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

### February 3rd MEETING

# **Administrative Approvals:**

1. 55 Congress St. (LUHD-208) 2. 45 Gardner St. (LUHD-251) 3. 381 Middle St. (LUHD-252) 4. 366 Islington St. (LUHD-253) - Recommend Approval 5. 11 Meeting House Hill (LUHD-254) - TBD 6. 105 Chapel St. (LUHD-255) - Recommend Approval 7. 37 South St. (LUHD-256) - Recommend Approval 8. 138 Maplewood Ave. (LUHD-260) - Recommend Approval 9. 379 New Castle Ave. (LUHD-261) - Recommend Approval 10. 33 Holmes Court (LUHD-262) - Recommend Approval

11. 76 South School St. (LUHD-263) 12. 75 Salter St. (LUHD-266)

13. 82 Court St. (LUHD-268)

14. 437 Marcy St. (LUHD-264) 15. 58 Manning St. (LUHD-265) - Recommend Approval

- TBD

- Recommend Approval

- Recommend Approval

# **REQUEST FOR REHEARING:**

33 Jewell Court (LU-21-) (Roof Replacement)

# **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 297 South Street (LU-21-1) (Window Replacement)
- 103 Congress St. (LU-20-251) (Windows & Doors)
- 124 Congress St. (LU-21-7) (Façade Improvements)
- 59 Deer St. Unit 518 (LU-20-197) (Window Replacement)

## February 10th MEETING

# **Administrative Approvals:**

1. 58 South St. (LUHD-267)

- TBD

# 2<sup>nd</sup> EXTENSION REQUEST:

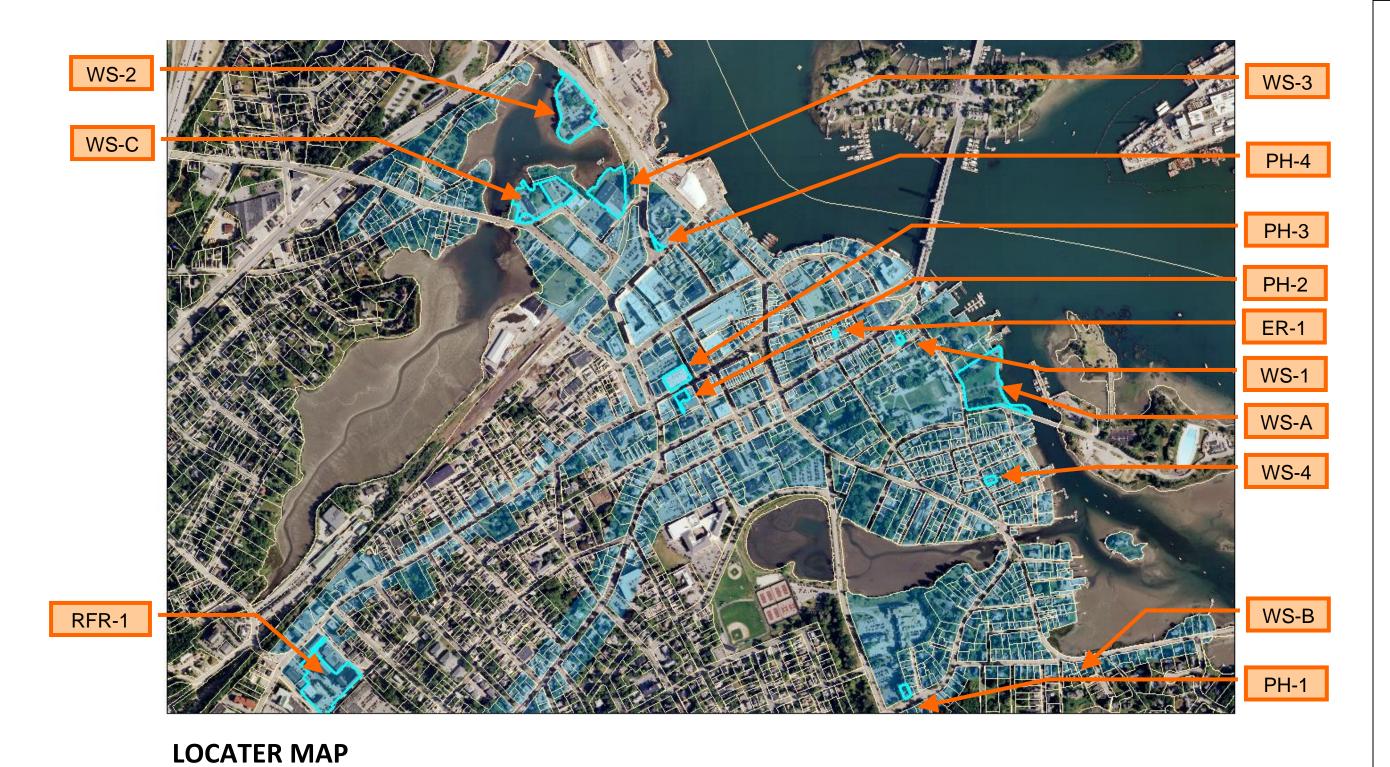
1. 37 Sheafe St. (2nd Story Addition)

# **WORK SESSIONS - OLD BUSINESS:**

- A. Prescott Park Marcy St. (LUHD-242) (Shaw House)
- 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- C. 1-31 Raynes Ave. (LUHD-234) (2, 1-5 story Buildings)

## **WORK SESSIONS – NEW BUSINESS:**

- 1. 449 Court St. (LUHD-235) (4th Floor Addition)
- 2. 500 Market St. (LUHD-236) (Trash Enclosure)
- 3. 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
- 4. 279 Marcy St. (LUHD-259) (Recessed Deck)



# COMMISSION HISTORIC DISTRICT

3rd & 10th, 2021 **ATIONS: MEETING DATE: February** APPLIC/

**Project Address:** 297 SOUTH ST. (LU-21-1) **CERTIFCATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #1** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: GRB
- Land Use: Multi-Family
- Land Area: 45,663 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: <u>Greek Revival</u> Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace 33 wi	ndows (Brosco) with	<u> Marvin Elevate windows.</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/ Dem	olished / Constructed	<u>:</u>
Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

#### I. Neighborhood Context:

• 297 South Street, is located along South Street and abuts the municipal parking lot for City Hall. The property is surrounded with many wood--sided historic buildings ranging from 2 to 2.5 stories in height. Most buildings have shallow front yard setbacks along the street and small private rear yards.

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

The Applicant is proposing to:

- Replace 33 Brosco windows (c. 1970) with SDL, Marvin Elevate Windows.
- Note that the Applicant believes the existing wood windows were installed in the 1970s.

