## Staff Report – November 3<sup>rd</sup>, 2021

#### November 3rd MEETING

#### **Administrative Approvals:**

- 1. 14 Mechanic Street (LUHD-378)
- 2. 105 Daniel St. (LUHD-397)
- 3. 18 Porter St. (LUHD-396)
- 4. 45 Market St. (LUHD-399)
- 5. 41 Salter St. (LUHD-400)

- Recommend Approval
- Recommend Approval
- TBD
- Recommend Approval
- Recommend Approval

### **PUBLIC HEARINGS – EXTENSION REQUEST:**

1. 15 Mt. Vernon Street (LU-21-843) (extend roofline)

#### **PUBLIC HEARINGS – NEW BUSINESS:**

- 2. 401 State Street (LU-21-190) (replace windows)
- 3. 93 Pleasant Street (LU-21-183) (rear addition)
- 4. 52 Prospect St. (LU-21-188) (rear addition)

#### **PUBLIC HEARINGS - OLD BUSINESS:**

- A. 64 Vaughan St. (LU-21-214) (bricks, balconies and roof)
- B. 266 Middle St. (LU-20-238) (windows and siding)
- C. 238 Deer St. (LU-21-174) (new mixed-use building)

#### **WORK SESSIONS - OLD BUSINESS:**

- A. 137 Northwest. (LUHD-296) (new single family)
- B. 1 Raynes Ave. (LUHD-234) (two new mixed-use buildings)
- C. 2 Russell / O Deer St. (LUHD-366) (2 new buildings)
- D. 0 Maplewood Ave. (LUHD-390) (new single family



LOCATOR MAP

# COMMISSION MEETING DATE: November 3rd, 2021 HISTORIC DISTRICT

APPLICATIONS: 16

**Project Evaluation Form: 15 MOUNT VERNON STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: EXT. REQUEST -PUBLIC HEARING #1** 

#### **Existing Conditions:**

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: 3,920SF +/-
- Estimated Age of Structure: c.1790 (relocated to the site)
  Building Style: Cape

- Historical Significance: <u>Contributing Structure</u>
  Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: Relocated from another lot in the 1950s
  Neighborhood Association: South End

| Neighborhood Association. 39          | <u>ouin Ena</u>  |   |
|---------------------------------------|--|---|
| Proposed Work: Ext. Request to a      | dd a dormer and se   | econd story over the garage   |
| Other Permits Required:               |  |   |
| ☑ Board of Adjustment                 | ☐ Planning Board   | ☐ City Council  |
| Lot Location:                         |  |   |
| ☐ Terminal Vista                      | ☐ Gateway  | ☑ Mid-Block   |
| $\square$ Intersection / Corner Lot   | ☐ Rear Lot   |   |
| Existing Building to be Altered/ Demo | olished / Constructed  | <u>l:</u>   |
| ☑ Principal                           | Accessory  | ☐ Demolition  |
|                                       | Proposed Work: Ext. Request to a Other Permits Required:  Board of Adjustment  Lot Location:  Terminal Vista  Intersection / Corner Lot  Existing Building to be Altered/ Demo | Board of Adjustment  Planning Board  Lot Location:  Terminal Vista  Gateway  Intersection / Corner Lot  Rear Lot  Existing Building to be Altered/ Demolished / Constructed |

| <u>F.</u> | Sensitivity | of Context: |
|-----------|-------------|-------------|
|           |             |             |

|--|

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

| Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant S | treet |
|---|-------|
| ☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market St   | reet) |
| Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)        |       |

|  | Intentional | Opposition | (i.e. McIntyre Building, Citizen's Bank, Coldwell Banke | er) |
|--|-------------|------------|---|-----|
|--|-------------|------------|---|-----|

#### H. Project Type:

| ☐ Consent Agenda (i.e. very small alterations, additions or expans | sions) |
|--|--------|
|--|--------|

- ☐ 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:

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

#### J. <u>Background, Comments & Suggested Actions:</u>

- The Applicant is seeking to:
  - i. Increase the height of the existing garage.
  - ii. Andersen 400 Series Windows are proposed
  - iii. A large shed dormer is proposed in the attic of the garage on the rear elevation.
  - iv. The garage door will be replaced
- Note that this application received a variance at the BOA meeting on 7-16-19 and HDC approval on 10-7-19.
- Design Guideline Reference: Guidelines for Roofing (04) and Windows & **Doors** (08)

#### K. Aerial Images and Maps:





Aerial and Street View Image



**Zoning Map** 

|                   |                 | 15 MOUNT V   | ERNON STREE                                 | T – EXTENSION              | REQUEST / PUBLIC HE                 | EARING #1 (MODERATE)   |  |
|-------------------|-----------------|--|---|----------------------------|-------------------------------------|--|--|
|                   |                 | INFO/ EVALUATION CRITERIA  | SUBJEC                                      | T PROPERTY                 | NEI                                 | GHBORHOOD CONTEXT  |  |
|                   |                 | Project Information  | Existing<br>Building                        | Proposed<br>Building (+/-) | Abutting Structures<br>(Average)    | Surrounding Structures<br>(Average)  | <b>5</b> 12                              |
|                   |                 | GENERAL BUILDING INFORMATION   | (ESTIMATED                                  | FROM THE TAX MAPS & AS     | SESSOR'S INFO)                      |  |  |
| STAFF             | 1               | Gross Floor Area (SF)  |   |                            |                                     |  | FOR AISSION ate: 11-5                    |
| <u> </u>          | 2               | Floor Area Ratio (GFA/ Lot Area)   |   | _                          |                                     |  |  |
| 7                 | 3               | Building Height / Street-Width Ratio   |   | Λ                          | MODERATE PRO.                       | IFCT   |  |
|                   | 4               | Building Height – Zoning (Feet)  |   |                            |                                     |  | T Si es                                  |
|                   | 5               | Building Height – Street Wall / Cornice (Feet)   | – ADD                                       | A SECOND STO               | RY OVER GARAGE &                    | ADD REAR DORMER ONI  | .Y -   <b></b> , ≥ ŏ                     |
|                   | 6               | Number of Stories  |   |                            | -                                   |  | <b>Z</b> ≥ -                             |
|                   | 7               | Building Coverage (% Building on the Lot)  |   |                            |                                     |  |  |
|                   |                 | PROJECT REVIEW ELEMENT   | HDC CC                                      | OMMENTS                    | HDC SUGGESTION                      |  |  |
| ×                 | 8               | Scale (i.e. height, volume, coverage)  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate                                |
| ONTEXT            | 9               | Placement (i.e. setbacks, alignment)   |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate   - U 4.                       |
| 0                 | <b>`</b>        | Massing (i.e. modules, banding, stepbacks)   |   |                            |                                     | □ Appropriate □ Inap   | propriate                                |
| _                 | 11              | Architectural Style (i.e. traditional – modern)  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate                                |
| 2                 | 12              | Roofs  |   |                            |                                     | □ Appropriate □ Inap   | propriate 3 2.                           |
| !                 | 13              | Style and Slope  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate Z                              |
| :                 | 14              | Roof Projections (i.e. chimneys, vents, dormers)   |   |                            |                                     | □ Appropriate □ Inap   | propriate S S                            |
|                   | 15              | Roof Materials   |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate Z                              |
| :                 | 16              | Cornice Line   |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate > 2 =                          |
|                   | 17              | Eaves, Gutters and Downspouts  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate W S                            |
| FRIALS            | 18              | Walls  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate <b>I</b>                       |
| F   F             | 19              | Number and Material  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate > I                            |
| A                 | 20              | Projections (i.e. bays, balconies)   |   |                            |                                     | ☐ Appropriate ☐ Inap   |  |
| \ \ \ \ \         | :               | Doors and windows  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate Z 3                            |
| Ž                 | 22              | Window Openings and Proportions  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate                                |
| ESIGN & MATERIALS | 23              | Window Casing/ Trim  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate                                |
|                   | <u> </u>        | Window Shutters / Hardware   |   |                            |                                     | □ Appropriate □ Inap   | propriate propriate                      |
| )   ပ္            |                 | Storm Windows / Screens / Awnings  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate                                |
|                   | 26              | Doors  |   |                            |                                     | ☐ Appropriate ☐ Inap   | , , , , , , , , , , , , , , , , , , ,    |
|                   | 27              | Porches and Balconies  |   |                            |                                     | □ Appropriate □ Inap   | propriate                                |
| 5   "             |                 | Projections (i.e. porch, portico, canopy)  |   |                            |                                     | ☐ Appropriate ☐ Inap   | propriate                                |
| )                 | 29              | Landings/ Steps / Stoop / Railings   |   |                            |                                     | □ Appropriate □ Inap   | · · · · · · · · · · · · · · · · · · ·    |
| 2                 | 30              | Lighting (i.e. wall, post)   |   |                            |                                     | □ Appropriate □ Inap   |  |
|                   | 31              | Signs (i.e. projecting, wall)  |   |                            |                                     | □ Appropriate □ Inap   |  |
| 5                 | 32              | Mechanicals (i.e. HVAC, generators)  |   |                            |                                     | □ Appropriate □ Inap   |  |
| ≣                 | 33              | Decks  |   |                            |                                     | □ Appropriate □ Inap   |  |
| <u> </u>          | 34              | Garages (i.e. doors, placement)  |   |                            |                                     | ☐ Appropriate ☐ Inap   | the residence of the second              |
| DESIGN            | 35              | Fence / Walls / Screenwalls (i.e. materials, type)   |   |                            |                                     | ☐ Appropriate ☐ Inap   |  |
|                   | 36              | Grading (i.e. ground floor height, street edge)  |   |                            |                                     | □ Appropriate □ Inap   |  |
| H                 | 37              | Landscaping (i.e. gardens, planters, street trees)   |   |                            |                                     | ☐ Appropriate ☐ Inap   |  |
| SITE              |                 | Driveways (i.e. location, material, screening)   |   |                            |                                     | □ Appropriate □ Inap   |  |
|                   | 39              | Parking (i.e. location, access, visibility)  |   |                            |                                     | □ Appropriate □ Inap   | propriate                                |
| <u>H.</u>         | 1. Pro<br>2. As | se and Intent: eserve the integrity of the District: sessment of the Historical Significance: conservation and enhancement of property value | □ Yes □ No<br>□ Yes □ No<br>∪es: □ Yes □ No | 5. Con                     | •                                   | e District:  nitectural and historic character:  nd welfare of the District to the city reside | ☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes |
| I.                | Review<br>1. Co | w Criteria / Findings of Fact:  consistent with special and defining character of sympatibility of design with surrounding properties        | surrounding propertie                       | s: 🗆 Yes 🗆 No 3. Relo      | ation to historic and architectural | value of existing structure:   | s   No<br>s   No                         |

