# Staff Report – October 6<sup>th</sup>, 2021

# October 6th MEETING

# Administrative Approvals:

- 1. 564 Middle Street (LUHD-393)
- 2. 65 Lafayette Rd. (LUHD-389)
- 3. 33 Hunking St. (LUHD-388)
- 4. 160 Court St. (LUHD-387)
- 5. 500 Market St. (LUHD-391)
- 6. 1 Harbor Place (LUHD-392)

- Recommend Approval

# WORK SESSIONS – OLD BUSINESS:

- A. 137 Northwest. (LUHD-296) (new single family)

# WORK SESSIONS (NEW):

0 Maplewood Ave. (LUHD-390) (new single family)

# **PUBLIC HEARINGS – NEW BUSINESS:**

- 64 Vaughan Street (LU-21-214) (bricks, balconies and roof)
- 2. 99 BOW St. (LU-21-181) (deck and murals)
- 40 Howard St. (LU-21-182) (windows) 3.
- 4. 266 Middle St. (LU-21-169) (deck, siding and windows)
- 5. 238 Deer St. (LU-20-238) (new construction)
- 6. 44 Gardner St. (LU-21-174) (rear addition)

B. 1 Raynes Ave. (LUHD-234) (two new mixed-use buildings) C. 2 Russell / 0 Deer St. (LUHD-366) (2 new buildings)



LOCATOR MAP

# **DISTRICT COMMISSION HISTORIC**

# MEETING DATE: October 6<sup>th</sup>, 2021 <u>APPLICATIONS: 16</u>

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

# 64 VAUGHAN MALL (LU-20-214) **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

Mid-Block

Demolition

# **Existing Conditions:**

- Zoning District: <u>CD5</u>
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: <u>Vernacular Commercial</u> 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 revise the brickwork, balconies and add an roof atrium.

# C. Other Permits Required:

Board of Adjustment Planning Board City Council

# D. Lot Location:

Terminal Vista

Gateway

□ Intersection / Corner Lot Rearlot

# E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$  Principal

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

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

### L. Neighborhood Context:

- has an 8 space surface parking lot off of Hanover Street.
- J. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:
  - Revise the brick work on the original building.
  - Revise the balconies on the original building.
  - Add an atrium on the roof of the original building.

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







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



Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	; <b>&gt;</b>
		GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	1	Gross Floor Area (SF)					1 <b>2</b>
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			<b>MAJOR PROJEC</b>	<b>∼</b> T	<b>し</b> ふ :
	4	Building Height – Zoning (Feet)					<b>F</b>
	5	Building Height – Street Wall / Cornice (Feet)	- Modi	fy Improvements	to the Brickwork Bal	conies and Add an Atrium –	ξ
	6	Number of Stories			IO IIIE DIICKWOIK, DUI	comes and Add an Amorn –	「フミ
_	7	Building Coverage (% Building on the Lot)					1 5 6 '
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	ΙΟŭ.
EXT	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
L	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
ONT	10					🗆 Appropriate 🗆 Inappropriate	
U	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	<b>Γ Γ Γ</b>
	12	Roofs				🗆 Appropriate 🗆 Inappropriate	] –, 5.
	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	ן <b>&gt;</b> פ ב
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate	
ATERIA	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
ATE	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
×	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	- <b>i k</b> i č
≈ Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
SIGN	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
DE	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
U Z						🗆 Appropriate 🗆 Inappropriate	$\Box \cap \Xi$
NIC						🗆 Appropriate 🗆 Inappropriate	<b>S</b> <b>N</b>
BUIL						🗆 Appropriate 🗆 Inappropriate	
60	28					🗆 Appropriate 🗆 Inappropriate	
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
	30					🗆 Appropriate 🗆 Inappropriate	4
	31					🗆 Appropriate 🗆 Inappropriate	
	32					🗆 Appropriate 🗆 Inappropriate	4
	33					🗆 Appropriate 🗆 Inappropriate	125
	34					🗆 Appropriate 🗆 Inappropriate	EHE
ESIGN	35					🗆 Appropriate 🗆 Inappropriate	田田田
ESIC	36					🗆 Appropriate 🗆 Inappropriate	HHH
Δ						🗆 Appropriate 🗆 Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
1	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate      Inappropriate	