#### Design Guideline Reference – See Design Guidelines FOR Windows and Doors (08).

Aerial Image, Street View and Zoning Map:





Proposed State Street Elevation and Street View Image



Zoning Map

		297	<b>SOUTH STREET (LU</b>	-21-1) -PUBLIC	C HEARING #1	(MINOR PROJECT)	
		INFO/ EVALUATION CRITERIA	SUBJECT PR	OPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		posed Building (+/-)	Abutting Structures	Surrounding Structures (Av	verage)
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED ERO)	M THE TAX MAPS & ASSES	_		<b>S</b>
出	1	Gross Floor Area (SF)	(ESTIMATED FROM	WITHE TAX WAFS & ASSES	3OK 3 INFO)		<b>2</b> 5
₹	2	Floor Area Ratio (GFA/ Lot Area)			MINIOD DDC	) IECT	<b>2</b> 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
STA	3	Building Height / Street-Width (ROW) Ratio		1	MINOR PRO	JJECI	O S
	4	Building Height – Zoning (Feet)		D	EPLACE 33 WII	NDOWS	L SI
	5	Building Height – Street Wall / Cornice (Feet)		- N	LI LACE 33 WII	NDOWS -	FC MISSI
	6	Number of Stories					<b>Z</b> §
1	7	Building Coverage (% Building on the Lot)					<b>7</b> 0
<b>-</b>		PROJECT REVIEW ELEMENT	APPLICANT'S CO	MMENIS	HDC SUGGE		RIATENESS O
}	8	Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)					e   Inappropriate
	10	Massing (i.e. modules, banding, stepbacks)					e □ Inappropriate e □ Inappropriate
	, <u> </u>	Architectural Style (i.e. traditional – modern)					e   Inappropriate
	12	Roofs					e   Inappropriate
S	13	Style and Slope					e □ Inappropriate e □ Inappropriate
보	14	Roof Projections (i.e. chimneys, vents, dormers)					· Inappropriate
<u>8</u>	15	Roof Materials					e □ Inappropriate e □ Inappropriate c □ Inappropriate
≥	16	Cornice Line					e □ Inappropriate  Inappropriate
MEMBERS	17	Eaves, Gutters and Downspouts				☐ Appropriate	e 🗆 Inappropriate
	18	Walls				☐ Appropriate	e   Inappropriate   Linappropriate   Lin
NOISSION	19	Number and Material				☐ Appropriate	e   Inappropriate
ฐ   รู	20	Projections (i.e. bays, balconies)					e 🗆 Inappropriate 🔀 📘
<b>?</b>   ₹	21	Doors and windows					e 🗆 Inappropriate
<u>}</u>   }	22	Window Openings and Proportions					e 🗆 Inappropriate 🔑 💍
<b>?</b>   ?	23	Window Casing/ Trim					e 🗆 Inappropriate 📗 🖺 💍
ۂ ا ک	24	Window Shutters / Hardware					e   Inappropriate e   Inappropriate e   Inappropriate e   Inappropriate
	25 26	Storm Windows / Screens Doors					e □ Inappropriate
ואוכ	27	Porches and Balconies					e □ Inappropriate e □ Inappropriate
<b> </b>	28	Projections (i.e. porch, portico, canopy)					
	29	Landings/ Steps / Stoop / Railings					e   Inappropriate
ן כ	30	Lighting (i.e. wall, post)					e 🗆 Inappropriate
ן נַ	31	Signs (i.e. projecting, wall)					e 🗆 Inappropriate
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					e 🗆 Inappropriate
<u> </u>	33	Decks					e 🗆 Inappropriate
HISTORIC	34	Garages / Barns / Sheds (i.e. doors, placement)					e 🗆 Inappropriate
-	35	Fence / Walls / Screenwalls (i.e. materials, type)				• • • • • • • • • • • • • • • • • • • •	e 🗆 Inappropriate
	36	Grading (i.e. ground floor height, street edge)				• • • • • • • • • • • • • • • • • • • •	e 🗆 Inappropriate
(	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate	e 🗆 Inappropriate
(	38	Driveways (i.e. location, material, screening)					e 🗆 Inappropriate
į	39	Parking (i.e. location, access, visibility)					e 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate	e 🗆 Inappropriate
<u>H</u> ,	Purpo	se and Intent:	1	1		-	
	1. Pro	eserve the integrity of the District:	□ Yes □ No	4. Mainta	in the special characte	er of the District:	
	2. As	sessment of the Historical Significance:	☐ Yes ☐ No	5. Comple	ement and enhance th	ne architectural and historic character:	
	3. Co	onservation and enhancement of property va	ues: 🗆 Yes 🗆 No	6. Promot	e the education, pleas	sure and welfare of the District to the cit	ty residents and visitors: $\ \square$ Y
ı	Review	Criteria / Findinas of Fact:			·		
<u> 14</u>		onsistent with special and defining character of	of surrounding properties.	Yes□ No. 3. Relation	n to historic and archite	ectural value of existing structure:	□ Yes □ No
		impatibility of design with surrounding properti	<u> </u>			chnologies with surrounding properties:	
	2. 00	The members of accident with some original properties	<u> </u>	100 - 100 - 1. Compc		chilologics with someonaing proporties.	_ 103 L 110

103 CONGRESS ST. (LU-20-251) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

Existing Conditions:
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- Zoning District: <u>CD5</u>
  Land Use: <u>Commercial</u>
  Land Area: <u>22,907 SF +/-</u>

- Estimated Age of Structure: c.1960
  Building Style: Modern Commercial
  Historical Significance: NC
  Public View of Proposed Work: View from Congress Street & the Vaughan Mall
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	<u>To install new</u>	<u>folding</u>	windows t	<u>to outc</u>	<u>loor seating</u>	area

<b>B.</b> Proposed Work: To install new fol	<u>ding windows to outdoor seating area.</u>
C. Other Permits Required:	
$\square$ Board of Adjustment	$\square$ Planning Board $\square$ City Council
D. Lot Location:	
Terminal Vista	$\square$ Gateway $\square$ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/ Dem	nolished:
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
$\square$ Highly Sensitive $\square$ Sensi	tive $lacktriangle$ Low Sensitivity $\square$ "Back-of-House"
G. Design Approach (for Major Projec	<u>:ts):</u>
☑ Literal Replication (i.e. 6-16	6 Congress, Jardinière Building, 10 Pleasant Street)
$\ \square$ Invention within a Style (i.	e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. P	ortwalk, 51 Islington, 55 Congress Street)
$\Box$ Intentional Opposition (i.e	e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
$\square$ Consent Agenda (i.e. ver	y small alterations, additions or expansions)
☑ Minor Project (i.e. small a	Iterations, additions or expansions)
☐ Moderate Project (i.e. sig	gnificant additions, alterations or expansions)
☐ Major Project (i.e. very la	rge alternations, additions or expansions)

#### I. Neighborhood Context:

• The building is located at the intersection of Congress Street and the Vaughan Mall. It is surrounded with many 2-4 story historic structures with not setbacks.