**Project Evaluation Form: 401 STATE STREET (LU-21-190) Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #2 Meeting Type:** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: Central Business District B (CBB)
- Land Use: Mixed-Use
- Land Area: 30,760 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: <u>High Victorian Gothic</u> Number of Stories: 5
- Historical Significance: Focal Structure
- Public View of Proposed Work: No View from State Street
- Unique Features: Important structure to commemorate American colonial revival
- Neighborhood Association: Downtown Residents

| <u>B.</u> | Proposed Work:    | <u>To add a brick w</u> | <u>ing wall to screen k</u> | <u>itchen exhaust hood.</u> |
|-----------|-------------------|-------------------------|-----------------------------|-----------------------------|
| <u>C.</u> | Other Permits Rec | <u>quired:</u>          |                             |                             |
|           | ☐ Board c         | of Adjustment           | ☐ Planning Board            | ☐ City Council              |
| <u>D.</u> | Lot Location:     |                         |                             |                             |

| D. Lot Location:                             |                              |   |
|--|------------------------------|---|
| ☐ Terminal Vista                             | Gateway                      | ☑ Mid-Block                             |
| $\ \square$ Intersection / Corner Lot        | ☐ Rear Lot                   |   |
| E. Existing Building to be Altered/ Demo     | olished:                     |   |
| ✓ Principal                                  | Accessory                    | $\hfill \square$ Significant Demolition |
| F. Sensitivity of Context:                   |                              |   |
| $\square$ Highly Sensitive $\square$ Sensiti | ive 🗹 Low Sensitivity        | y 🗌 "Back-of-House"                     |
| G. Design Approach (for Major Projects       | <u>s):</u>                   |   |
| $\Box$ Literal Replication (i.e. 6-16 C      | Congress, Jardinière Buildir | ng, 10 Pleasant Street)                 |

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

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

#### H. Project Type:

| Concont Agonda | li a van    | cmall alterations  | additions    | Coveanciancl |
|----------------|-------------|--------------------|--------------|--------------|
| Consent Agenda | 11.E. VEI V | / SITION ONE IONS. | addillons of | EXPONSIONS   |

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

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

#### I. Neighborhood Context:

• This exceptionally large, multi-storied brick structure is a landmark building that is located along State Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5 to 3 story wooden residential structures with narrow setbacks from the street.

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

- The applicant proposes to replace 5 existing vinyl windows with an aluminum-clad Pella replacement window.
- The windows are proposed to be double-hung with no muntins.
- Note that previous blanket approval from the HDC (2-1-2012) stated that all the windows would be Anderson 400 series – full-divided light with spacer bar, a Terratone bronze color with half screens.

#### **Design Guideline Reference:** See guidelines for Windows and Doors (08)

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





Aerial and Street View Image



Zoning Map

|   | 401 S  | STATE STREET UNIT                      | ` 502 (LU-21-         | 190) – PUBLIC HEARIN  | G #2 (MINOR)   |   |
|---|--|--|-----------------------|---|--|---|
|   | INFO/ EVALUATION CRITERIA  | SUBJECT PR                             | ROPERTY               | NEIGH   | HBORHOOD CONTEXT   |   |
|   | Project Information  | Existing                               | Proposed              | Abutting Structures   | Surrounding Structures   |   |
| N   |  | Building                               | Building (+/-)        | (Average)   | (Average)  |   |
|   | GENERAL BUILDING INFORMATION   | (FSTIMATED FRC                         | OM THE TAX MAPS & AS  | SESSOR'S INFO)  |  |   |
|   | 1 Gross Floor Area (SF)  | (ESTIMATES TRO                         | M IIIE IAX MAI 3 & AC | SESSOR S HAI O)   |  | Sion :: 11-3                                  |
|   | 2 Floor Area Ratio (GFA/ Lot Area)   |  |                       |   |  |   |
| , <u> </u>  | 3 Building Height / Street-Width Ratio   |  |                       | MINOR PROJEC  | `T   |   |
|   | 4 Building Height – Zoning (Feet)  |  |                       | MINOKIKOJEC   | <b>› I</b>   | MIS ate                                       |
|   | 5 Building Height – Street Wall / Cornice (Feet)   |  |                       | <ul><li>Windows Only –</li></ul>  |  | <b>→</b> ₹ ŏ                                  |
| -   | <ul><li>Number of Stories</li><li>Building Coverage (% Building on the Lot)</li></ul>  |  |                       | Williad W3 Offiny   |  |   |
| <del>-                                     </del> |  | LIDC COMM                              | AFAITC                | LIDO CUCO FETIONE   | ADDDODDIATEMECC  | COMMI<br>CCOMMI                               |
|   | PROJECT REVIEW ELEMENT  8 Scale (i.e. height, volume, coverage)  | HDC COMM                               | IENI3                 | HDC SUGGESTIONS   | APPROPRIATENESS  |   |
|   | 9 Placement (i.e. setbacks, alignment)   |  |                       |   | <ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul> |   |
| Z   | Massing (i.e. modules, banding, stepbacks)   |  |                       |   | <ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul> | AT DE SE NO                                   |
| ႘ <del>   </del>                                  | 11 Architectural Style (i.e. traditional – modern)   |  |                       |   | □ Appropriate □ Inappropriate  |   |
| 1   | 12 Roofs   |  |                       |   | □ Appropriate □ Inappropriate  | ALU,<br>IC DIST<br>ET Cas                     |
| 1   | 13 Style and Slope   |  |                       |   | □ Appropriate □ Inappropriate  |   |
| 1   | Roof Projections (i.e. chimneys, vents, dormers)   |  |                       |   | □ Appropriate □ Inappropriate  | <b>EVA</b> HISTORIC TE STREET                 |
| 1   | 15 Roof Materials  |  |                       |   | ☐ Appropriate ☐ Inappropriate  |   |
| 1<br>1<br>1                                       | 6 Cornice Line   |  |                       |   | □ Appropriate □ Inappropriate  |   |
| <u> </u>  | 7 Eaves, Gutters and Downspouts  |  |                       |   | □ Appropriate □ Inappropriate  | _ ш 🗴 🖫                                       |
| ALS 1   | 8 Walls  |  |                       |   | ☐ Appropriate ☐ Inappropriate  | \   |
| ш —   | 19 Siding / Material   |  |                       |   | □ Appropriate □ Inappropriate  | <b>2TY</b> 2007H 1                            |
|   | Projections (i.e. bays, balconies)   |  |                       |   | □ Appropriate □ Inappropriate  |   |
| ~*  | 21 Doors and Windows   |  |                       |   | ☐ Appropriate ☐ Inappropriate  |   |
|   | Window Openings and Proportions  |  |                       |   | ☐ Appropriate ☐ Inappropriate  | <b>୷ ଅ</b> ଧ୍ୟ                                |
| S   | <ul><li>Window Casing/ Trim</li><li>Window Shutters / Hardware</li></ul>   |  |                       |   | □ Appropriate □ Inappropriate  | ┦┇<br>┦┇                                      |
|   | 25 Awnings   |  |                       |   | □ Appropriate □ Inappropriate  |   |
|   | 26 Doors   |  |                       |   | <ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul> | OPE<br>ORTSM<br>PERTY:4                       |
| _ = _   | 27 Porches and Balconies   |  |                       |   | ☐ Appropriate ☐ Inappropriate  |   |
| 9 2<br>8 2<br>2 2                                 | 28 Projections (i.e. porch, portico, canopy)   |  |                       |   | □ Appropriate □ Inappropriate  |   |
|   | 29 Landings/ Steps / Stoop / Railings  |  |                       |   | □ Appropriate □ Inappropriate  | <b>─ ←                                   </b> |
| 3   | 30 Lighting (i.e. wall, post)  |  |                       |   | □ Appropriate □ Inappropriate  |   |
| 3   | Signs (i.e. projecting, wall)  |  |                       |   | □ Appropriate □ Inappropriate  |   |
| 3   | Mechanicals (i.e. HVAC, generators)  |  |                       |   | □ Appropriate □ Inappropriate  |   |
|   | 33 Decks   |  |                       |   | □ Appropriate □ Inappropriate  |   |
| <b>-</b>  | Garages (i.e. doors, placement)  |  |                       |   | □ Appropriate □ Inappropriate  |   |
| $ z ^{\frac{3}{2}}$                               | Fence / Walls (i.e. materials, type)   |  |                       |   | □ Appropriate □ Inappropriate  |   |
|   | Grading (i.e. ground floor height, street edge)  |  |                       |   | ☐ Appropriate ☐ Inappropriate  | ROCANGELER                                    |
|   | Landscaping (i.e. gardens, planters, street trees)   |  |                       |   | □ Appropriate □ Inappropriate  |   |
|   | Driveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)  |  |                       |   | <ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul> |   |
| <u> </u>  | 10 Accessory Buildings (i.e. sheds, greenhouses)   |  |                       |   | □ Appropriate □ Inappropriate  |   |
| 1.<br>2.<br>3.                                    | pose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value | ☐ Yes ☐ No<br>☐ Yes ☐ No<br>☐ Yes ☐ No | 5. Cor                | ntain the special character of the Enternation plement and enhance the architen and the the education, pleasure and the education pleasure and the | District:  | ☐ Yes ☐<br>☐ Yes ☐<br>itors: ☐ Yes ☐          |
| 1.  | iew Criteria / Findings of Fact:  Consistent with special and defining character of  Compatibility of design with surrounding propertie            |  |                       | ation to historic and architectural vo<br>npatibility of innovative technologie   |  |   |

Project Evaluation Form: 93 PLEASANT STREET (LU-21-183)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4
- Land Use: <u>Commercial</u>
- 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: <u>Downtown</u>

| <u>B.</u> | <u>Proposed Work:</u> | <u>Io add a 3-stor</u> | <u>y addition with</u> | connector building |
|-----------|-----------------------|------------------------|------------------------|--------------------|
|           | -                     |                        |                        |                    |

| <u> </u>                                       | damen vim der nieden zen an igi                        |
|--|--|
| C. Other Permits Required:                     |  |
| $\square$ Board of Adjustment                  | ✓ Planning Board ☐ City Council                        |
| D. Lot Location:                               |  |
| $\square$ Terminal Vista                       | $\square$ Gateway $\square$ Mid-Block                  |
| ✓ Intersection / Corner Lot                    | ☐ Rear Lot   |
| E. Existing Building to be Altered/ Demo       | ished / Constructed                                    |
| ✓ Principal                                    | ☐ Accessory ☐ Demolition                               |
| F. Sensitivity of Context:                     |  |
| $lacktriangle$ Highly Sensitive $\Box$ Sensiti | ve $\square$ Low Sensitivity $\square$ "Back-of-House" |
| G. Design Approach (for Major Projects         | <u>):</u>  |
| ☑ Literal Replication (i.e. 6-16 C             | ongress, Jardinière Building, 10 Pleasant Street)      |
| $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $       | Porter Street Townhouses, 100 Market Street)           |
| Abstract Reference (i.e. Port                  | walk, 51 Islington, 55 Congress Street)                |
| ☐ Intentional Opposition (i.e. №               | AcIntyre Building, Citizen's Bank, Coldwell Banker)    |
| H. Project Type:                               |  |
| $\square$ Consent Agenda (i.e. very s          | mall alterations, additions or expansions)             |
| $\square$ Minor Project (i.e. small alte       | rations, additions or expansions)                      |

☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

#### I. Neighborhood Context:

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

#### J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Add a three-story addition to the parking lot area along Court Street a connector to the Treadwell House.
- As a response the HDC feedback in the August work session, the applicant has revised the shutter and awning design. Note that large expanse of brick above the garage door remains.
- The applicant has scheduled a public hearing for a variance application at the BOA for November. Thus, final action by the HDC will need to be delayed until December.
- Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)

#### K. Aerial Images and Maps:





Renderings of the Proposed Addition and Connector Buildings



Zoning Map

|                |       | 9   | <b>3 PLEASANT</b>                     | STREET (LU-21-             | 183) – WORK SESSION #  | #3 (MAJOR)  |  |
|----------------|-------|---|---------------------------------------|----------------------------|--|---|--|
|                |       | INFO/ EVALUATION CRITERIA   | SUBJECT PROPERTY NEIGHBORHOOD CONTEXT |                            |  |   |  |
|                |       | Project Information   | Existing<br>Building                  | Proposed<br>Building (+/-) | Abutting Structures (Average)  | Surrounding Structures<br>(Average)                     | <b>2 2</b> ied   |
|                | N-    | GENERAL BUILDING INFORMATION  | (FSTIMA)                              | TED FROM THE TAX MAPS &    | ASSESSOR'S INFO)   |   | <u> </u>   |
| SIAFF          | 1     | Gross Floor Area (SF)   | (LOTHWIA                              | TED TROM THE TAX MAIS &    | ASSESSOR STREET  |   | 💳 🗨 🏅 ကုု 🖔  |
| ₹              | 2     | Floor Area Ratio (GFA/ Lot Area)  |                                       |                            |  |   |  |
| 7              | 3     | Building Height / Street-Width Ratio  |                                       |                            | MAJOR PROJEC   | <b>~</b> T  |  |
|                | 4     | Building Height – Zoning (Feet)   |                                       |                            | MAJORIKOJE   | <b>∪</b> 1  | L S S  |
|                | 5     | Building Height – Street Wall / Cornice (Feet)  |                                       | Construct a 3-St           | ory Addition and Con   | nector Buildings Only –                                 | Z # 2  |
|                | 6     | Number of Stories   | _ C                                   |                            | ory Addition and Com   | nector bolidings Offiy –                                | N FOR  |
|                | 7     | Building Coverage (% Building on the Lot)   |                                       |                            | -  |   |  |
|                |       | PROJECT REVIEW ELEMENT  | HDC                                   | COMMENTS                   | HDC SUGGESTIONS  | APPROPRIATENESS   |  |
| ţ              | . 8   | Scale (i.e. height, volume, coverage)   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| NITEX          | 9     | Placement (i.e. setbacks, alignment)  |                                       |                            |  | ☐ Appropriate ☐ Inappropriate                           |  |
|                |       | Massing (i.e. modules, banding, stepbacks)  |                                       |                            |  | □ Appropriate □ Inappropriate                           | _] ◀ ໔ ◑ 🧦   |
| C              | 11    | Architectural Style (i.e. traditional – modern)   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| 2              | 12    | Roofs   |                                       |                            |  | □ Appropriate □ Inappropriate                           | LUA<br>DISTRI<br>Case  |
| MEMBERS        | 13    | Style and Slope   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| 9              | 14    | Roof Projections (i.e. chimneys, vents, dormers)  |                                       |                            |  | □ Appropriate □ Inappropriate                           | RIC SI.  |
| ਨੂੰ            | 15    | Roof Materials  |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| <b>≨</b>       | 16    | Cornice Line  |                                       |                            |  | □ Appropriate □ Inappropriate                           | EV IISTO   |
|                | 17    | Eaves, Gutters and Downspouts   |                                       |                            |  | □ Appropriate □ Inappropriate                           | ы ы ы  |
| ON S MATERIALS | 18    | Walls   |                                       |                            |  | □ Appropriate □ Inappropriate                           | T 2  |
|                | 19    | Number and Material   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
|                | 20    | Projections (i.e. bays, balconies)  |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
|                | 21    | Doors and windows   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| •              | 22    | Window Openings and Proportions   |                                       |                            |  | □ Appropriate □ Inappropriate                           | — <b>—</b> 31 4  |
| <u> </u>       | 23    | Window Casing/ Trim   |                                       |                            |  | □ Appropriate □ Inappropriate                           | ☐ W Š Š ☐  |
| )              | 24    | Window Shutters / Hardware  |                                       |                            |  | ☐ Appropriate ☐ Inappropriate                           | OPE ORTSM PERTY:9  |
| ) (            | 25    | Storm Windows / Screens / Awnings   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
|                | 26    | Doors   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
|                | 27    | Porches and Balconies   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| າ ໄດ້          |       | Projections (i.e. porch, portico, canopy)   |                                       |                            |  | □ Appropriate □ Inappropriate                           | _ <b>ح</b> هم م  |
|                | 29    | Landings/ Steps / Stoop / Railings  |                                       |                            |  | □ Appropriate □ Inappropriate                           | <b>-</b>   |
|                | 30    | Lighting (i.e. wall, post)  |                                       |                            |  | ☐ Appropriate ☐ Inappropriate                           |  |
| )              | 31    | Signs (i.e. projecting, wall)   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
|                | 32    | Mechanicals (i.e. HVAC, generators)   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| Ε              | 33    | Decks   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| <u> </u>       | 34    | Garages (i.e. doors, placement)   |                                       |                            |  | ☐ Appropriate ☐ Inappropriate                           | A THE REAL PROPERTY OF THE PARTY OF THE PART |
| 3              | 35    | Fence / Walls / Screenwalls (i.e. materials, type)  |                                       |                            |  | ☐ Appropriate ☐ Inappropriate                           |  |
| 7000           | 36    | Grading (i.e. ground floor height, street edge)   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| ļ .            | 37    | Landscaping (i.e. gardens, planters, street trees)  |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| E E            |       | Driveways (i.e. location, material, screening)  |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
|                | 39    | Parking (i.e. location, access, visibility)   |                                       |                            |  | □ Appropriate □ Inappropriate                           |  |
| <u>H.</u>      | Purpo | se and Intent:  |                                       |                            |  |   |  |
|                | 1. Pr | eserve the integrity of the District:   |                                       | No 4. <i>N</i>             | Naintain the special character of the  | District:   | □ Yes □ N  |
|                |       | ssessment of the Historical Significance:   | □ Yes □                               | No 5. C                    | complement and enhance the archit  | tectural and historic character:                        | □ Yes □ N  |
| J.             | 3. C  | onservation and enhancement of property value w Criteria / Findings of Fact:                          | les:                                  |                            | ·  | I welfare of the District to the city residents and vis | sitors: 🗆 Yes 🗆 N  |
|                | 1. C  | onsistent with special and defining character of<br>ompatibility of design with surrounding propertie |                                       |                            | elation to historic and architectural v<br>compatibility of innovative technolog |   |  |

**Project Address: 52 PROSPECT ST. (LU-21-188) CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #4** 

| Α. | <b>Property</b> | <i>I</i> nformation | - | General: |
|----|-----------------|---------------------|---|----------|
|----|-----------------|---------------------|---|----------|

#### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 3,485 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: <u>Colonial</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

| В. | Proposed Work: | To construct a two-story | addition | (rear) | • |
|----|----------------|--------------------------|----------|--------|---|
|    | -              | •                        | 1        | •      | _ |

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

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

☐ Intersection / Corner Lot ☐ Rear Lot

| lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Demolition |
|--|
|  |

#### F. Sensitivity of Context:

| $\square$ Highly Sensitive $oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{B}}}}}$ Sensitive $\square$ "Back-of | -House'' |
|--|----------|
|--|----------|

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

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

#### H. Project Type:

| $\hfill \Box$ 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:**

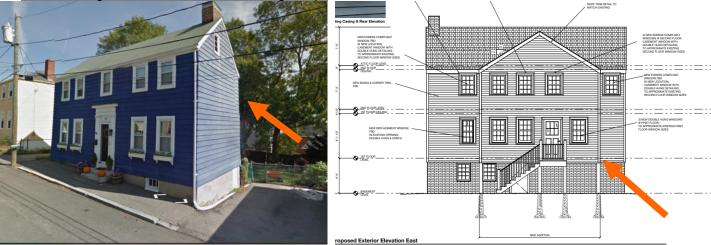
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
  - Construct a new two-story addition on the rear elevation of the building.
  - Replace the existing vinyl windows with new windows. Note that the existing casing is to remain and new egress windows are being added to meet the life-safety requirements of the code.
  - Replace the existing aluminum siding.
  - Window and siding details will be provided at the meeting.

#### Note, the applicant will have a public hearing for a variance application in November.

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

Withdrawn

#### 52 PROSPECT STREET (LU-21-188) - PUBLIC HEARING #4 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT Existing Building Project Information** Proposed Building (+/-) **Abutting Structures**

#### Surrounding Structures (Average) FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) - CONSTRUCT A 2-STORY REAR ADDITION ONLY -Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS 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 4 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows □ Appropriate □ Inappropriate EP. Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate چُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate

# **DISTRICT COMMISSION** Approved with Stipulations ase Postponed **HISTORIC** Continued **PORTSMOUTH** PROPERTY:52

☐ Yes ☐ No

☐ Yes ☐ No

□ Yes □ No

Date:

#### H. Purpose and Intent:

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

3. Conservation and enhancement of property values:

- 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:

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

- 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: 2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