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 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 🗆 Yes 🗆 No

🗆 Yes 🗆 No

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

# **99 BOW STREET (LU-21-181) CERTIFICATE OF APPROVAL PUBLIC HEARING #2**

# A. Property Information - General:

# **Existing Conditions:**

- Zoning District: <u>CD5</u>
- Land Use: Commercial
- Land Area: 10,454 SF +/-
- Estimated Age of Structure: 2010 Building Style: Federal Revival
- Number of Stories: <u>4.5</u>
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Bow Street</u>
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown
- B. Proposed Work: To add a new deck.

# C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

# D. Lot Location:

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)

### Neighborhood Context: Ι.

with no setback from the sidewalk.

### J. Staff Comments and/ or Suggestions for Consideration: The Applicant is proposing to:

- Increase the size of the deck;
- Add a new deck on the western end for public use;
- Add two murals to the deck areas; and
- Install planter boxes. •

# Design Guideline Reference – Guidelines for Site Elements and Streetscapes (10) and Signs & Awnings (11).

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





Zoning Map

• The building is located along Bow Street and is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on shallow lots

• Note: No changes are proposed for the dock structure and two options are presented for the deck design.

Aerial and Street View Image

# **HISTORIC** SURVEY RATING

99 BOW STREET (LU-21-181) – PUBLIC HEARING #2 (MODERATE PROJECT)									
INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY	NEIG					
		Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	<u> </u>			
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSES	SOR'S INFO)		<b>R R R L D E L D E L D E L D E L D E L E E E E E E E E E E</b>			
STAFF	1	Gross Floor Area (SF)		*		<b>~</b> ~ ~ ~ ~ ~			
<b>T</b>	2	Floor Area Ratio (GFA/ Lot Area)							
S	3	Building Height / Street-Width (ROW) Ratio	/ /VIN	JULKAIL FROJ					
	4	Building Height – Zoning (Feet)		<b>DN F</b> <b>COMMIS</b> <b>COMMIS</b> <b>2 Date:</b> pulations					
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories		NEW DECK & MURAL		A A AMI ate			
	0 7	Building Coverage (% Building on the Lot)	4						
	/	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
	. 8	Scale (i.e. height, volume, coverage)		UDC 200GE2110112	Appropriate      Inappropriate	COMMI COMMI COMMI Stipulations			
E E	5 9	Placement (i.e. setbacks, alignment)			Appropriate      Inappropriate				
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)			Appropriate      Inappropriate	with No.			
Ľ		Architectural Style (i.e. traditional – modern)			Appropriate      Inappropriate				
	12	Roofs			Appropriate      Inappropriate	ALUA RIC DISTR EET Case			
2	13	Style and Slope			Appropriate      Inappropriate				
	14	Roof Projections (i.e. chimneys, vents, dormers)			Appropriate      Inappropriate				
2	15	Roof Materials							
	16	Cornice Line							
	17	Eaves, Gutters and Downspouts							
	18	Walls			🗆 Appropriate 🗆 Inappropriate				
	19	Number and Material			🗆 Appropriate 🗆 Inappropriate	L I I I I I I I I I I I I I I I I I I I			
	20	Projections (i.e. bays, balconies)			🗆 Appropriate 🗆 Inappropriate				
	21	Doors and windows			🗆 Appropriate 🗆 Inappropriate	<b>– 5 °</b> ž			
	22	Window Openings and Proportions			🗆 Appropriate 🗆 Inappropriate	RTY ADUTH H Approved			
	23	Window Casing/ Trim			🗆 Appropriate 🗆 Inappropriate	<b>– Ш Š ̈́;</b> `` ``			
)   ŭ		Window Shutters / Hardware			🗆 Appropriate 🗆 Inappropriate				
ן ל ב	25	Storm Windows / Screens			🗆 Appropriate 🗆 Inappropriate				
		Doors			🗆 Appropriate 🗆 Inappropriate				
	27	Porches and Balconies			🗆 Appropriate 🗆 Inappropriate				
	28	Projections (i.e. porch, portico, canopy)			🗆 Appropriate 🗆 Inappropriate				
ב	29	Landings/ Steps / Stoop / Railings			🗆 Appropriate 🗆 Inappropriate				
ار	30	Lighting (i.e. wall, post)			🗆 Appropriate 🗆 Inappropriate				
	31	Signs (i.e. projecting, wall)			Appropriate Inappropriate				
)	32	Mechanicals (i.e. HVAC, generators)			Appropriate      Inappropriate				
2	33	Decks			Appropriate      Inappropriate				
Ӗ	34	Garages / Barns / Sheds (i.e. doors, placement)			Appropriate Inappropriate	manth			
	35	Fence / Walls / Screenwalls (i.e. materials, type)         Grading (i.e. ground floor height, street edge)			Appropriate Inappropriate	MITTIL			
DEALGN	36	Landscaping (i.e. gardens, planters, street trees)			Appropriate Inappropriate				
) FS	37	Driveways (i.e. location, material, screening)							
	39	Parking (i.e. location, access, visibility)			Appropriate Inappropriate				
SITE	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate □ 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