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

The Application is proposing to:

- Install folding doors along the outdoor seating area along the Vaughan Mall.
- The proposed door will be a 3-panel door.
- There will be no alterations on the size of the opening in the wall.

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

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





Aerial and Street View Image



**Zoning Map** 

# **HISTORIC SURVEY RATING**

NC

#### 103 CONGRESS STREET (LU-20-251) - PUBLIC HEARING #2 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 3-21 **Project Information** Existina **Abutting Structures Proposed Surrounding Structures** FORM (Average) (Average) Building Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - Replace Windows with Doors along Outdoor Seating Area -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT 8 Scale (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate . 1 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate 18 Walls ☐ Appropriate ☐ Inappropriate Continued CON 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** ERT Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions 03 ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP ROPERTY: 1 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING Awnings 25 ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall... □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/ Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate 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: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ 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

**124 CONGRESS ST. (LU-21-7) Project Address: CERTIFICATE OF APPROVAL** Permit Requested: **Meeting Type: PUBLIC HEARING #3 Existing Conditions:**  Zoning District: CD5 Land Use: Commercial Land Area: 8,242 SF +/-Estimated Age of Structure: c.1931 Building Style: Modern Commercial Historical Significance: I (Intrusion) Public View of Proposed Work: View from Congress Street Unique Features: NA Neighborhood Association: Downtown **B.** Proposed Work: To make façade improvements to the storefront. C. Other Permits Required: ☐ City Council ☐ Planning Board ☐ Board of Adjustment D. Lot Location: Mid-Block ☐ Terminal Vista Gateway ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished: Principal ☐ Accessory Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): ☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: ☐ Consent Agenda (i.e. very small alterations, additions or expansions) Minor Project (i.e. small alterations, additions or expansions) Moderate Project (i.e. significant additions, alterations or expansions) Major Project (i.e. very large alternations, additions or expansions)

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#### L. Neighborhood Context:

• The building is located along upper Congress Street. The building is listed as intrusive on the 1984 survey but it is surrounded with many 2-4 story historic structures with not setbacks.

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

The Application is proposing to:

- Replace the existing faux brick storefront with a wood panel storefront.
- Replace the windows and doors.
- Note that the applicant will be submitted additional images so this application will be heard on February 10<sup>th</sup>.
- Design Guideline Reference Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

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





Aerial and Street View Image



Zoning Map

□ Yes □ No

#### 124 CONGRESS STREET (LU-21-7) - PUBLIC HEARING #3 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 2-3-21 **Project Information** Existina **Abutting Structures Proposed Surrounding Structures** FORM (Average) (Average) Building Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - Replace Windows with Doors along Outdoor Seating Area -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT 8 Scale (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate . 1 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate 18 Walls ☐ Appropriate ☐ Inappropriate Continued CON 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** ERT Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP ROPERTY: 1 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 **Awnings** ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall... □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/ Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate 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: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ 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 3. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

**Project Address: 59 DEER STREET (LU-20-197) Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #4** 

- Existing Conditions:Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: <u>17,800 SF +/-</u>

- Estimated Age of Structure: <u>c.1985</u>
  Building Style: <u>Contemporary</u>
  Number of Stories: <u>2.5</u>
  Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>No public view</u>
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	To replace 8 windows.

C. Other Permits Required:		
$\Box$ Board of Adjustmen	nt $\square$ Planning Board	City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
$\Box$ Intersection / Corr	ner Lot 🗌 Rear Lot	
E. Existing Building to be Altere	d/ Demolished / Constructe	ed:
Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\Box$ Highly Sensitive $\Box$	Sensitive 🗹 Low Sensitiv	ity $\square$ "Back-of-House"
G. Design Approach (for Major	r Projects):	
Literal Replication	1 (i.e. 6-16 Congress, Jardinière Bui	lding, 10 Pleasant Street)
$\Box$ Invention within a	Style (i.e., Porter Street Townhous	ses, 100 Market Street)
☐ Abstract Reference	CE (i.e. Portwalk, 51 Islington, 55 Co	ongress Street)
$\square$ Intentional Oppos	sition (i.e. McIntyre Building, Citize	en's Bank, Coldwell Banker)
H. Project Type:		
☐ Consent Agenda	(i.e. very small alterations, a	dditions or expansions)
☑ Minor Project (i.e.	small alterations, additions	or expansions)
☐ Moderate Project	(i.e. significant additions, al	terations or expansions)

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

#### J. Neighborhood Context:

• This historically-significant and contributing building is located along Deer Street. The property is surrounded with many modern and historically significant structures (located across the street on "the Hill"). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

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

The Applicant is proposing to:

- Replace 8 windows with the same profile and appearance.
- The proposed windows are aluminum-clad Harvey Majesty windows.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

□ Yes □ No

#### 59 DEER STREET (LU-20-197) - PUBLIC HEARING #4 (MINOR) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Existing Building 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) MINOR PROJECT 2-Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Date: Withdrawn - REPLACE 8 WINDOWS ONLY -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS** ·: **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate e N 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Case 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** ROPERTY: 59 DEERSTR □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 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 **\_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate ecision: DISTRICT □ Appropriate □ Inappropriate Porches and Balconies 27 □ 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 **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:

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

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:

**O MARCY STREET (LUHD-242) Project Address: CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #A** 

#### **Existing Conditions:**

- Zoning District: M
- Land Use: Municipal Land Are: 6.9 Acres +/-
- Estimated Age of Structure: c.<u>1790</u>
- Building Style: Federal
- ark

	<ul> <li>Historical Significance: C</li> <li>Public View of Proposed Work</li> </ul>		Street & Prescott Po
	<ul><li>Unique Features: <u>Remaining V</u></li><li>Neighborhood Association: <u>So</u></li></ul>		
В.	Proposed Work: To elevate, reloca	ate and renovate th	<u>ne Shaw Warehous</u>
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	City Council
	☐ Condo Association	☐ Abutting Propert	y Owner
D.	Lot Location:		
	Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
Ε.	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition

<u>F.</u>	<u>Sensitivit</u>	y of	<u> Context:</u>

$mec{mec}$ Highly Sensitive $\;\sqcup\;$ Sensitive $\;\sqcup\;$ Low Sensitivity $\;\sqcup\;$ "Back-of-F
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#### G. Design

9	n Approach (tor 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 Islinaton, 55 Congress Street)

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

#### H. Project Type:

Consent Agenda (i.e. very small alterations, additions or expansions)
$\square$ Minor Project (i.e. small alterations, additions or expansions)
Moderate Project (i.e. significant additions, alterations or expansions)

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

#### I. Neighborhood Context:

• This contributing structure is located in the heart of Prescott Park adjacent the Sheafe Warehouse. The structure is currently located within the 100 year floodplain.