□ Yes □ No

☐ Yes ☐ No

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

Project Address: 64 VAUGHAN MALL (LU-20-214)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

| Existing Conditions:  • Zoning District: CD5  • Land Use: Commerci  • Land Area: 15,242 SF  • Estimated Age of Strue  • Building Style: Vernace  • Public View of Propose  • Unique Features: NA  • Neighborhood Associa | +/-<br>cture: <u>c.1900</u><br>cular Commerci<br>: <u>C</u><br>ed Work: <u>View</u> | from the Vau         | ghan Mall and Hanover St. |
|--|---|----------------------|---------------------------|
| B. Proposed Work: To revise  | the brickwork, I  | <u>palconies and</u> | d add an roof atrium.     |
| C. Other Permits Required:   | _   |                      | _                         |
| ✓ Board of Adjustment  | ent 🗹 Pla   | anning Board         | ✓ City Council            |
| D. Lot Location:   |   |                      |                           |
| Terminal Vista   | ☐ Go  | ıteway               | ☑ Mid-Block               |
| $\square$ Intersection / Cor   | nerLot 🗌 Re   | ar Lot               |                           |
| E. Existing Building to be Altere  | ed/ Demolished:   |                      |                           |
| ✓ Principal  | ☐ Ac  | cessory              | ☐ Demolition              |
| F. Sensitivity of Context:   |   |                      |                           |
| ☐ Highly Sensitive   | $lacktriangle$ Sensitive $\Box$   | Low Sensitivity      | ☐ "Back-of-House"         |
| G. Design Approach (for Majo   | or Projects):   |                      |                           |
| $\Box$ Literal Replication   | (i.e. 6-16 Congress,  | lardinière Building  | , 10 Pleasant Street)     |
| ✓ Invention within a   | a Style (i.e., Porter S   | Street Townhouses    | s, 100 Market Street)     |
| Abstract Referen   | Ce (i.e. Portwalk, 51   | Islington, 55 Cong   | gress Street)             |
| ☐ Intentional Oppo   | sition (i.e. McIntyre   | Building, Citizen's  | Bank, Coldwell Banker)    |
| H. Project Type:   |   |                      |                           |
| ☐ Consent Agenda   | (i.e. very small a  | Iterations, add      | itions or expansions)     |
| $\square$ Minor Project (i.e.  | small alterations   | , additions or e     | expansions)               |
| ☐ Moderate Projec  | t (i.e. significant o   | additions, alter     | rations or expansions)    |

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

#### I. <u>Neighborhood Context:</u>

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

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

The Application is proposing to:

- 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).

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





Aerial and Street View Image



Zoning Map

## HISTORIC SURVEY RATING

C

## 64 VAUGHAN MALL (LU-21-153) – PUBLIC HEARING #A (MAJOR PROJECT)

| INFO/ EVALUATION CRITERIA |       | SUBJI   | ECT PROPERTY         | N                             | EIGHBORHOOD CONTEXT              | ONTEXT  |                             |
|---------------------------|-------|---|----------------------|-------------------------------|----------------------------------|---|-----------------------------|
|                           | Na    | Project Information   | Existing<br>Building | Proposed<br>Building (+/-)    | Abutting Structures<br>(Average) | Surrounding Structures<br>(Average)   | <b> </b>                    |
|                           | - 110 | GENERAL BUILDING INFORMATION  | (ESTIMA              | TED FROM THE TAX MAPS & ASSES | SSOR'S INFO)                     |   | _ <b>⟨</b> ကု 🥳             |
|                           | 1     | Gross Floor Area (SF)   | •                    |                               |                                  |   | ╗ <b>~</b> ≥ i }            |
|                           | 2     | Floor Area Ratio (GFA/ Lot Area)  |                      |                               |                                  |   |                             |
|                           | 3     | Building Height / Street-Width Ratio  |                      |                               | <b>MAJOR PROJ</b>                | I <b>F</b> ←T   | <b>FO</b> 1886              |
|                           | 4     | Building Height – Zoning (Feet)   |                      |                               | AIYJOK I KOJ                     | LCI   |                             |
|                           | 5     | Building Height – Street Wall / Cornice (Feet)  |                      | - MODIEV RPICE                | WORK BALCON                      | IES & ATRIUM ONLY -   | <b>■ ■ ■ ■ ■</b>            |
| _                         | 6     | Number of Stories   |                      |                               | WORK, BALCON                     | ILS & AIRIUM CITE! -  | <b>■ フ</b> ≥ え ÷            |
|                           | 7     | Building Coverage (% Building on the Lot)   |                      |                               |                                  |   |                             |
|                           |       | PROJECT REVIEW ELEMENT  | APPLICA              | NT'S COMMENTS                 | HDC SUGGESTI                     | ONS APPROPRIATENESS   | <b>O</b> 0 2 2              |
| b                         | 8     | Scale (i.e. height, volume, coverage)   |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
| CONTEXT                   | 9     | Placement (i.e. setbacks, alignment)  |                      |                               |                                  | □ Appropriate □ Inappropriate   | AT TRIC                     |
| O                         | 10    | Massing (i.e. modules, banding, stepbacks)  |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
| ပ                         | 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   | ା <b>୵</b> ଧୃଧ୍ୟା           |
|                           | 17    | Eaves, Gutters and Downspouts   |                      |                               |                                  | □ Appropriate □ Inappropriate   | ୣ୴ଃ୍ୟା                      |
| ALS                       | 18    | Walls   |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
| ERIA                      | 19    | Siding / Material   |                      |                               |                                  | □ Appropriate □ Inappropriate   | <b>→</b> ┰╝┊                |
| AT _                      | 20    | Projections (i.e. bays, balconies)  |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
| <b>×</b>                  | 21    | Doors and Windows   |                      |                               |                                  | ☐ Appropriate ☐ Inappropriate   |                             |
| z_                        | 22    | Window Openings and Proportions   |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
| DESIGN                    | 23    | Window Casing/ Trim   |                      |                               |                                  | ☐ Appropriate ☐ Inappropriate   |                             |
| 3                         | 24    | Window Shutters / Hardware  |                      |                               |                                  | ☐ Appropriate ☐ Inappropriate   |                             |
| δ                         | 25    | Awnings   |                      |                               |                                  | ☐ Appropriate ☐ Inappropriate   |                             |
| ፭∟                        | 26    | Doors   |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
| BUILDIN                   | 27    | Porches and Balconies   |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
|                           | 28    | Projections (i.e. porch, portico, canopy)   |                      |                               |                                  | □ Appropriate □ Inappropriate   | $\exists$ $\blacksquare$    |
|                           | 29    | Landings/ Steps / Stoop / Railings  |                      |                               |                                  | □ Appropriate □ Inappropriate   | ۔ ہے ۔                      |
| -                         | 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   | BHI                         |
| <u>5</u> ⊢                | 35    | Fence / Walls (i.e. materials, type)  |                      |                               |                                  | ☐ Appropriate ☐ Inappropriate   |                             |
| ES                        | 36    | Grading (i.e. ground floor height, street edge)   |                      |                               |                                  | ☐ Appropriate ☐ Inappropriate   |                             |
| SITE DESIGN               | 37    | Landscaping (i.e. gardens, planters, street trees)  |                      |                               |                                  | □ Appropriate □ Inappropriate   | THE H                       |
| <u></u>                   | 38    | Driveways (i.e. location, material, screening)  |                      |                               |                                  | ☐ Appropriate ☐ Inappropriate   |                             |
|                           | 40    | Accessory Buildings (i.e. sheds, greenhouses)   |                      |                               |                                  | □ Appropriate □ Inappropriate   |                             |
| 1<br>2<br>3               | . Pro | se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value  V Criteria / Findings of Fact: |                      | No 5. Complete No 6. Promo    | te the education, pleasure       | architectural and historic character:  and welfare of the District to the city residents and visi | ☐ Yes ☐ Yes ☐ tors: ☐ Yes ☐ |
| 1                         |       | onsistent with special and defining character of compatibility of design with surrounding properti  | • • •                |                               |                                  | ural value of existing structure:   |                             |

**Project Evaluation Form:** 266 MIDDLE ST. (LU-21-169) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #B** 

| A. Property Information - Ge | eneral: |
|------------------------------|---------|
|------------------------------|---------|

**Existing Conditions:** 

Zoning District: CD4-L2

Land Use: Commercial Parking Lot Land Area: 3,050 SF +/-

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

|           | <ul> <li>Neighborhood Association: <u>Islington Creek</u></li> </ul>             |                                 |
|-----------|--|---------------------------------|
| <u>B.</u> | B. Proposed Work: To replace decking, siding and wi                              | ndows with composite materials. |
| <u>C.</u> | C. Other Permits Required:   |                                 |
|           | $\square$ Board of Adjustment $\square$ Planning Boar                            | d City Council                  |
| <u>D.</u> | D. Lot Location:   |                                 |
|           | $\square$ Terminal Vista $\square$ Gateway                                       | ☐ Mid-Block                     |
|           | ✓ Intersection / Corner Lot ☐ Rear Lot   |                                 |
| <u>E.</u> | E. Existing Building to be Altered/ Demolished:                                  |                                 |
|           | ☐ Principal ☑ Accessory  | ☐ Significant Demolition        |
| <u>F.</u> | F. Sensitivity of Context:   |                                 |
|           | $\square$ Highly Sensitive $\square$ Sensitive $oxedsymbol{arDelta}$ Low Sensiti | vity 🗌 "Back-of-House"          |
| <u>G.</u> | G. Design Approach (for Major Projects):   |                                 |
|           | Literal Replication (i.e. 6-16 Congress, Jardinière Bu                           | ilding, 10 Pleasant Street)     |
|           | ☐ Invention within a Style (i.e., Porter Street Townhol                          | uses, 100 Market Street)        |
|           | Abstract Reference (i.e. Portwalk, 51 Islington, 55 (                            | Congress Street)                |
|           | ✓ Intentional Opposition (i.e. McIntyre Building, Citi                           | izen's Bank, Coldwell Banker)   |
| <u>H.</u> | H. Project Type:   |                                 |
|           | $\square$ Consent Agenda (i.e. very small alterations, c                         | additions or expansions)        |
|           | ☑ Minor Project (i.e. small alterations, additions                               | s or expansions)                |
|           | ☐ Moderate Project (i.e. significant additions, o                                | alterations or expansions)      |
|           | ☐ Major Project (i.e. very large alterations, add                                | litions or expansions)          |

#### I. Neighborhood Context:

• 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 yard setback and off-street parking is limited.