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

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

# 40 HOWARD STREET (LU-21-182) **CERTIFICATE OF APPROVAL PUBLIC HEARING #3**

# A. Property Information - General:

# Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,162 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Howard Street</u>
- Unique Features: Abuts a large open yard area along Pleasant Street
- Neighborhood Association: South End
- B. Proposed Work: To replace windows.

# C. Other Permits Required:

Board of Adjustment	Planning Board	City Council

# D. Lot Location:

Terminal Vista	

Mid-Block

Demolition

🗌 Rear Lot Intersection / Corner Lot

# E. Existing Building to be Altered/ Demolished:

- 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:

- 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:

yards.

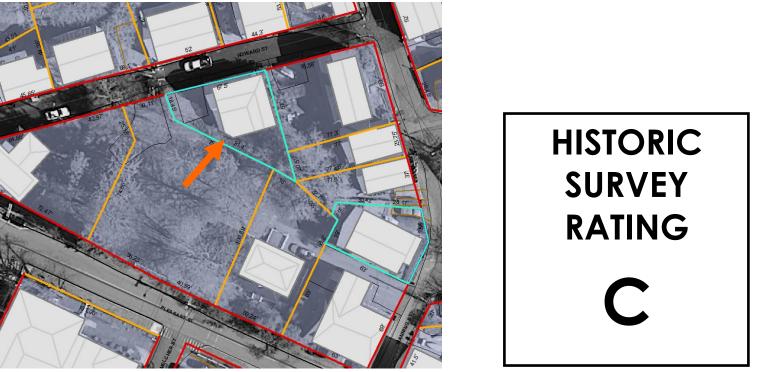
# J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

windows.

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

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





Zoning Map

• The building is located along Howard Street. It is surrounded with much wood 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side and rear

• The Application is proposing to replace the replacement windows with Green Mountian wood

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	NEIGHBORHOOD CONTEXT		
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<	
110.	GENERAL BUILDING INFORMATION	(ESTIMAT	IED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		15	
1	Gross Floor Area (SF)	(				2	
2	Floor Area Ratio (GFA/ Lot Area)						
3	Building Height / Street-Width Ratio			MINOR PROJEC	СТ (		
4	Building Height – Zoning (Feet)						
5	Building Height – Street Wall / Cornice (Feet)	– ADD WINDOWS ONLY –					
<u>6</u> 7	Number of Stories						
/	Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS					
8	Scale (i.e. height, volume, coverage)					$\dashv$	
<u> </u>	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	┥┣━╸	
10	Massing (i.e. modules, banding, stepbacks)					- <b>4</b>	
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				🗆 Appropriate 🗆 Inappropriate		
17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate		
18	Walls				🗆 Appropriate 🗆 Inappropriate		
19	Siding / Material				🗆 Appropriate 🗆 Inappropriate		
20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate		
21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate		
22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate		
23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	- 2	
24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate		
25	Awnings				🗆 Appropriate 🗆 Inappropriate	- C	
26	Doors				🗆 Appropriate 🗆 Inappropriate	- ~	
27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate		
28	Projections (i.e. porch, portico, canopy)				Appropriate      Inappropriate	_	
29	Landings/ Steps / Stoop / Railings						
30 31	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)					$\neg$	
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	/	
33					Appropriate Inappropriate		
34	Garages/ Barns / Sheds (i.e. doors, placement)					-20-1	
35	Fence / Walls (i.e. materials, type)						
36	Grading (i.e. ground floor height, street edge)						
37	Landscaping (i.e. gardens, planters, street trees)					Whe	
38	Driveways (i.e. location, material, screening)						
39	Parking (i.e. location, access, visibility)						
40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate		
Pre As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	tain the special character of the plement and enhance the arch tote the education, pleasure and		ors:	