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

The City is proposing to:

- Elevate, relocate, and remove (demolish) the two additions located on the north side of the Shaw Warehouse.
- Note the Applicant is requesting a continuance until the April / May meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08) and Site Elements and Streetscapes (09).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

0 MARCY STREET (LUHD-242) – WORK SESSION #A (MODERATE)										
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT									
		Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
	No.					<b>\S</b>				
<u> </u>		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS	& ASSESSOR'S INFO)		<b>2</b> 2 5				
Ī	1	Gross Floor Area (SF)				<b>7</b> 6'				
	3	Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width Ratio				O is				
•		Building Height – Zoning (Feet)		MODERATE PROJECT						
	5	Building Height – Street Wall / Cornice (Feet)								
	6	Number of Stories	– Elevate, Reloca	ite, and Renovate t	the Shaw Warehouse (c. 1790) –					
	7	Building Coverage (% Building on the Lot)			•	<b>&gt;</b> 0 1				
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS	<b>O</b> o				
Þ	8	Scale (i.e. height, volume, coverage)			☐ Appropriate ☐ Inappropriat					
1 2	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriat					
l N	10	Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriat					
O	11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriat					
,	12	Roofs			☐ Appropriate ☐ Inappropriat					
<b>:</b>	13	Style and Slope			□ Appropriate □ Inappropriat					
<u> </u>	14	Roof Projections (i.e. chimneys, vents, dormers)			☐ Appropriate ☐ Inappropriat					
	15	Roof Materials			☐ Appropriate ☐ Inappropriat					
	16	Cornice Line			☐ Appropriate ☐ Inappropriat					
	17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriat					
ALS	18	Walls			☐ Appropriate ☐ Inappropriat	<u> </u>				
	19	Siding / Material			□ Appropriate □ Inappropriat					
.   ₹	20	Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriat					
SIGN & MATERIALS	21	Doors and Windows			☐ Appropriate ☐ Inappropriat					
i z	22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriat					
	23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriat	e P				
	24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriat					
BNIIDING	25	Awnings		-	☐ Appropriate ☐ Inappropriat					
:   🖻	26 27	Doors Porches and Balconies			□ Appropriate □ Inappropriat					
BU	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriat					
	29	Landings/ Steps / Stoop / Railings	·		☐ Appropriate ☐ Inappropriat					
	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriat					
	31	Signs (i.e. projecting, wall)		<del></del>	□ Appropriate □ Inappropriat					
)	32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriat					
	33	Decks			□ Appropriate □ Inappropriat					
•	34	Garages/ Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriat					
	35	Fence / Walls (i.e. materials, type)			☐ Appropriate ☐ Inappropriat					
ESIGN	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriat	water parent record with				
ESI	37	Landscaping (i.e. gardens, planters, street trees)			☐ Appropriate ☐ Inappropriat	Faight Felia At All lines				
E D	38	Driveways (i.e. location, material, screening)			☐ Appropriate ☐ Inappropriat					
SIT	39	Parking (i.e. location, access, visibility)			☐ Appropriate ☐ Inappropriat	CATE CATE				
	40	Accessory Buildings (i.e. sheds, greenhouses)			☐ Appropriate ☐ Inappropriat					
	1. Pro 2. Ass 3. Co	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value of Criteria / Findings of Fact:	$\square$ Yes $\square$ No 5.	·	er of the District: ne architectural and historic character: sure and welfare of the District to the city residents and	□ Y □ Y d visitors: □ Y				
<u>l. l</u>	1. Cc	Criteria / Findings of Fact:  consistent with special and defining character of sempatibility of design with surrounding properties			ectural value of existing structure:   Chnologies with surrounding properties:   Yes  No					

**Project Address:** 180 NEW CASTLE AVE. (LUHD-233) **CERTIFICATE OF APPROVAL Permit Requested: WORK SESSION #B Meeting Type:** 

Δ	Property	/ Information	- General:
Д.	IIODCIII	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- General.

#### **Existing Conditions:**

- Zoning District: SRB
- Land Use: <u>Single-Family</u>
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Greek Revival
- Historical Significance: C
  Public View of Proposed Work: <u>View from New Castle Ave. & Humphrey Ct.</u>
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck and replace siding, windows & roo
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D: Troposed troik:	addition with acek and replace staining, with
C. Other Permits Required:	
$\square$ Board of Adjustment	☐ Planning Board ☐ City Council
☐ Condo Association	☐ Abutting Property Owner
D. Lot Location:	
$\square$ Terminal Vista	$\square$ Gateway $\square$ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot
E. Existing Building to be Altered/ Demo	olished / Constructed:
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity $\square$ "Back-of-House"
G. Design Approach (for Major Project:	s <u>):</u>
$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e.	., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Congress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	

☐ Consent Agenda (i.e. very small alterations, additions or expansions)

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

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

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

#### I. Neighborhood Context:

• The building is located along the intersection of New Caste Ave. and Ball Street. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

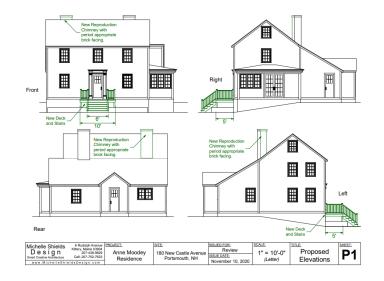
#### J. Background & Suggested Action:

The applicant is proposing to:

- Replace the deck and stairs along New Castle Ave.
- Replace the existing chimney with a faux brick veneer chimney.

#### Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Porches, Stoops and Decks (06).

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





Elevations & Streetview Image



Zoning Map

#### 180 NEW CASTLE AVE. (LUHD-233) – WORK SESSION #B (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 2-10-21 **Project Information Abutting Structures Existing Proposed Surrounding Structures** ORM (Average) (Average) Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Building Height - Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - Replace Chimney and Decks and Stairs -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** Roofs 12 □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate D COMMISSION 17 Eaves, Gutters and Downspouts Ш □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued Siding / Material 19 □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ROPERTY: 180 N 21 **Doors and Windows** □ Appropriate □ Inappropriate <u>~</u> Window Openings and Proportions □ Appropriate □ Inappropriate Ш Window Casing/Trim □ Appropriate □ Inappropriate **\_** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 Storm Windows / Screens □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate Porches and Balconies 27 □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... Appropriate | Inappropriate Signs (i.e. projecting, wall...) 31 □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 □ 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...) □ 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 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: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

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

#### **Existing Conditions:**

- Zoning District: CD4

- Land Use: Vacant / Gym Land Area: 2.4 Acres +/-Estimated Age of Structure: c.1960s

- Building Style: <u>Contemporary</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Maplewood and Raynes Ave.</u>
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 4-5	<u>5 story mixed-use b</u>	uilding(s).
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:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive $\Box$ Low Sensitivit	ty $\square$ "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
Literal Replication (i.e. 6-16 0	Congress, Jardinière Buildi	ing, 10 Pleasant Street)
$\ \square$ Invention within a Style (i.e	., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Co	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizer	n's Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. very	small alterations, ad	lditions or expansions)
$\square$ Minor Project (i.e. small alt	erations, additions or	expansions)
$\square$ Moderate Project (i.e. sign	nificant additions, alt	erations or expansions)
☑ Major Project (i.e. very la	rae alternations, ado	ditions or expansions)

#### I. Neighborhood Context:

• 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.