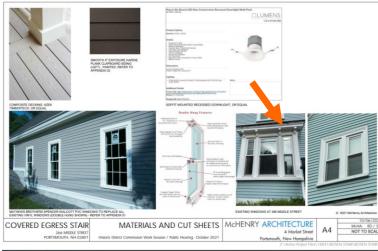
#### J. Staff Comments and Suggestions for Consideration:

- 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:





Aerial and Street View Image



Zoning Map

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

|            |              |      | INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT |                      |   |                                  |  |                                |  |  |  |  |
|------------|--------------|------|---|----------------------|---|----------------------------------|--|--------------------------------|--|--|--|--|
|            |              |      | Project Information   | Existing<br>Building | Proposed<br>Building (+/-)                            | Abutting Structures<br>(Average) | Surrounding Structures<br>(Average)                          |                                |  |  |  |  |
|            |              | Na   | GENERAL BUILDING INFORMATION                                    | (FSTIMA              | ATED FROM THE TAX MAPS & ASSE                         | SSOR'S INFO)                     |  |                                |  |  |  |  |
| SIAFF      |              | 1    | Gross Floor Area (SF)   | (2011111)            |   |                                  |  |                                |  |  |  |  |
| <b>⋖</b>   |              | 2    | Floor Area Ratio (GFA/ Lot Area)                                |                      |   |                                  |  | <b>OR</b> Sion 111-3-          |  |  |  |  |
| •          |              | 3    | Building Height / Street-Width Ratio                            |                      | MINIOD DECT   |                                  |  |                                |  |  |  |  |
|            |              | 4    | Building Height – Zoning (Feet)                                 |                      | MINOR PROJECT   |                                  |  |                                |  |  |  |  |
|            |              | 5    | Building Height – Street Wall / Cornice (Feet)                  |                      | <ul> <li>Replace Siding and Windows Only –</li> </ul> |                                  |  |                                |  |  |  |  |
|            |              | 6    | Number of Stories   |                      |   |                                  |  |                                |  |  |  |  |
|            |              | 7    | Building Coverage (% Building on the Lot)                       |                      |   |                                  |  | <u> </u>                       |  |  |  |  |
|            |              |      | PROJECT REVIEW ELEMENT  | APPLICA              | ANT'S COMMENTS  | HDC SUGGEST                      | TIONS APPROPRIATENESS  |                                |  |  |  |  |
| MEMBERS    | <u> </u>     | 8    | Scale (i.e. height, volume, coverage)                           |                      |   |                                  | □ Appropriate □ Inappropriate                                |                                |  |  |  |  |
|            | <u> </u>     | 9    | Placement (i.e. setbacks, alignment)                            |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            | <u></u>      | 10   | Massing (i.e. modules, banding, stepbacks)                      |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | <b>_   ◀ ≌ ʊ ┊</b>             |  |  |  |  |
|            | <u> </u>     | 11   | Architectural Style (i.e. traditional – modern)                 |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | UAT<br>UAT<br>USTRIC<br>ase No |  |  |  |  |
|            |              | 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                                | <b>─ ≻ ⊱</b> ञ └               |  |  |  |  |
|            |              | 17   | Eaves, Gutters and Downspouts                                   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | EV HISTO                       |  |  |  |  |
| COMMISSION | ALS          | 18   | Walls   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            | ER.          | 19   | Siding / Material   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | _ <b>&gt;</b>                  |  |  |  |  |
|            | AT_          | 20   | Projections (i.e. bays, balconies)                              |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            | <b>≥</b>     | 21   | Doors and Windows   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | _ <b>~</b> 건 있                 |  |  |  |  |
|            | <u> </u>     | 22   | Window Openings and Proportions                                 |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | — — VII <                      |  |  |  |  |
|            | SE_          | 23   | Window Casing/ Trim   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | <b>── ☆ ☆ </b>                 |  |  |  |  |
|            | DESIC        | 24   | Window Shutters / Hardware                                      |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | <b>○ PE</b>                    |  |  |  |  |
|            | 9            | 25   | Awnings   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            | N C          | 26   | Doors   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                | <b>COP</b> PORTS COPERT        |  |  |  |  |
|            | ≣_           | 27   | Porches and Balconies   |                      |   |                                  | □ Appropriate □ Inappropriate                                |                                |  |  |  |  |
|            | _            | 28   | Projections (i.e. porch, portico, canopy)                       |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            |              | 29   | Landings/ Steps / Stoop / Railings                              |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            |              | 30   | Lighting (i.e. wall, post)                                      |                      |   |                                  | □ Appropriate □ Inappropriate                                |                                |  |  |  |  |
|            |              | 31   | Signs (i.e. projecting, wall)                                   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            |              | 32   | Mechanicals (i.e. HVAC, generators)                             |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            |              | 33   | Decks   |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
| <u> </u>   | _            | 34   | Garages/ Barns / Sheds (i.e. doors, placement)                  |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            | DESIGN       | 35   | Fence / Walls (i.e. materials, type)                            |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            | <u>≅</u> —   | 36   | Grading (i.e. ground floor height, street edge)                 |                      |   |                                  | ☐ Appropriate ☐ Inappropriate                                |                                |  |  |  |  |
|            | <b>≝</b>     | 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                                |                                |  |  |  |  |
| <u>H</u>   | <u>ı. Pu</u> |      | se and Intent:  |                      |   |                                  | CII Bili I   |                                |  |  |  |  |
|            | ١.           |      | eserve the integrity of the District:                           |                      |   | ain the special character o      |  |                                |  |  |  |  |
|            | 2.           |      | sessment of the Historical Significance:                        |                      | •   |                                  | architectural and historic character:                        |                                |  |  |  |  |
|            | 3.           | . Co | onservation and enhancement of property valu                    | es:                  | No 6. Promo   | te the education, pleasure       | e and welfare of the District to the city residents and visi | itors: $\square$ Yes $\square$ |  |  |  |  |
| I.         | Rev          | view | Criteria / Findings of Fact:                                    |                      |   |                                  |  |                                |  |  |  |  |
| <u></u>    | 1            |      | onsistent with special and defining character of                | surrounding prope    | erties: □Yes□No 3 Relatio                             | on to historic and architect     | tural value of existing structure:                           |                                |  |  |  |  |
|            | 3            |      | ompatibility of design with surrounding propertie               | •                    |   |                                  | nologies with surrounding properties:   Yes  No              |                                |  |  |  |  |
|            | 5            |      | and and a constant of the property                              |                      | 33 _ 1 to 1. 30mp                                     | 5                                |  |                                |  |  |  |  |

**Project Address:** 238 DEER ST. (LU-20-238) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #C** 

| Existing C | Cond | oitib | ns: |
|------------|------|-------|-----|
|------------|------|-------|-----|

- Zoning District: <u>CD4</u> Land Use: <u>Commercial</u>

- Land Area: 6,108 SF +/Estimated Age of Structure: c.1960
  Building Style: Commercial
  Historical Significance: NA
  Public View of Proposed Work: View from Deer and Bridge Streets.
- Unique Features: <u>NA</u>

C. Other Permits Required:

Neighborhood Association: North End

| <u>B.</u> | Proposed Work: | <u>To replace</u> | <u>two winc</u> | <u>lows with c</u> | <u>a different</u> | <u>t design</u> |
|-----------|----------------|-------------------|-----------------|--------------------|--------------------|-----------------|
|           |                |                   |                 |                    |                    |                 |

|            | ☑ Board of Adjustment  | ☑ Planning Board             | ☐ City Council           |  |  |  |
|------------|--|------------------------------|--------------------------|--|--|--|
| D. Lot L   | ocation:   |                              |                          |  |  |  |
|            | ☐ Terminal Vista   | ☐ Gateway                    | ☑ Mid-Block              |  |  |  |
|            | $\square$ Intersection / Corner Lot  | ☐ Rear Lot                   |                          |  |  |  |
| E. Existir | ng Building to be Altered/ Demo  | olished:                     |                          |  |  |  |
|            | ✓ Principal  | Accessory                    | ☐ Demolition             |  |  |  |
| F. Sensi   | tivity of Context:   |                              |                          |  |  |  |
|            | $\square$ Highly Sensitive $\square$ Sensiti                                   | ive 🗹 Low Sensitivity        | √ 🗌 "Back-of-House"      |  |  |  |
| G. Desig   | gn Approach (for Major Project   | <u>s):</u>                   |                          |  |  |  |
|            | Literal Replication (i.e. 6-16 C   | Congress, Jardinière Buildir | g, 10 Pleasant Street)   |  |  |  |
|            | ☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) |                              |                          |  |  |  |
|            | Abstract Reference (i.e. Por   | twalk, 51 Islington, 55 Con  | gress Street)            |  |  |  |
|            | $\square$ Intentional Opposition (i.e.   | McIntyre Building, Citizen'  | s Bank, Coldwell Banker) |  |  |  |
| H. Proje   | ct Type:   |                              |                          |  |  |  |
|            | $\square$ Consent Agenda (i.e. very  | small alterations, add       | ditions or expansions)   |  |  |  |
|            | $\square$ Minor Project (i.e. small alte                                       | erations, additions or       | expansions)              |  |  |  |
|            | ☑ Moderate Project (i.e. sig   | nificant additions, alte     | erations or expansions)  |  |  |  |

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

#### I. Neighborhood Context:

• The building is located along Deer Street in the heart of the North End. It is surrounded with many new multi-story buildings.

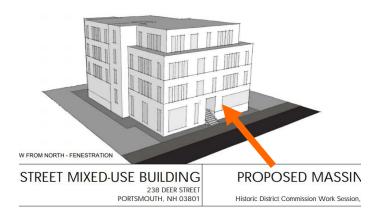
#### J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- 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 August **HDC** work session.