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

266 MIDDLE ST. (LU-21-169) **CERTIFICATE OF APPROVAL PUBLIC HEARING #4** 

Mid-Block

Significant Demolition

# A. Property Information - General:

### **Existing Conditions:** Zoning District: CD4-L2

- Land Use: <u>Commercial Parking Lot</u> Land Area: <u>3,050 SF +/-</u>
- Estimated Age of Structure: c.1840
- Building Style: <u>Greek Revival</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Islington and Rock Streets</u>
- Unique Features: NA
- Neighborhood Association: Islington Creek
- B. Proposed Work: To replace decking, siding and windows with composite materials.

Gateway

Rearlot

# C. Other Permits Required:

Planning Board City Council Board of Adjustment

# D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot

# E. Existing Building to be Altered/ Demolished:

Principal

F. Sensitivity of Context:

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

Accessory

# G. Design Approach (for Major Projects):

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

# H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large 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:
  - Replace all the existing deck with composite decking and railings.
  - Replace the vinyl siding with Hardi-plank siding
  - Replace vinyl windows with new vinyl windows.

# Design Guideline Reference – Guidelines for Porches, Stoops and Decks (06), Windows and Doors (08)

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

Aerial and Street View Image

# 266 MIDDLE STREET (LU-21-169) – PUBLIC HEARING #4 (MINOR)

	Project Information	Existing				
1		Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<
1	GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)		_ <
2	Gross Floor Area (SF)	•		<b>t</b>		7 2
,	Floor Area Ratio (GFA/ Lot Area)					
	Building Height / Street-Width Ratio			MINOR PROJEC	<b>`T</b>	
4	Building Height – Zoning (Feet)					
!	Building Height – Street Wall / Cornice (Feet)		- Replac	e Decking, Siding ar	nd Windows -	
	Number of Stories			e becking, sluing a		
7	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
1	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	
1	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
1	2 Roofs				🗆 Appropriate 🗆 Inappropriate	
1	3 Style and Slope				🗆 Appropriate 🗆 Inappropriate	
1	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	_ <
1	5 Roof Materials				🗆 Appropriate 🗆 Inappropriate	
1	6 Cornice Line				🗆 Appropriate 🗆 Inappropriate	
1	7 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
1	3 Walls				🗆 Appropriate 🗆 Inappropriate	
1	9 Siding / Material				□ Appropriate □ Inappropriate	_ >
2	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	Í
2	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	ם ב
2	2 Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
2	3 Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
2	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
2	5 Awnings				🗆 Appropriate 🗆 Inappropriate	
2	b Doors				🗆 Appropriate 🗆 Inappropriate	
2	7 Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	
2	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	_ C
2	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
3	D Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
3					□ Appropriate □ Inappropriate	
3					🗆 Appropriate 🗆 Inappropriate	
3					🗆 Appropriate 🗆 Inappropriate	
3	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	
3					□ Appropriate □ Inappropriate	
3	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	Yes.
3	7 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	5
3	B Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	2
- 2	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate      Inappropriate	<u>e</u>
Urr	pose and Intent:					1
	Preserve the integrity of the District:		No 4. Mair	ntain the special character of the	District:	
	Assessment of the Historical Significance:			plement and enhance the archi		
	Conservation and enhancement of property value			•	I welfare of the District to the city residents and vis	itors.
	ew Criteria / Findings of Fact:		0.1101	iere me caccanon, piedsore and		

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

# 238 DEER ST. (LU-20-238) **CERTIFICATE OF APPROVAL PUBLIC HEARING #5**

# Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 6,108 SF +/-
- Estimated Age of Structure: <u>c.1960</u> Building Style: <u>Commercial</u> Historical Significance: <u>NA</u>

- Public View of Proposed Work: View from Deer and Bridge Streets.
- Unique Features: NA
- Neighborhood Association: North End
- B. Proposed Work: To replace two windows with a different design.