#### J. 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 the Applicant has requested a continuance of this application until the March Meeting.

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

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





3D Massing Model Image and Street View Image



Zoning Map

	1 & 31 RAYENES  INFO/ EVALUATION CRITERIA	SUBJECT PR	OPERTY		NEIGHBORHOOD CONTEXT	-				
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Struct (Average)	ures				
	GENERAL BUILDING INFORMATION	(ESTIMATED FRO	M THE TAX MAPS	& ASSESSOR'S INFO)						
1	Gross Floor Area (SF)	Commence of the second state of the second sta								
2	Floor Area Ratio (GFA/ Lot Area)									
3	Building Height / Street-Width Ratio	MAJOR PROJECT								
4	Building Height – Zoning (Feet)									
5	Building Height – Street Wall / Cornice (Feet)		- Const	truct two 4-5 Story	Mixed-Use Buildings –					
7	Number of Stories  Building Coverage (% Building on the Lot)		001101		wixed ose bolidings					
<del>'</del>	PROJECT REVIEW ELEMENT	APPLICANT'S CC	MAMENITS	HDC SUGGI	ESTIONS APPR	OPRIATENESS				
. 0		AITLICANI 3 CC	MANATHIS	1100 30991						
	Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)					ate   Inappropriate				
$\bar{z}$	Massing (i.e. modules, banding, stepbacks)					ate   Inappropriate				
10	Architectural Style (i.e. traditional – modern)					ate   Inappropriate				
10	Roofs				i	ate   Inappropriate				
12						ate   Inappropriate				
13	Style and Slope  Reaf Projections (i.e. chimpeus yents darmers )					ate   Inappropriate				
14	Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials					ropriate □ Inappropriate ropriate □ Inappropriate				
16	Cornice Line									
17	Eaves, Gutters and Downspouts					ate   Inappropriate				
의 17 18	Walls					ate   Inappropriate				
19	Siding / Material					ate   Inappropriate				
20	Projections (i.e. bays, balconies)					ate   Inappropriate				
: —	Doors and Windows					ate   Inappropriate				
21						ate   Inappropriate				
22	Window Openings and Proportions Window Casing / Trim					ate   Inappropriate				
23	Window Casing/ Trim Window Shutters / Hardware					ate   Inappropriate				
' <u> </u>						ate 🗆 Inappropriate				
25	Awnings					ate   Inappropriate				
26	Doors  Perspectant Paleonies					ate   Inappropriate				
27	Projections (i.e. perch. pertice, capany, )					ate 🗆 Inappropriate				
28	Projections (i.e. porch, portico, canopy)					ate Inappropriate				
29	Landings/ Steps / Stoop / Railings					ate   Inappropriate				
30	Lighting (i.e. wall, post)  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 ate □ Inappropriate				
35	Fence / Walls (i.e. materials, type)					ate   Inappropriate				
図 36 図 37	Grading (i.e. ground floor height, street edge)					ate   Inappropriate				
37 公 37	Landscaping (i.e. gardens, planters, street trees)					ate 🗆 Inappropriate				
<u>З</u>	Driveways (i.e. location, material, screening)					ate 🗆 Inappropriate				
39						ate 🗆 Inappropriate				
40	Accessory Buildings (i.e. sheds, greenhouses)					ate 🗆 inappropriate				
Purno	se and Intent:			I		are mappropriate [				
	eserve the integrity of the District:	□ Yes □ No	4 1	Maintain the special characte	er of the District:					
	ssessment of the Historical Significance:	□ Yes □ No		•	ne architectural and historic characte	ir.				
	onservation and enhancement of property value:			•	ure and welfare of the District to the					
	····	o. □ 1 €3 □ 1 NO	0. 1	riomore me edocation, pieds	ore and wellare of the pisher to the	City residertis di la visitor				
	V Criteria / Findings of Fact:		V NI - 0 - 1		Long Long Long					
	onsistent with special and defining character of su					□ Yes □ No				
2. Co	empatibility of design with surrounding properties:		Yes \( \text{No} \) 4. (	Compatibility of innovative ted	chnologies with surrounding propertie	es: 🗆 Yes 🗆 No				

**Project Address:** 449 COURT STREET (LUHD-235) Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1** 

Α.	Pro	perty	<u>Information</u>	-	<b>General:</b>
		_			

#### **Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Multi-Family
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c. 1996
- Building Style: Traditional
- Historical Significance: NA
  Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: South End

B. Propose	d Work:	Add a 4th	h Floor	Addition	and roof	deck	along	Court Street
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#### C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment ☐ Abutting Property Owner Condo Association D. Lot Location: ☑ Mid-Block ☐ Terminal Vista ☐ Gateway ☐ Intersection / Corner Lot Rear Lot E. Existing Building to be Altered/ Demolished:

✓ Principal	
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F. Sensitivity of Context:

Lliably Consitive	V	Consitivo		Lovy Consitivity	"Back-of-House"
HIANIV SANSITIVA	IVI	\Angiti\/A	1 1	$I \cap M \setminus A$	"KACK-OT-HOUSE"

Accessory

☐ Demolition

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

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

#### H. Project Type:

☐ Consent Agenda (i.e. very smc	ill alterations, additions o	r expansions)
---------------------------------	------------------------------	---------------

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

#### I. Neighborhood Context:

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

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

The Application is proposing to:

- Change the roof design by adding a 4<sup>th</sup> floor addition and roof deck.
- The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.
- Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