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

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





Proposed Alterations and Existing Conditions



Zoning Map

|                               |   |   | 238 DEEK 31. (LU         | J-20-238)                 | - PUBLIC HEARING                | #C (MODERATE                 |                                   |   |  |  |  |
|-------------------------------|---|---|--------------------------|---------------------------|---------------------------------|------------------------------|-----------------------------------|---|--|--|--|
|                               |   | INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT   |                          |                           |                                 |                              |                                   |   |  |  |  |
|                               |   | Project Information   | Existing<br>Building     | Proposed<br>Building (+/- | Abutting Structure -) (Average) | s Sui                        | rrounding Structures<br>(Average) |   | <b> </b>                                     |  |  |
|                               |   | GENERAL BUILDING INFORMATION                                      | (ESTIMATED F             | ROM THE TAX MA            | APS & ASSESSOR'S INFO)          |                              |                                   |   |  |  |  |
| 느                             | 1                                       | Gross Floor Area (SF)   |                          |                           | •                               | •                            |                                   |   | OR<br>SION<br>1-3-2                          |  |  |
| STA                           | 2                                       | Floor Area Ratio (GFA/ Lot Area)                                  |                          |                           |                                 |                              |                                   |   |  |  |  |
| S                             | 3                                       | Building Height / Street-Width Ratio                              |                          |                           | MODERATE                        | PRO IFCT                     |                                   |   |  |  |  |
|                               | 4                                       | Building Height – Zoning (Feet)                                   |                          |                           | MODERAIL                        | I NOJECI                     |                                   |   | MIS.   |  |  |
|                               | <u>5</u>                                | Building Height – Street Wall / Cornice (Feet)                    |                          | _ (                       | Construct a 3.5-Sto             | v Building Only              | _                                 |   |  |  |  |
|                               | 6                                       | Number of Stories   |                          |                           | 30113110C1 Q 0.5-310            | y bollaning Office           |                                   |   | Z § to                                       |  |  |
|                               | /                                       | Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT | A DDI IO A NITIO         | COMMENTS                  | UDC CU                          | CESTIONS                     | A DDD O DD                        | IATENIECO   |  |  |  |
|                               |   |   | APPLICANT'S              | COWWENIS                  | HDC 200                         | GESTIONS                     | APPROPR                           |   |  |  |  |
| X                             | 8                                       | Scale (i.e. height, volume, coverage)                             |                          |                           |                                 |                              |                                   | Inappropriate   | TON I  |  |  |
| N N                           | 7 | Placement (i.e. setbacks, alignment)                              |                          |                           |                                 |                              |                                   | <u>Inappropriate</u>                                  | AT<br>TRIC                                   |  |  |
| 8                             | 10                                      | Massing (i.e. modules, banding, stepbacks)                        |                          |                           |                                 |                              |                                   | <u>Inappropriate</u>                                  | A E Z  |  |  |
|                               | 11                                      | Architectural Style (i.e. traditional – modern)                   |                          |                           |                                 |                              | Appropriate   Appropriate         |   |  |  |  |
| SS                            | 12                                      | Roofs   |                          |                           |                                 |                              |                                   | Inappropriate   |  |  |  |
| MEMBERS                       | 13                                      | Style and Slope  Reaf Projections (i.e. chimneys yents darmers )  |                          |                           |                                 |                              |                                   | <u>Inappropriate</u>                                  | <b>ا</b> ن ن <b>ح</b> ا                      |  |  |
| <b>8</b>   <b>8</b>           | 14<br>15                                | Roof Projections (i.e. chimneys, vents, dormers) Roof Materials   |                          |                           |                                 |                              |                                   | <u>Inappropriate</u>                                  |  |  |  |
| <b>S</b>                      | 16                                      | Cornice Line  |                          |                           |                                 | +                            | ☐ Appropriate ☐                   |   |  |  |  |
| <b>⋝</b> │ │                  | 17                                      | Eaves, Gutters and Downspouts                                     |                          |                           |                                 |                              |                                   | <u>Inappropriate</u>                                  | <b>S</b> S S S S S S S S S S S S S S S S S S |  |  |
|                               | 18                                      | Walls   |                          |                           |                                 |                              |                                   | <u>Inappropriate</u>                                  | <b>—</b>                                     |  |  |
| o∣≝∣                          | 19                                      | Siding / Material   |                          |                           |                                 |                              |                                   | Inappropriate   |  |  |  |
| る一門                           | 20                                      | Projections (i.e. bays, balconies)                                |                          |                           |                                 |                              |                                   | ☐ Inappropriate                                       | <b>₹</b> ₹ 8                                 |  |  |
| ≟∣¥∣                          | <u>20</u><br>21                         | Doors and Windows   |                          |                           |                                 |                              |                                   | <ul><li>Inappropriate</li><li>Inappropriate</li></ul> | ⊣ <b>⊢</b> 5 ເຄ                              |  |  |
| <b>⋛</b> │ 🔞                  | 22                                      | Window Openings and Proportions                                   |                          |                           |                                 | +                            | □ Appropriate □                   |   | <b>~</b> 6 6 6 1                             |  |  |
| OMMISSION<br>SIGN & MATERIALS | 23                                      | Window Openings and Hopomons  Window Casing/ Trim                 |                          |                           |                                 | <del></del>                  | □ Appropriate □                   |   |  |  |  |
| <b>\</b>                      | 24                                      | Window Casing/ IIIII  Window Shutters / Hardware                  |                          |                           |                                 |                              | <ul><li>Appropriate</li></ul>     |   | OPE<br>PORTSM<br>ROPERTY                     |  |  |
| _                             | 25                                      | Awnings   |                          |                           |                                 |                              | □ Appropriate □                   |   | R F E  |  |  |
| ع   ق                         | 26                                      | Doors   |                          |                           |                                 |                              |                                   | □ Inappropriate                                       | d Q Q Q                                      |  |  |
| 로   일                         | 27                                      | Porches and Balconies   |                          |                           |                                 |                              |                                   | □ Inappropriate                                       | <b>7</b> 9 8                                 |  |  |
| BUILDING                      | 28                                      | Projections (i.e. porch, portico, canopy)                         |                          |                           |                                 |                              |                                   | □ Inappropriate                                       |  |  |  |
| ן ∣ ם                         | 29                                      | Landings/ Steps / Stoop / Railings                                |                          |                           |                                 |                              |                                   | Inappropriate   |  |  |  |
|                               | 30                                      | Lighting (i.e. wall, post)  |                          |                           |                                 |                              |                                   | ☐ Inappropriate                                       | 1  |  |  |
| 록 │ │                         | 31                                      | Signs (i.e. projecting, wall)                                     |                          |                           |                                 |                              | □ Appropriate □                   |   | 1  |  |  |
| <b>)</b>                      | 32                                      | Mechanicals (i.e. HVAC, generators)                               |                          |                           |                                 |                              | ☐ Appropriate □                   |   |  |  |  |
| HISTORIC                      | 33                                      | Decks   |                          |                           |                                 |                              | ☐ Appropriate ☐                   |   |  |  |  |
| 王                             | 34                                      | Garages/Barns / Sheds (i.e. doors, placement)                     |                          |                           |                                 |                              |                                   | Inappropriate   | 1  |  |  |
|                               | 35                                      | Fence / Walls (i.e. materials, type)                              |                          |                           |                                 |                              |                                   | Inappropriate   | R  |  |  |
| ESIGN                         | 36                                      | Grading (i.e. ground floor height, street edge)                   |                          |                           |                                 |                              |                                   | Inappropriate   |  |  |  |
| DESI                          | 37                                      | Landscaping (i.e. gardens, planters, street trees)                |                          |                           |                                 |                              |                                   | 1 Inappropriate                                       |  |  |  |
| ш                             | 38                                      | Driveways (i.e. location, material, screening)                    |                          |                           |                                 |                              |                                   | Inappropriate   |  |  |  |
| SI                            | 39                                      | Parking (i.e. location, access, visibility)                       |                          |                           |                                 |                              | □ Appropriate □                   |   |  |  |  |
|                               | 40                                      | Accessory Buildings (i.e. sheds, greenhouses)                     |                          |                           |                                 |                              | □ Appropriate □                   |   |  |  |  |
| Н.                            | Purpos                                  | se and Intent:  |                          |                           |                                 |                              |                                   |   |  |  |  |
|                               | 1. Pre                                  | eserve the integrity of the District:                             | □ Yes □ No               |                           | 4. Maintain the special chara   | cter of the District:        |                                   |   | □ Yes □                                      |  |  |
|                               |   | sessment of the Historical Significance:                          | □ Yes □ No               |                           | 5. Complement and enhance       |                              | storic character:                 |   |  |  |  |
|                               |   | onservation and enhancement of property val                       |                          |                           | 6. Promote the education, ple   |                              |                                   | residents and visito                                  |  |  |  |
|                               |   | , , ,   |                          |                           |                                 |                              | ,                                 |   |  |  |  |
| <u>ı. K</u>                   |   | <u>Criteria / Findings of Fact:</u>                               | f currounding proportion | □ Vac □ Na                | 3 Polation to historia and are  | hiteatural value of existing | u structuro:                      | □ Yes □ No  |  |  |  |
|                               |   | onsistent with special and defining character o                   | <b>-</b>                 |                           |                                 | _                            |                                   |   |  |  |  |
|                               | z. Co                                   | mpatibility of design with surrounding propertie                  | <del>2</del> 5.          | ⊔ res ⊔ No                | 4. Compatibility of innovative  | rechnologies with surrour    | iding properties:                 | ☐ Yes ☐ No  |  |  |  |

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 23,522 SF +/Estimated Age of Structure: c.1890
- Building Style: Queen Anne Historical Significance: C
- Public View of Proposed Work: View from Northwest Street & the Rte.1 Bypass.
- Unique Features: NA
- Neighborhood Association: Christian Shore

| <u>B.</u> | Proposed Work: | To construct | <u>ta new single</u> | e family | <u>house on the</u> | <u>lot.</u> |
|-----------|----------------|--------------|----------------------|----------|---------------------|-------------|
|           |                |              |                      |          |                     |             |

| <b>B.</b> Proposed Work: To construct a ne   | w single family hou | <u>se on the lot.</u> |  |  |  |  |
|--|---------------------|-----------------------|--|--|--|--|
| C. Other Permits Required:   |                     |                       |  |  |  |  |
| Board of Adjustment  | ☐ Planning Board    | ☐ City Council        |  |  |  |  |
| D. Lot Location:   |                     |                       |  |  |  |  |
| ☐ Terminal Vista   | Gateway             | ☑ Mid-Block           |  |  |  |  |
| $\Box$ Intersection / Corner Lot   | ☐ Rear Lot          |                       |  |  |  |  |
| E. Existing Building to be Altered/ Demo   | olished:            |                       |  |  |  |  |
| ✓ Principal  | Accessory           | Demolition            |  |  |  |  |
| F. Sensitivity of Context:   |                     |                       |  |  |  |  |
| $\square$ Highly Sensitive $oxedsymbol{oxio}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House |                     |                       |  |  |  |  |
| G. Design Approach (for Major Projects):   |                     |                       |  |  |  |  |

| $\hfill \square$ Consent Agenda (i.e. very small alterations, additions or expansio | ns) |
|---|-----|
| ☐ Minor Project (i.e. small alterations, additions or expansions)                   |     |

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

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

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

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

Moderate Project (i.e. significant additions, alterations or expansions)

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

Page 17 of 24

#### L. Neighborhood Context:

• 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.

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

The Application is proposing to:

- Construct a new single-family residence on the north eastern portion of the property.
- Note that a variance was granted to support this application.
- The applicant has requested a continuance to the December 1st meeting.