# C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

	Gateway	
--	---------	--

Mid-Block

Rearlot Intersection / Corner Lot

# E. Existing Building to be Altered/ Demolished:

Principal

Accessory Demolition

# F. Sensitivity of Context:

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

# 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:

- many new multi-story buildings.
- J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- HDC work session.

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

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





• The building is located along Deer Street in the heart of the North End. It is surrounded with

• Replace the existing building with a 3 story mixed-use structure with a penthouse level on the roof. Note that the BOA approved the required variances for the penthouse level. • The applicant's design has been modified per the comments provided at the Auaust



Proposed Alterations and Existing Conditions

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD CONTEXT	
	NI -	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)	-				
	2	Floor Area Ratio (GFA/ Lot Area)					(
	3	Building Height / Street-Width Ratio		Α	<b>NODERATE PRO.</b>	IFCT	
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)		- C	onstruct a 4-Story Bu	uilding –	
	6	Number of Stories		<b>C</b>			
	/	Building Coverage (% Building on the Lot)					- 7
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS		_ (
ł	8	<b>Scale</b> (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
Ľ	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	┣
	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	_ <
1	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	
ļ	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	
	18	Walls				🗆 Appropriate 🗆 Inappropriate	
	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	_ >
Ç	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	_  í
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	-
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
2	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
ì	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
	25	Awnings				🗆 Appropriate 🗆 Inappropriate	
Ľ	26	Doors				🗆 Appropriate 🗆 Inappropriate	
	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	_ C
'∟	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	- 2
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
	33	Decks				🗆 Appropriate 🗆 Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	de
	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
3	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	1.80
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
5	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	1
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
Ρ	urpo	se and Intent:					
	1. Pr	eserve the integrity of the District:		No 4. Mair	ntain the special character of the	e District:	
		ssessment of the Historical Significance:		No 5. Com	nplement and enhance the archi	itectural and historic character:	
		onservation and enhancement of property valu	Jes: 🛛 Yes 🗆		•	d welfare of the District to the city residents and visi	itors.

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

44 GARDNER STREET (LU-21-174) **CERTIFICATE OF APPROVAL PUBLIC HEARING #6** 

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

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 6.267 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: <u>Queen Anne</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Gardner St. and Walton Alley</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: To add mudroom addition with steps and landing

# C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Significant Demolition

# D. Lot Location:

- Terminal Vista
  - Gateway
- Mid-Block
- 🗌 Rear Lot Intersection / Corner Lot

# E. Existing Building to be Altered/ Demolished:

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

Accessory

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

### Neighborhood Context:

• This contributing historic structure is located along Gardner Street in the South End and is on narrow lots.

### J. Previous HDC Comments and Suggestions:

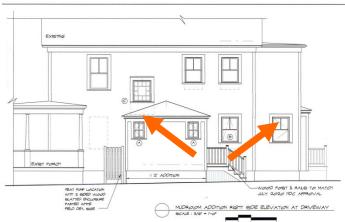
presented.

# K. Staff Comments and Suggestions for Consideration:

Note that this project received a variance for this work from the BOA.

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

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



# Proposed Design and 3D Massing Model Image



Aerial View

surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks

• The HDC previously reviewed other related work on this structure and supported the design as



