Street View and Zoning Map:





• The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made

Aerial and Street View Image

		2 RUSSE	LL & O DEER STREET (LUHD-36	56) – WORK SESSIO	N #1 (MAJOR PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT				
		Project Information	Existing Building Proposed Building (+/-) Abutting Structures	Surrounding Structures (Average)	2			
	N	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS	& ASSESSOR'S INFO)					
STAFF		1 Gross Floor Area (SF)							
IA	2	2 Floor Area Ratio (GFA/ Lot Area)							
S		Building Height / Street-Width (ROW) Ratio		MAJOR PRO	U JEC I				
	4	4 Building Height – Zoning (Feet)			GROUND FLOOR CONNECTORS -				
		5 Building Height – Street Wall / Cornice (Feet)			GROUND FLOOR CONNECTORS -				
	(6 Number of Stories	-						
		7 Building Coverage (% Building on the Lot)				T COMMIS No.: 1 Da Stipulations			
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGE		() č ♀ jē ≥			
		8 Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate				
		9 Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropriate				
	~	0 Massing (i.e. modules, banding, stepbacks)			🗆 Appropriate 🗆 Inappropriate				
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	1	2 Roofs			🗆 Appropriate 🗆 Inappropriate	ALUA RIC DISTR RIC DISTR Approved v Postponed			
RS	1	3 Style and Slope			🗆 Appropriate 🗆 Inappropriate				
BE	1				🗆 Appropriate 🗆 Inappropriate				
ž	1	5 Roof Materials			🗆 Appropriate 🗆 Inappropriate				
MEMBERS	1	6 Cornice Line			🗆 Appropriate 🗆 Inappropriate				
2		7 Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate				
Z	<	8 Walls			🗆 Appropriate 🗆 Inappropriate				
<u>0</u>	ш —	9 Number and Material			🗆 Appropriate 🗆 Inappropriate				
SS	2	Projections (i.e. bays, balconies)			🗆 Appropriate 🗆 Inappropriate				
Vi	≥ 2 ∞ĭ				🗆 Appropriate 🗆 Inappropriate	RTY DUTH H JSELL & Approved			
MMISSION		2 Window Openings and Proportions			🗆 Appropriate 🗆 Inappropriate				
NO NO	S	3 Window Casing/ Trim			🗆 Appropriate 🗆 Inappropriate				
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-	7	Storm Windows / Screens			🗆 Appropriate 🗆 Inappropriate				
STRICT	-	boors			🗆 Appropriate 🗆 Inappropriate				
N					🗆 Appropriate 🗆 Inappropriate	— с ш 🖑			
IS	_ 2	18 Projections (i.e. porch, portico, canopy)			🗆 Appropriate 🗆 Inappropriate				
	2	Landings/Steps / Stoop / Railings			🗆 Appropriate 🗆 Inappropriate	d_ Õ g			
U		Lighting (i.e. wall, post)			🗆 Appropriate 🗆 Inappropriate				
R	3				🗆 Appropriate 🗆 Inappropriate				
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HISTORIC		3 Decks			🗆 Appropriate 🗆 Inappropriate				
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	3				🗆 Appropriate 🗆 Inappropriate				
	<u>ں</u>	Grading (i.e. ground floor height, street edge)			🗆 Appropriate 🗆 Inappropriate				
					🗆 Appropriate 🗆 Inappropriate				
	3 3	B Driveways (i.e. location, material, screening)			🗆 Appropriate 🗆 Inappropriate				
	S	9 Parking (i.e. location, access, visibility)			🗆 Appropriate 🗆 Inappropriate				
	4	Accessory Buildings (i.e. sheds, greenhouses)			🗆 Appropriate 🗆 Inappropriate				
L						I			

H. Purpose and Intent:

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

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

🗆 Yes 🗆 No