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

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





Proposed Alterations and Existing Conditions



**Zoning Map** 

|  |          | 137  | NORTHWEST ST                            | . (LUHD-2                  | 96) – WORK SESSIOI                                | N #A (MODERATE)  |                            |                     |  |
|--|----------|--|---|----------------------------|---|--|----------------------------|---------------------|--|
|  |          | INFO/ EVALUATION CRITERIA                                    | SUBJECT P                               | ROPERTY                    | _   | NEIGHBORHOOD CONTEXT   |                            |                     |  |
|  |          | Project Information  | Existing<br>Building                    | Proposed<br>Building (+/-) | Abutting Structures (Average)                     | Surrounding Struct<br>(Average)  | Jres .                     | <b>S</b> 5          |  |
| =  | N-       | GENERAL BUILDING INFORMATION                                 | (ESTIMATED FR                           | OM THE TAX MAR             | PS & ASSESSOR'S INFO)                             |  |                            |                     |  |
| !<br>:   | 1        | Gross Floor Area (SF)  |   |                            |   | ·  |                            | OR<br>SION          |  |
|  | 2        | Floor Area Ratio (GFA/ Lot Area)                             |   |                            |   |  |                            |                     |  |
|  | 3        | Building Height / Street-Width Ratio                         |   |                            | <b>MODERATE P</b>                                 | RO IFCT  |                            | $\mathcal{O}$       |  |
|  | 4        | Building Height – Zoning (Feet)                              |   |                            | MODERAILI   | NOJECI   |                            | MIS.                |  |
|  | 5        | Building Height – Street Wall / Cornice (Feet)               |   | - Constru                  | uct a New Single-Fo                               | amily Structure Only -   |                            | ≥ ∑                 |  |
|  | 7        | Number of Stories  Building Coverage (% Building on the Lot) |   | 0011311                    | oer a men omigie re                               | ining on octors only   |                            |                     |  |
|  | <b>'</b> | PROJECT REVIEW ELEMENT                                       | APPLICANT'S C                           | OMMENTS                    | HDC SUGG  | FSTIONS APPR   | OPRIATENESS                |                     |  |
| -  | . 8      | Scale (i.e. height, volume, coverage)                        | ATTEMATO                                | OMMENTO                    | 1150 3330   |  | ate 🗆 Inappropriate        | $\mathbf{\Sigma}$   |  |
|  | 0        | Placement (i.e. setbacks, alignment)                         |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
|  | 10       | Massing (i.e. modules, banding, stepbacks)                   |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| 8  | 11       | Architectural Style (i.e. traditional – modern)              |   |                            |   |  | ate 🗆 inappropriate        |                     |  |
|  | 12       | Roofs  |   |                            |   | 1  | ate   Inappropriate        |                     |  |
|  | 13       | Style and Slope  |   |                            |   | · · · ·  | ate 🗆 Inappropriate        |                     |  |
|  | 14       | Roof Projections (i.e. chimneys, vents, dormers)             |   |                            |   |  | ate 🗆 Inappropriate        | <b>7</b> 0 5        |  |
|  | 15       | Roof Materials   |   |                            |   |  | ate 🗆 inappropriate        | <b>A</b> 58 4       |  |
|  | 16       | Cornice Line   |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
|  | 17       | Eaves, Gutters and Downspouts                                |   |                            |   |  | ate 🗆 Inappropriate        | EV<br>HISTO         |  |
| LS   | 18       | Walls  |   |                            |   |  | ate 🗆 Inappropriate        | HIST                |  |
| I≅   | 19       | Siding / Material  |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| SIGN & MATERIALS                                 | 20       | Projections (i.e. bays, balconies)                           |   |                            |   |  | ate 🗆 Inappropriate        | - E 5               |  |
| ¥  | 21       | Doors and Windows  |   |                            |   |  | ate 🗆 Inappropriate        | <b>5</b> 55         |  |
| ∞  | 22       | Window Openings and Proportions                              |   |                            |   |  | ate 🗆 Inappropriate        | 30 20               |  |
| J Z  | 23       | Window Casing/ Trim  |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| ш  | 24       | Window Shutters / Hardware                                   |   |                            |   |  | ate 🗆 Inappropriate        | <b>□</b> \S \       |  |
|  | 25       | Awnings  |   |                            |   |  | ate 🗆 Inappropriate        | PE<br>RTSM<br>RTY-1 |  |
| Ž  | 26       | Doors  |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| BUILD  |          | Porches and Balconies  |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| BUILDING   | 28       | Projections (i.e. porch, portico, canopy)                    |   |                            |   |  | ate 🗆 Inappropriate        | _ ~                 |  |
|  | 29       | Landings/ Steps / Stoop / Railings                           |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
|  | 30       | Lighting (i.e. wall, post)                                   |   |                            |   |  | ate □ Inappropriate        |                     |  |
| :  | 31       | Signs (i.e. projecting, wall)                                |   |                            |   |  | ate □ Inappropriate        |                     |  |
|  | 32       | Mechanicals (i.e. HVAC, generators)                          |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
|  | 33       | Decks  |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| :  | 34       | Garages/ Barns / Sheds (i.e. doors, placement)               |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| _  | 35       | Fence / Walls (i.e. materials, type)                         |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| ESIGN  | 36       | Grading (i.e. ground floor height, street edge)              |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| Si   | 37       | Landscaping (i.e. gardens, planters, street trees)           |   |                            |   | i i i i i i i i i i i i i i i i i i i  | ate 🗆 Inappropriate        |                     |  |
|  | 38       | Driveways (i.e. location, material, screening)               |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| SIT  | 39       | Parking (i.e. location, access, visibility)                  |   |                            |   |  | ate 🗆 Inappropriate        |                     |  |
| 40 Accessory Buildings (i.e. sheds, greenhouses) |          |  |   |                            |   |  |                            |                     |  |
| <u>H.</u>  |          | se and Intent:   |   |                            |   |  |                            |                     |  |
|  |          | eserve the integrity of the District:                        | ☐ Yes ☐ No                              |                            | <ol> <li>Maintain the special characte</li> </ol> |  |                            | □ Ye                |  |
|  | 2. As    | sessment of the Historical Significance:                     | □ Yes □ No                              | 5                          | 5. Complement and enhance the                     | ne architectural and historic characte   | er:                        | □ Ye                |  |
|  | 3. C     | onservation and enhancement of property value                | es: 🗆 Yes 🗆 No                          | 6                          | 6. Promote the education, pleas                   | sure and welfare of the District to the  | city residents and visitor | rs: □ Ye            |  |
| 1  | Review   | Criteria / Findings of Fact:                                 |   |                            | ·   |  |                            |                     |  |
| <u> </u>   |          | onsistent with special and defining character of s           | surroundina properties:                 | □ Yes □ No 3               | 3. Relation to historic and archite               | ectural value of existina structure  | □ Yes □ No                 |                     |  |
|  |          | empatibility of design with surrounding properties:          | - · · · · · · · · · · · · · · · · · · · |                            |   | chnologies with surrounding propertie  |                            |                     |  |
|  | ۷. ح     |  | t .                                     | 55 _ 1 10 _ 7              | Janipanami, or inito tanto to                     | Similar group of the state of t | J 103 - 110                |                     |  |

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

|          | $\sim$ |         |    |
|----------|--------|---------|----|
| LVICTION | / 'An  | ACITION | •  |
| Existing | CUI    | ıuııı   | Э. |
|          |        |         |    |

- Zoning District: CD4
- Land Use: Vacant / Gym

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

| <u>B.</u> | Proposed Work: | To construct a | <u>4-5 stor</u> | <u>y mixed-use</u> | <u>building(s</u> | <u>).</u> |
|-----------|----------------|----------------|-----------------|--------------------|-------------------|-----------|
|           |                |                |                 |                    |                   |           |

| <b>B. Proposed Work:</b> 10 Construct a 4-3  | <u>story mixed-use bu</u>      | <u>Jilaing(s).</u>  |  |  |  |
|--|--------------------------------|---------------------|--|--|--|
| C. Other Permits Required:   |                                |                     |  |  |  |
| $\square$ Board of Adjustment  | ☑ Planning Board               | ☐ City Council      |  |  |  |
| D. Lot Location:   |                                |                     |  |  |  |
| Terminal Vista   | ☐ Gateway                      | ☑ Mid-Block         |  |  |  |
| ✓ Intersection / Corner Lot  | ☐ Rear Lot                     |                     |  |  |  |
| E. Existing Building to be Altered/ Demo   | olished:                       |                     |  |  |  |
| ✓ Principal  | Accessory                      | Demolition          |  |  |  |
| F. Sensitivity of Context:   |                                |                     |  |  |  |
| ☐ Highly Sensitive <b>☑</b> Sensitive  | tive $\square$ Low Sensitivity | √ 🗌 "Back-of-House" |  |  |  |
| G. Design Approach (for Major Projects):   |                                |                     |  |  |  |
| Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)  |                                |                     |  |  |  |
| ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)     |                                |                     |  |  |  |
| Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)               |                                |                     |  |  |  |
| ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) |                                |                     |  |  |  |
| H. Project Type:   |                                |                     |  |  |  |
| $\square$ Consent Agenda (i.e. very small alterations, additions or expansions)    |                                |                     |  |  |  |

☐ Minor Project (i.e. small alterations, additions or expansions)

☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

#### I. Neighborhood Context:

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

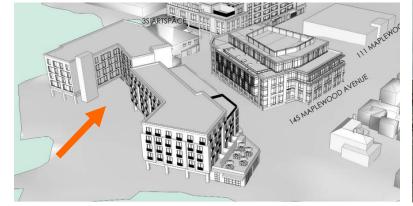
#### Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- Note that the applicant has requested a continuance of this application to the December 1st meeting.