# HISTORIC **SURVEY** RATING

		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY	NEIC	SHBORHOOD CONTEXT	
	N	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)						
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PROJEC	<b>∽</b> ⊤	
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)		– Add a rear r	Stairs and Landing –		
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)		CO14145NT2	-		
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION		
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	
11		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) Roof Materials				Appropriate Inappropriate	
15 16		Cornice Line				Appropriate      Inappropriate	
17		Eaves, Gutters and Downspouts				Appropriate Inappropriate	
18		Walls				Appropriate Inappropriate	
		Siding / Material					
<u>19</u> 20		Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
20		Doors and windows				Appropriate      Inappropriate	
21		Window Openings and Proportions				Appropriate      Inappropriate	
	_	Window Casing/ Trim					
		Window Shutters / Hardware					
25		Awnings					
26		Doors				Appropriate      Inappropriate	
27		Porches and Balconies				Appropriate      Inappropriate	
28		Projections (i.e. porch, portico, canopy)					
29		Landings/ Steps / Stoop / Railings				Appropriate      Inappropriate	
30		Lighting (i.e. wall, post)				Appropriate      Inappropriate	
31		Signs (i.e. projecting, wall)				Appropriate Inappropriate	
32		Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	
33		Decks				Appropriate Inappropriate	
34		Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	
35		Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
36		Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
37	7	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
3	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
3	,9	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
1	0	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	

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:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

🗆 Yes 🗆 No

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

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

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.

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

N. Aerial Image, Street View and 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 has requested a continuance to the November 3<sup>rd</sup> meeting.



INFO/ EVALUATION CRITERIA	SUBJE	CT 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	& ASSESSOR'S INFO)	
Gross Floor Area (SF)				
Floor Area Ratio (GFA/ Lot Area)				
Building Height / Street-Width Ratio			MODERATE PROJ	IFCT
Building Height – Zoning (Feet)				
Building Height – Street Wall / Cornice (Feet)		- Cons	truct a New Single-Fam	nily Structure -
Number of Stories Building Coverage (% Building on the Lot)		00113		
PROJECT REVIEW ELEMENT		NT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS
Scale (i.e. height, volume, coverage)				Appropriate      Inappropriate
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				□ Appropriate □ Inappropriate
Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
Walls				□ Appropriate □ Inappropriate
Siding / Material				🗆 Appropriate 🗆 Inappropriate
Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
Doors and Windows				Appropriate 🗆 Inappropriate
Window Openings and Proportions				Appropriate 🗆 Inappropriate
/indow Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
Vindow Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
Awnings				🗆 Appropriate 🗆 Inappropriate
Doors				🗆 Appropriate 🗆 Inappropriate
orches and Balconies				🗆 Appropriate 🗆 Inappropriate
Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
ighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
igns (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
Mechanicals (i.e. HVAC, generators)				🗌 Appropriate 🗆 Inappropriate
Decks				🗆 Appropriate 🗆 Inappropriate
Garages/ Barns / Sheds (i.e. doors, placement)				
Fence / Walls (i.e. materials, type)				
Grading (i.e. ground floor height, street edge)				
Landscaping (i.e. gardens, planters, street trees)				
Driveways (i.e. location, material, screening)				
Parking (i.e. location, access, visibility)				
Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate
and Intent:				District
serve the integrity of the District:			Maintain the special character of the	
essment of the Historical Significance:			Complement and enhance the archi	
nservation and enhancement of property valu	es: 🗆 Yes 🗆	No 6.	Promote the education, pleasure and	d welfare of the District to the city residents and v

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

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

# 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:

🗹 Terminal Vista	
------------------	--

Mid-Block

✓ Intersection / Corner Lot Rear Lot

# E. Existing Building to be Altered/ Demolished:

Principal

Accessory Demolition

F. Sensitivity of Context:

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

# G. Design Approach (for Major Projects):

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

# H. Project Type:

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

# I. Neighborhood Context:

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.
- November 3rd meeting.