**Zoning Map** 

# 449 COURT STREET (LUHD-235) – WORK SESSION #1 (MINOR)

FO/ EVALUATION CRITERIA	SOBJEC	CT PROPERTY		NEIGHBORHOOD	CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surro	ounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & ASSI	ESSOR'S INFO)		
oor Area (SF)					
rea Ratio (GFA/ Lot Area)					
g Height / Street-Width Ratio			MINOR PRO	) IFCT	
g Height – Zoning (Feet)			MIIIOKIKC		
g Height – Street Wall / Cornice (Feet)		- Add 4th	h Floor Addition	and Roof Dec	<b>/</b> _
er of Stories		Add 4	rioor Addition	and Roof Bec	`
g Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	A DDI I C A NI	"C COAAATNITC	IIDC CIICCI	FCTIONIC	A DDD ODDI A TENESS
	APPLICANI	"S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS
.e. height, volume, coverage)  nent (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
					□ Appropriate □ Inappropriate
g (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate
ctural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate
and Claire					□ Appropriate □ Inappropriate
nd Slope					☐ Appropriate ☐ Inappropriate
ojections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate
aterials					☐ Appropriate ☐ Inappropriate
e Line					☐ Appropriate ☐ Inappropriate
Gutters and Downspouts					☐ Appropriate ☐ Inappropriate
Material					□ Appropriate □ Inappropriate
Material					☐ Appropriate ☐ Inappropriate
ions (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate
and Windows					☐ Appropriate ☐ Inappropriate
v Openings and Proportions					☐ Appropriate ☐ Inappropriate
v Casing/ Trim					☐ Appropriate ☐ Inappropriate
v Shutters / Hardware					☐ Appropriate ☐ Inappropriate
IS					☐ Appropriate ☐ Inappropriate
					☐ Appropriate ☐ Inappropriate
s and Balconies					□ Appropriate □ Inappropriate
ions (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate
gs/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
(i.e. wall, post)					□ Appropriate □ Inappropriate
e. projecting, wall)					□ Appropriate □ Inappropriate
nicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
es/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate
/ Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
g (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
aping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
ays (i.e. location, material, screening)					□ Appropriate □ Inappropriate
(i.e. location, access, visibility)					□ Appropriate □ Inappropriate
ory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
ntent:		4 14.4.1	والمراجعة والمراجعة والمراجعة والمراجعة	or of the or Dietain - to	
<u> </u>			•		
<u> </u>					
tion and enhancement of property values:	☐ Yes ☐ N	o 6. Promo	ote the education, pleas	sure and welfare of the D	District to the city residents and v
ntei he in ht of tion 1 / F	nt: ntegrity of the District: f the Historical Significance: and enhancement of property values: indings of Fact:	ntegrity of the District:  If the Historical Significance:  If and enhancement of property values:  Indings of Fact:  In	ntegrity of the District:  Integrity of the District:  Int	ntegrity of the District:  If the Historical Significance:  If the	ntegrity of the District:  If the Historical Significance:  If the

Project Address: 500 MARKET STREET (LUHD-236)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

<u>A.</u>	A. Property Information - General:		
	<ul> <li>Existing Conditions:</li> <li>Zoning District: <u>CD4-L1</u></li> <li>Land Use: <u>Mixed-Use</u></li> <li>Land Area: <u>102,680 SF +/-</u></li> <li>Estimated Age of Structure: <u>c. 198</u></li> <li>Building Style: <u>Classical Revival</u></li> <li>Historical Significance: <u>C</u></li> <li>Public View of Proposed Work: <u>View Unique Features: NA</u></li> <li>Neighborhood Association: <u>Noble</u></li> </ul>	ew from Market S	t <u>reet</u>
	B. Proposed Work: Replace trash enclos	<u>ure</u> .	
<u>C.</u>	C. Other Permits Required:	r	
	☐ Board of Adjustment ☐	Planning Board	□ City Council
	☐ Condo Association	Abutting Property	Owner
<u>D.</u>	D. Lot Location:		_
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\Box$ Intersection / Corner Lot $\Box$	Rear Lot	
<u>E.</u>	E. Existing Building to be Altered/ Demolish	ed:	
	☐ Principal <b>☑</b>	Accessory	☑ Demolition
<u>F.</u>	5. Sensitivity of Context:		
	$\square$ Highly Sensitive $\square$ Sensitive $\square$	☑ Low Sensitivity	$\square$ "Back-of-House"
<u>G</u> .	G. Design Approach (for Major Projects):		
	☑ Literal Replication (i.e. 6-16 Cong	ress, Jardinière Building	g, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e., Port	er Street Townhouses, 1	00 Market Street)
	Abstract Reference (i.e. Portwalk	c, 51 Islington, 55 Congr	ess Street)
	☐ Intentional Opposition (i.e. McIn	tyre Building, Citizen's B	Bank, Coldwell Banker)
<u>H.</u>	d. Project Type:		
	$\square$ Consent Agenda (i.e. very smc	ıll alterations, addit	ions or expansions)
	☑ Minor Project (i.e. small alterat	ions, additions or e	xpansions)
	☐ Moderate Project (i.e. significa	ant additions, altero	ations or expansions)
	☐ Major Project (i.e. very large a	Iternations additio	ns or expansions)

#### L. Neighborhood Context:

• The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

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

The Application is proposing to:

- Replace the brick dumpster enclosure with wooden fencing.
- Note the applicant has been requested to submit additional images of the existing and proposed conditions.