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

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





Aerial and Street View Image



Zoning Map

|                               |                |  | I & 31 RAYENES                          | AVE. (LUI              | HD-234) ·       | – MOKK 2F22                   | ION #R (WA          | (JOK)                               |   |  |
|-------------------------------|----------------|--|---|------------------------|-----------------|-------------------------------|---------------------|-------------------------------------|---|--|
| INFO/ EVALUATION CRITERIA     |                |  | SUBJECT PROPERTY                        |                        |                 | NEIGHBORHOOD CONTEX           |                     | OOD CONTEXT                         | Γ   |  |
|                               |                | Project Information  | Existing<br>Building                    | Propose<br>Building (+ |                 | Abutting Structures (Average) |                     | Surrounding Structure:<br>(Average) | 3   | 3-21 enied   |
|                               | N-             | GENERAL BUILDING INFORMATION   | (ESTIMATED                              | FROM THE TAX M         | MAPS & ASSESSC  | OR'S INFO)                    |                     |                                     |   | <b>Κ</b> ν i i i   |
| 出                             | 1              | Gross Floor Area (SF)  | (20000000000000000000000000000000000000 |                        |                 |                               | · ·                 |                                     |   | ▮ਆਂ≥਼⊢¦≝   |
| STA                           | 2              | Floor Area Ratio (GFA/ Lot Area)                                     |   |                        |                 |                               |                     |                                     |   |  |
| S                             | 3              | Building Height / Street-Width Ratio                                 |   |                        | A.A             | AJOR PRO                      | <b>↑IECT</b>        |                                     |   |  |
|                               | 4              | Building Height – Zoning (Feet)                                      |   |                        | / / /           |                               | JILCI               |                                     |   | <b>FC</b> 11.55  12.55  13. |
|                               | 5              | Building Height – Street Wall / Cornice (Feet)                       | _                                       | - Cons                 | struct two      | 5-Story Mix                   | ad-Ilea Ruil        | dings Only –                        |   | <b></b> ≥ŏ 5   |
|                               | 6              | Number of Stories  | _                                       | - COII.                | 311001144       | J J-SIOLY WILK                | ed-03e boil         | dings Only –                        |   | OMMISSION  See Date: 11.   |
| <u> </u>                      | 7              | Building Coverage (% Building on the Lot)                            | 4 5 5 1 1 5 4 1 1 5                     |                        |                 |                               |                     | 40000                               | DIATELIESS  |  |
|                               |                | PROJECT REVIEW ELEMENT   | APPLICANI                               | S COMMENTS             |                 | HDC SUGG                      | ESIIONS             |                                     | RIATENESS   | ON COMMI   |
| X                             | 8              | Scale (i.e. height, volume, coverage)                                |   |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| E                             | 9              | Placement (i.e. setbacks, alignment)                                 | _                                       |                        |                 |                               |                     |                                     | □ Inappropriate   | AT<br>RIC<br>ase   |
| 0                             | 10             | Massing (i.e. modules, banding, stepbacks)                           | _                                       |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| $\vdash$                      | 11             | Architectural Style (i.e. traditional – modern)                      |   |                        |                 |                               |                     | ı                                   | ☐ Inappropriate   | ALUAT RIC DISTRIC Ave. Case  |
| SS                            | 12             | Roofs State and Slene  |   |                        |                 |                               |                     |                                     | □ Inappropriate   | ةِ إِنْ هَ كَ ۖ  |
| MEMBERS                       | 13             | Style and Slope  Reaf Projections (i.e., chimneys, yents, dermars, ) |   |                        |                 |                               |                     |                                     | ☐ Inappropriate   | بَ إِن كَ }  |
| AB                            | 14             | Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials     |   |                        |                 |                               |                     |                                     | ☐ Inappropriate   |  |
|                               | 16             | Cornice Line   | +                                       |                        |                 |                               |                     |                                     |   |  |
| <b>≥</b>                      | 17             | Eaves, Gutters and Downspouts  | +                                       |                        |                 |                               |                     |                                     |   |  |
| Z                             | 18             | Walls  |   |                        |                 |                               |                     |                                     | ☐ Inappropriate   | EV HISTO   |
| O   ₹                         | 19             | Siding / Material  |   |                        |                 |                               |                     |                                     | ☐ Inappropriate   |  |
| S   点                         | 20             | Projections (i.e. bays, balconies)                                   |   |                        |                 |                               |                     |                                     | <ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul> | RTY OUTH H & 31 Ray  |
|                               | 21             | Doors and Windows  |   |                        |                 |                               |                     |                                     | □ Inappropriate   | ଼ <b>୮</b> 2 ଅ ଜୁ  |
| ≥   ≥                         | 22             | Window Openings and Proportions                                      |   |                        |                 |                               |                     |                                     | <ul><li>□ Inappropriate</li></ul>                         | RT   OUTH  |
| OMMISSION<br>SIGN & MATERIALS | 23             | Window Casing/ Trim  |   |                        |                 |                               |                     |                                     | <ul><li>☐ Inappropriate</li></ul>                         | ́п (≒ ў ш [  |
| / \   W                       | 24             | Window Shutters / Hardware   |   |                        |                 |                               |                     |                                     | <ul><li>☐ Inappropriate</li></ul>                         | ַ <u>~</u> אַ אַ   |
| _                             | 25             | Awnings  |   |                        |                 |                               |                     |                                     | <ul> <li>□ Inappropriate</li> </ul>                       | <b>   </b>   |
| DISTRICT                      | 26             | Doors  |   |                        |                 |                               |                     |                                     | <ul> <li>□ Inappropriate</li> </ul>                       | <b>PORTS</b> PERTY: 1  |
|                               | 27             | Porches and Balconies  |   |                        |                 |                               |                     |                                     | □ Inappropriate   | POR POR Cision   |
| <u>S</u>   S                  | 28             | Projections (i.e. porch, portico, canopy)                            |   |                        |                 |                               |                     |                                     | □ Inappropriate   | <b>O O</b>   |
| Δ                             | 29             | Landings/ Steps / Stoop / Railings                                   |   |                        |                 |                               |                     |                                     | □ Inappropriate   | וֹ 🏪 בַּ   |
| ပ<br>ပ                        | 30             | Lighting (i.e. wall, post)   |   |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| Ζ                             | 31             | Signs (i.e. projecting, wall)  |   |                        |                 |                               |                     | □ Appropriate                       | □ Inappropriate   |  |
| ည                             | 32             | Mechanicals (i.e. HVAC, generators)                                  |   |                        |                 |                               |                     | ☐ Appropriate                       | □ Inappropriate   |  |
| HISTORIC                      | 33             | Decks  |   |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| <b>工</b>                      | 34             | Garages/Barns / Sheds (i.e. doors, placement)                        |   |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| 2                             | 35             | Fence / Walls (i.e. materials, type)                                 |   |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| ESIGN                         | 36             | Grading (i.e. ground floor height, street edge)                      |   |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| DES                           |                | Landscaping (i.e. gardens, planters, street trees)                   |   |                        |                 |                               |                     |                                     | □ Inappropriate   |  |
| SIE                           | 38             | Driveways (i.e. location, material, screening)                       |   |                        |                 |                               |                     |                                     | □ Inappropriate   | 0  |
| ~                             |                | Parking (i.e. location, access, visibility)                          |   |                        |                 |                               |                     |                                     | ☐ Inappropriate   |  |
|                               |                | 40 Accessory Buildings (i.e. sheds, greenhouses)                     |   |                        | □ Inappropriate |                               |                     |                                     |   |  |
| <u>H.</u>                     | -              | ose and Intent:  |   | _                      | 4               |                               |                     |                                     |   |  |
|                               |                | reserve the integrity of the District:                               | □ Yes □ No                              |                        |                 | the special characte          |                     |                                     |   | □ Yes □ N  |
|                               |                | ssessment of the Historical Significance:                            | □ Yes □ No                              |                        | •               |                               |                     | nd historic character:              |   |  |
|                               | 3. C           | onservation and enhancement of property vo                           | alues: 🗆 Yes 🗆 No                       | )                      | 6. Promote      | the education, pleas          | sure and weltare o  | of the District to the city         | residents and visito                                      | ors: $\square$ Yes $\square$ N   |
| <u>l.</u>                     | <u>Revie</u> v | w Criteria / Findings of Fact:                                       |   |                        |                 |                               |                     |                                     |   |  |
|                               |                | onsistent with special and defining character                        | of surrounding propertie                | s: 🗆 Yes 🗆 No          | 3. Relation t   | o historic and archit         | ectural value of ex | isting structure:                   | □ Yes □ No  |  |
|                               |                | ompatibility of design with surrounding proper                       | •                                       |                        |                 |                               |                     | rrounding properties:               | □ Yes □ No  |  |
|                               |                | . , , , , , , , , , , , , , , , , , , ,                              |   | _                      |                 | ,                             | -                   | <b>O</b> 1                          |   |  |

Project Address: 2 RUSSELL & 0 DEER ST (LUHD-366)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD</u>5
- Land Use: Vacant / Parking
- Land Area: 85,746 SF +/-
- 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

| 3. Proposed Work: | <u>10 construct 2, 5 stoi</u> | <u>ry, mixed-use buildings.</u> |
|-------------------|-------------------------------|---------------------------------|
|                   |                               |                                 |

| C. Other Permits Required:                             |                               |                |  |  |  |
|--|-------------------------------|----------------|--|--|--|
| ☐ Board of Adjustment                                  | ✓ Planning Board              | ☐ City Council |  |  |  |
| D. Lot Location:                                       |                               |                |  |  |  |
| ☐ Terminal Vista                                       | ☑ Gateway                     | ☐ Mid-Block    |  |  |  |
| ✓ Intersection / Corner Lot                            | Rear Lot                      |                |  |  |  |
| E. Existing Building to be Altered/ Demo               | olished / Constructed         | •<br><u>•</u>  |  |  |  |
| ✓ Principal  | ☐ Accessory                   | Demolition     |  |  |  |
| F. Sensitivity of Context:                             |                               |                |  |  |  |
| $\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit | ive $\square$ Low Sensitivity | "Back-of-House |  |  |  |
| G. Design Approach (for Major Projects):               |                               |                |  |  |  |

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

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

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

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

#### H. Project Type:

☐ Minor Project (i.e. small alterations, additions or expansions)

Moderate Project (i.e. significant additions, alterations or expansions)

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

#### I. Neighborhood Context:

• The 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 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:





Aerial and Street View Image



Zoning Map

#### 2 RUSSELL & 0 DEER STREET (LUHD-366) - WORK SESSION #C (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** -3-21 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures FORM** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT TWO 5-STORY MIXED-USE INFILL BUILDINGS ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) .: 0 **N PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) Case □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate Roofs 12 Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 0 COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate RUSELI 21 Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** ROPERTY:2 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Δ\_ Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties:

**Project Address: O MAPLEWOOD AVE. (LUHD-390) Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #D Meeting Type:** 

#### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- 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 Perm  | <u>nits Required:</u>             |                              |                        |  |  |
|--|-----------------------------------|------------------------------|------------------------|--|--|
| □В   | oard of Adjustment                | $\square$ Planning Board     | ☐ City Council         |  |  |
| D. Lot Location  | on:                               |                              |                        |  |  |
| □т   | erminal Vista                     | ☐ Gateway                    | ☐ Mid-Block            |  |  |
| $\overline{\checkmark}$  | Intersection / Corner Lot         | ☐ Rear Lot                   |                        |  |  |
| E. Existing Buil   | lding to be Altered/ Demo         | lished / Constructed         | <u>.</u>               |  |  |
|  | Principal                         | Accessory                    | Demolition             |  |  |
| F. Sensitivity o   | of Context:                       |                              |                        |  |  |
|  | Highly Sensitive 🗹 Sensiti        | ve $\square$ Low Sensitivity | ☐ "Back-of-House"      |  |  |
| G. Design Ap   | <u>proach (for Major Projects</u> | <u>):</u>                    |                        |  |  |
| □Li1   | teral Replication (i.e. 6-16 Co   | ongress, Jardinière Building | g, 10 Pleasant Street) |  |  |
| ☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) |                                   |                              |                        |  |  |
| Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)           |                                   |                              |                        |  |  |
| □ Ir   | ntentional Opposition (i.e. A     | AcIntyre Building, Citizen's | Bank, Coldwell Banker) |  |  |
| H. Project Typ   | <u>e:</u>                         |                              |                        |  |  |
|  | Consent Agenda (i.e. very s       | small alterations, add       | itions 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:

• The new building is located along Maplewood Ave. and North School Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
  - Construct a new single family house on a vacant lot.
  - Note that the applicant has revised the house plans as a response to feedback from the commission at the October meeting.

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





Aerial and Street View Image



**Zoning Map** 

#### **0 MAPLEWOOD AVE. (LUHD-390) – WORK SESSION #D (MODERATE PROJECT)** INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** -3-21 Existing Building Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT A NEW SINGLE FAMILY RESIDENCE ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Δ Building Coverage (% Building on the Lot) .: 0 **N PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) Case □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate Roofs 12 Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** □ Appropriate □ Inappropriate OD 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш Ŏ COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate MAPLE 21 Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** ROPERTY:0 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No