# 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 to the

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUB.	JECT PROPERTY	NEIG	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>_</b>
	Ne	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
	1	Gross Floor Area (SF)	(2011/1				- 2
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio				<b>∼</b> т	
	4	Building Height – Zoning (Feet)			<b>MAJOR PROJEC</b>	ا م	L.
	5	Building Height – Street Wall / Cornice (Feet)		Constru	ot two E Story Mixed	lleo Ruildinge	
	6	Number of Stories		- Constru	ct two 5 Story Mixed		Ζ
	7	Building Coverage (% Building on the Lot)					
		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	
	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	
	18	Walls				🗆 Appropriate 🗆 Inappropriate	
	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	
	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	- <b>`</b> ~
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
25		Awnings				🗆 Appropriate 🗆 Inappropriate	
26		Doors				Appropriate Inappropriate	
2		Porches and Balconies				Appropriate Inappropriate	
28		Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	
29		Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	
30		Lighting (i.e. wall, post)					
3		Signs (i.e. projecting, wall)					
32		Mechanicals (i.e. HVAC, generators)					
33 34		Decks					
		Garages/ Barns / Sheds (i.e. doors, placement)					
	35	Fence / Walls (i.e. materials, type)					
	6 7	Grading (i.e. ground floor height, street edge)					
3		Landscaping (i.e. gardens, planters, street trees)					
38		Driveways (i.e. location, material, screening)					52
39 40		Parking (i.e. location, access, visibility)					_
		Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
_		se and Intent: eserve the integrity of the District:		🗆 No 🛛 4. Main	tain the special character of the	District:	
		sessment of the Historical Significance:			plement and enhance the archit		
		onservation and enhancement of property value			•	welfare of the District to the city residents and visit	tors:
<b>C</b> .	- •	<u>Criteria / Findings of Fact:</u>					

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

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

# 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: <u>NA</u>
- 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 2, 5 story, mixed-use buildings.

# C. Other Permits Required:

Board of Adjustment

Planning Board City Council

# D. Lot Location:

✓ Intersection / Corner Lot Rear Lot

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

Principal

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 large alternations, additions or expansions)

### Neighborhood Context: Ι.

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

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

- The applicant is proposing to construct 2 new five-story mixed-use buildings.
- The larger building has been broken into three main modules with a single recessed, ground-floor connector. As a response to HDC feedback the applicant has shown an option with the single story connector within •
- the Vaughan Street view corridor removed.
- Several architectural design concepts have also been provided.
- Note A dimensional variance will likely be required for the proposed building footprint.

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





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 RUSSEL	L & O DEER S	REET (LUHD-366) –	WORK SESSION #	C (MAJOR PROJECT)					
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NE	IGHBORHOOD CONTEXT	I				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	در <b>- 21</b>				
	No.	GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & ASSES							
21AIL	1	Gross Floor Area (SF)	(								
<u>۲</u>	2	Floor Area Ratio (GFA/ Lot Area)		MAJOR PROJECT							
n l	3	Building Height / Street-Width (ROW) Ratio		ſ							
	4	Building Height – Zoning (Feet)		CONSTRUCT TWO	5 STORY MILED I	ISE INFILL BUILDINGS -					
-	5	Building Height – Street Wall / Cornice (Feet)	'		5 STORT MIXED-0	ISE INFILL DUILDINGS -	COMMINE COMMINE				
	6	Number of Stories									
	/	Building Coverage (% Building on the Lot)									
	0	PROJECT REVIEW ELEMENT           Scale (i.e. height, volume, coverage)	APPLIC	ANT'S COMMENTS	HDC SUGGESTION		- <b>U</b> ŭ <b>9</b> 🚊				
EXT	0	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate					
NT	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
0 C	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					
S	18	Walls				□ Appropriate □ Inappropriate					
RI/	19	Number and Material				🗆 Appropriate 🗆 Inappropriate					
ESIGN & MATERIAL	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate					
×	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	<b>RTY</b> <b>AOUTH HI</b> <b>NUSELL &amp;</b> Approved				
∞ Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate					
<b>D</b> S	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	<b>_ ש צַ צ</b> ⊢ ַ				
DE:	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate					
5 S	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate					
	26	Doors				🗆 Appropriate 🗆 Inappropriate					
III S	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate					
BUIL	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate					
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate					
-	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate					
	31	Signs (i.e. projecting, wall)				Appropriate      Inappropriate					
	32	Mechanicals (i.e. HVAC, generators)				Appropriate     Inappropriate	-				
	33	Decks				Appropriate     Inappropriate					
	34	Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type)				Appropriate Inappropriate					
	35					Appropriate     Inappropriate	- A BAR				
ESIGN	36 37	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate					
DESI	37	Driveways (i.e. location, material, screening)									
SITE C	38	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
SI.	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:**

# 0 MAPLEWOOD AVE. (LUHD-390) **CERTIFICATE OF APPROVAL** WORK SESSION #1

# A. Property Information - General:

# **Existing Conditions:**

- Zoning District: <u>GRA</u> •
- Land Use: <u>Single Family</u>
- Land Area: 10,890 SF +/-
- Estimated Age of Structure: NA
- Building Style: <u>Contemporary</u> Number of Stories: <u>2.5</u>
- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To construct a new single family structure.