#### • <u>Design Guideline Reference</u>: Guidelines for Site Elements and Streetscapes (09)

N. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



Zoning Map

# HISTORIC SURVEY RATING

C

# 500 MARKET STREET (LUHD-236) – WORK SESSION #2 (MINOR)

	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			NEIGHBORHOOD CONTEXT			
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)						
	GENERAL BUILDING INFORMATION			` ` '	(	<b>−</b>					
1		(20.888 M25 FROM M2 W MOLEGON O M1 O)									
2	Floor Area Ratio (GFA/ Lot Area)					<b>8</b>					
3	Building Height / Street-Width Ratio			MINIOD DDO	IECT						
4					JLCI	ШĽ					
5			_ D	enlace Trach En	closure –						
			— K	epiace masir in	IC102016 –	7					
7											
	PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS	HDC SUGGES	TIONS APPROPRIATENESS	$oxed{oxed}$ O					
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate						
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	Porches and Balconies					<b>□ &amp;</b>					
28											
29	Landings/ Steps / Stoop / Railings					— െ					
30											
31	Signs (i.e. projecting, wall)										
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate						
33	Decks				□ Appropriate □ Inappropriate						
34	Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate						
35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate						
36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate						
37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate						
38					□ Appropriate □ Inappropriate	, A					
39					□ Appropriate □ Inappropriate						
40					□ Appropriate □ Inappropriate						
1. Pre 2. As	eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □ N	lo 5. Compl	ement and enhance the	architectural and historic character:	itors:					
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 Purpo 2. As	3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional - modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening) 40 Accessory Buildings (i.e. sheds, greenhouses)	GENERAL BUILDING INFORMATION  1	GENERAL BUILDING INFORMATION  1 Cross Floor Area (SF) 2 Floor Area Rotio (GFA/ Lot Area) 3 Building Height / Street Width Rotio 4 Building Height / String (Feet) 5 Building Height – String (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 8 Soft (i.e. challen) 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 19 Siding / Material 19 Projections (i.e. bays, balaconies) 20 Projections (i.e. bays, balaconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Cosing / Tim 24 Window Cosing / Tim 25 Window Cosing / Tim 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (ii.e. NFVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (ii.e. doors, placement) 35 Profections (ii.e. porten, portico, canopy) 36 Grading (ii.e. grading, bothers, site et hees) 37 Landscaping (ii.e. gardens, planters, site et hees) 38 Driveserve the integrity of the District: 39 Parking (ii.e. location, material, screening) 40 Accessory Buildings (ii.e., Steps, Stoped, genehouses) 40 Proseser and Intenti. 41 Preserve the integrity of the District: 42 Assessment of the Historical Significance:	GENERAL BUILDING INFORMATION  CESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  CONSTRUCT YEAR OF ROTE (C)FA (Lot Aren)  Building Height / Street Wolf / Comice (feet)  PROJECT REVIEW ELEMENT  PROJECT REVIEW ELEMENT  APPLICANT'S COMMENTS  HDC SUGGES  Socie (i.e. height, volume, coverage)  Placement (i.e. serbocks, olignment)  Massing (i.e. modules, boarding, stepbocks)  Architectural Style (i.e. himneys, vents, dormers)  Rod Massing (i.e. chimneys, vents, dormers)  Style and Slope  11 Architectural Style (i.e. himneys, vents, dormers)  15 Roof Materials  16 Comice line  17 Eaves, Gultes and Downspouts  18 Wolfs  19 Sicing / Material  19 Sicing / Material  19 Sicing / Material  10 Doors and Windows  20 Window Openings and Proportions  30 Window Openings and Proportions  40 Window Shutters / Hordware  21 Window Shutters / Hordware  22 Window Cosing Plinin  33 Decks  34 Georges/ Stars / Shoop / Roilings  35 Lephing (i.e. wol. post)  36 Grading (i.e. ground floor, splancement)  37 Londscoping (i.e. ground floor, splancement)  38 Decks  Complement and enhance the Purpose of Purpose of the Interview of the Historical Significance:  Purpose and Intent.  1 Preserve the integrity of the District.  1 Yes II No  4 Maintain the special character of Purpose of the Complement and enhance the Purpose Assessment of the Historical Significance:  Purpose and Intent.  1 Preserve the integrity of the District.  1 Yes II No  5 Complement and enhance the Cases with the Accessory Buildings (i.e. sheds, greenhouse)  Purpose and Intent.  1 Preserve the integrity of the District.  1 Yes II No  5 Complement and enhance the	Constant BUILDING INFORMATION   (STIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					

Project Evaluation Form: <u>53 GREEN STREET (LUHD-257)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>WORK SESSION #3</u>

A. Property Information - General:	
<ul> <li>Existing Conditions:</li> <li>Zoning District: CD5</li> <li>Land Use: Commercial</li> <li>Land Area: 78.843 SF +/-</li> <li>Estimated Age of Structure</li> <li>Building Style: Industrial</li> <li>Number of Stories: 2.0</li> <li>Historical Significance: Noi</li> <li>Public View of Proposed W</li> <li>Unique Features: NA</li> <li>Neighborhood Association</li> </ul>	n-Contributing Vork: View from Market and Green Streets
B. Proposed Work: To add a new	v 5-Story Mixed-Use Apartment Building
C. Other Permits Required:	
Board of Adjustment	$lacktriangledown$ Planning Board $\ \square$ City Council
D. Lot Location:	
☐ Terminal Vista	$lacksquare$ Gateway $\Box$ Mid-Block
☐ Intersection / Corner L	.ot 🗌 Rear Lot
E. Existing Building to be Altered/D	<u>emolished:</u>
✓ Principal	$\square$ Accessory $oldsymbol{arDeta}$ Demolition
F. Sensitivity of Neighborhood Conf	text:
$\square$ Highly Sensitive $\square$ Se	ensitive $oldsymbol{arDelta}$ Low Sensitivity $\Box$ "Back-of-House"
G. Design Approach (for Major Pro	<u>jects):</u>
<u> </u>	8-16 Congress, Jardinière Building, 10 Pleasant Street)  le (i.e., Porter Street Townhouses, 100 Market Street)
	e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition	(i.e. McIntyre Building, Citizen's Bank, AC Hotel)
H. Project Type:	
	very small alterations, additions or expansions)
☐ Minor Project (i.e. smal	ll alterations, additions or expansions)
	significant additions alterations or expansions)

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

#### I. Neighborhood Context:

• This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. It also appears that the proposed building location is not within historically-filled tidelands. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still be implemented by the developer.

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

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

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

#### K. Proposed Design, Street View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

# HISTORIC SURVEY RATING

NC

			53 GREEN S	TREET (LUHD-257	) – WORK SESSIO	)N #3 (MAJO	PR)			
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>8</b> 7 0-51		
_	N/A	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)	(20111111		<u> </u>					
	2	Floor Area Ratio (GFA/ Lot Area)						OS 20		
	3	Building Height / Street-Width Ratio								
	4	Building Height – Zoning (Feet)			MAJOR PRO	OJECT		S A		
	5	Building Height – Street Wall / Cornice (Feet)						M is to		
	6	Number of Stories	<b>–</b> R	Remove Structure	es & Construct a	5-Story Mix	ed-Use Building –	7 5 <sup>1</sup>		
	7	Building Coverage (% Building on the Lot)	<u>•</u> '		33 W 3311311331 G	<b>O O</b> ( <b>O</b> ), //(ii)	ca ose bonanig	<b>2</b> € 50		
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ON IS DO		
-	8	Scale (i.e. height, volume, coverage)			112 0 00 0		☐ Appropriate ☐ Inappropriate			
X	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate			
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
υ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate			
	12	Roofs					☐ Appropriate ☐ Inappropriate			
	13	Style and Slope					□ Appropriate □ Inappropriate	⊣ <b>_</b> _ ۵. ۱		
	14	Roof Projections (i.e. chimneys, vents, dormers)						⊣ 🔰 ს 🖫		
	15	Roof Materials					□ Appropriate □ Inappropriate	VA TORIC STREI		
	16	Cornice Line					□ Appropriate □ Inappropriate			
							☐ Appropriate ☐ Inappropriate			
v	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate			
RIALS	18	Walls					☐ Appropriate ☐ Inappropriate			
E		Siding / Material					☐ Appropriate ☐ Inappropriate	ے تے <b>≻</b> ا		
W	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	GR GR		
< <	<u> </u>	Doors and windows					☐ Appropriate ☐ Inappropriate	– <b>ન</b> તે જો		
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate			
ESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate			
	27	Window Shutters / Hardware					□ Appropriate □ Inappropriate	_ 🗖 ਨੇ 🗲		
DING	25	Awnings					□ Appropriate □ Inappropriate	ORTS, TERTY		
5	26	Doors					□ Appropriate □ Inappropriate	OPORTS PERTY		
BUIL	27	Porches and Balconies					□ Appropriate □ Inappropriate	— <b>~</b> ~ ō		
-	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ ^ ~		
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate			
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
	33	Decks					□ Appropriate □ Inappropriate			
	34	Garages (i.e. doors, placement)			<u> </u>		□ Appropriate □ Inappropriate			
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate			
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
ESI	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
FD	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate			
	1. Pro 2. As 3. Co	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property values.	☐ Yes ☐ ☐ Yes ☐ ☐ Yes ☐	No 5. Cor	ntain the special characte nplement and enhance th note the education, pleas	ne architectural and	historic character: he District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ itors: ☐ Yes ☐		
<u>l.</u>	1. Co	on Criteria / Findings of Fact:  onsistent with special and defining character of the compatibility of design with surrounding properties.  On State of Comparison  On			ation to historic and archite apatibility of innovative te					

**Project Address:** 279 MARCY ST. (LUHD-259) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #4** 

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

- Zoning District: GRB
- Land Use: Single Family

- Land Area: 5,660 SF +/Estimated Age of Structure: c.1875
  Building Style: Greek Revival
  Historical Significance: C
  Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.
  Unique Features: Non-Contributing
- Neighborhood Association: South End

B. Proposed Work: To add a recesse	d roof dormer <u>.</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 $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	√ 🗌 "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)
lacksquare Invention within a Style (i.e	., Porter Street Townhouse	es, 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. Project Type:		
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
$\square$ Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lar	ge alternations, addit	ions or expansions)

#### L. Neighborhood Context:

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

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

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- Note that the Applicant has been requested to submit more detailed images and drawings showing how the proposed recessed deck and dormer will be placed into the existing structure.

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

N. Aerial Image, Street View and Zoning Map:





**HISTORIC** 

**SURVEY** 

**RATING** 

Proposed Alterations and Existing Conditions



NC

Zoning Map

		<u></u>	2/9 MARCY SI.	(LUHD-2	59) – WOR	K 2E22ION	#4 (MODEKA	IE)			
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+		butting Structures (Average)		Surrounding Structures (Average)	3	<b>3</b> 7 15 1	
	- N-	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX M	APS & ASSESSOR'S	INFO)				<b>R</b>	
STAFF	1	Gross Floor Area (SF)		,							
	2	Floor Area Ratio (GFA/ Lot Area)								FOR MISSION te: 2-10-	
<b>^</b>	3	Building Height / Street-Width Ratio				NOR PRO	) IECT			5.5	
ļ	4	Building Height – Zoning (Feet)			/ / / / /		JILCI			<b>L</b> S ::	
		Building Height – Street Wall / Cornice (Feet)		- Cor	nstruct a Re	acessed Ro	oof Dormer a	nd Deck -			
•	<u>6</u> 7	Number of Stories		COI	isiioci a ik	cccssca ne	or borrier a	na beek		ZŽ	
		Building Coverage (% Building on the Lot)	ADDUCANTIC	00111111111		1150 0100	FOTIONIC	4 00000	DI A TENIFOR		
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENIS		HDC SUGG	F211ON2		RIATENESS	O 9 4	
X	8	Scale (i.e. height, volume, coverage)							□ Inappropriate		
Ä	9	Placement (i.e. setbacks, alignment)							□ Inappropriate		
8	10	Massing (i.e. modules, banding, stepbacks)							□ Inappropriate	AT TRIC	
	11	Architectural Style (i.e. traditional – modern)						ì	☐ Inappropriate	DIST Cas	
	12	Roofs Style and Slane							☐ Inappropriate	JOO	
	13	Style and Slope  Reaf Projections (i.e. chimneys yents darmers )							☐ Inappropriate	انَ ں 🗲 ا	
	14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials							☐ Inappropriate		
	16	Cornice Line								EV A	
	17	Eaves, Gutters and Downspouts									
SIGN & MATERIALS	18	Walls							☐ Inappropriate	<b>—</b> S &	
I ₹	19	Siding / Material							☐ Inappropriate	<b>₹ ₹</b>	
TE S	20	Projections (i.e. bays, balconies)							☐ Inappropriate	ן ≽ד ≥	
¥	21	Doors and Windows							<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	RT OUTH	
∞ŏ	22	Window Openings and Proportions							<ul><li>☐ Inappropriate</li></ul>	<b>2</b> 6 <b>2 1</b> 1	
S S	23	Window Casing/ Trim							<ul><li>☐ Inappropriate</li></ul>		
S	24	Window Shutters / Hardware							<ul><li>☐ Inappropriate</li></ul>	PE TSW	
O O	25	Awnings							<ul> <li>□ Inappropriate</li> </ul>		
Ž	26	Doors							<ul> <li>□ Inappropriate</li> </ul>	OPERTY:	
	27	Porches and Balconies							<ul><li>☐ Inappropriate</li></ul>		
B	28	Projections (i.e. porch, portico, canopy)							<ul> <li>□ Inappropriate</li> </ul>		
BUILDING	29	Landings/ Steps / Stoop / Railings							<ul> <li>□ Inappropriate</li> </ul>		
	30	Lighting (i.e. wall, post)							<ul> <li>□ Inappropriate</li> </ul>	1	
	31	Signs (i.e. projecting, wall)							<ul> <li>□ Inappropriate</li> </ul>	7	
	32	Mechanicals (i.e. HVAC, generators)							□ Inappropriate		
	33	Decks							□ Inappropriate		
	34	Garages/Barns / Sheds (i.e. doors, placement)							□ Inappropriate		
	35	Fence / Walls (i.e. materials, type)							□ Inappropriate		
ESIGN	36	Grading (i.e. ground floor height, street edge)							□ Inappropriate		
DES	37	Landscaping (i.e. gardens, planters, street trees)						□ Appropriate	□ Inappropriate	•	
ш	38	Driveways (i.e. location, material, screening)						□ Appropriate	□ Inappropriate		
SIT	39	Parking (i.e. location, access, visibility)						□ Appropriate	□ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)						☐ Appropriate	□ Inappropriate		
Н.		se and Intent:									
		eserve the integrity of the District:	☐ Yes ☐ No			e special characte					
		sessment of the Historical Significance:	☐ Yes ☐ No		5. Complemer	nt and enhance th	he architectural and	historic character:		☐ Yes ☐	
	3. Cc	onservation and enhancement of property val	ues: 🗆 Yes 🗆 No		6. Promote the	education, pleas	sure and welfare of t	he District to the city	residents and visito	ors: 🗆 Yes 🗆	
Į P	eview	Criteria / Findings of Fact:				•		·			
<u>1. N</u>		onsistent with special and defining character o	f surrounding properties:	□ Yes □ No	3 Relation to h	historic and archite	ectural value of evict	ina structure:	□ Yes □ No		
		mpatibility of design with surrounding propertie	<b>-</b>				chnologies with surro	_	□ Yes □ No		
	Z. CO	mpanomy of acagn with surrounding properit	<del>ວ</del> ა.	□ 1 €2 □ 140	4. Companolli	y or innovative te	CHIOOGIES WITH SUIT	boriding properties:	□ 1 €2 □ 140		