# C. Other Permits Required:

Board of Adjustment Planning Board City Council

# D. Lot Location:

Terminal Vista

Gateway Mid-Block

Demolition

✓ Intersection / Corner Lot □ Rear Lot

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

Accessory

# F. Sensitivity of Context:

Principal

□ 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)

# Neighborhood Context:

• The new building is located along Maplewood Ave. and North School Street in the Christian Shore along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
  - Construct a new single family house on a vacant lot.

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



Aerial and Street View Image



neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings

			0 MAPL	EWOOD AVE	. (LUHD-390) – WOI	RK SESSION #1 (	MODERATE PROJECT)						
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT						
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	رام <b>- 21</b>					
		No.	GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)	Z	<b>N</b> 10-6-2 Denied					
STAFF		1	Gross Floor Area (SF)	(									
<b>₹</b>		2	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT								
S.		3	Building Height / Street-Width (ROW) Ratio		- CONSTRUCT A NEW SINGLE FAMILY RESIDENCE -								
		4	Building Height – Zoning (Feet)		CONSTRUCT			ISSIO ate: <u>]</u> «n					
		5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT F	A INEW SINGLE FA							
		6	Number of Stories				Ζ	<b>Z –</b> <u>X</u> <u>b</u>					
		/	Building Coverage (% Building on the Lot)	ADDUC				<b>T COMMIS No.: <u>1</u> Da</b> Stipulations Withdrawn					
	-	0	PROJECT REVIEW ELEMENT           Scale (i.e. height, volume, coverage)	APPLIC		HDC SUGGESTI		Ŭ <b>N</b> O V					
		0	Placement (i.e. setbacks, alignment)										
	IN -	, 10	Massing (i.e. modules, banding, stepbacks)					<b>RIC</b> with					
	<u>ဗ</u> –	11	Architectural Style (i.e. traditional – modern)				Appropriate  Inappropriate						
		12	Roofs					RIC DISTI AVE. CC Approved					
S		13	Style and Slope										
E R		14	Roof Projections (i.e. chimneys, vents, dormers)										
<b>B</b>		15	Roof Materials										
l ≥			Cornice Line										
MEMBERS		17	Eaves, Gutters and Downspouts				Appropriato Dipappropriato						
	VLS	18	Walls					MO WO					
ō	ERIALS	19	Number and Material				🗆 Appropriate 🗆 Inappropriate	<b>H N N</b>					
SI	ATE	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate						
VIS	×	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	<b>UTI</b> pro ntinu					
OMMISSION	ž_	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate 🥂 隆	<b>10UTH H</b> <b>MAPLEW</b> Approved Continued					
$\leq$	SG <sup>–</sup>	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	Ŭ N N N N N N N N N N N N N N N N N N N					
U U U	B	24	Window Shutters / Hardware										
<b>—</b>	9 N	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate						
<u></u>		26	Doors				🗆 Appropriate 🗆 Inappropriate	<u>ö</u> 7 0					
STRIC.		27	Porches and Balconies				🗌 Appropriate 🗌 Inappropriate	POR PROPERTY Decision:					
		28	Projections (i.e. porch, portico, canopy)					OP ec					
Δ		29	Landings/ Steps / Stoop / Railings					D B					
<u>U</u>	_	30	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)				Appropriate Inappropriate	2					
R		31 32	Mechanicals (i.e. HVAC, generators)										
121	$\vdash$	33	Decks				Appropriate  Inappropriate						
HISTORIC		33	Garages / Barns / Sheds (i.e. doors, placement)										
		35	Fence / Walls / Screenwalls (i.e. materials, type)										
	z	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	with the second shift of the second s					
	ESIGN	37	Landscaping (i.e. gardens, planters, street trees)										
		38	<b>Driveways</b> (i.e. location, material, screening)					A A A					
	SITE	39	Parking (i.e. location, access, visibility)										
	S	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate						

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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

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