Staff Report – Januaary 5th, 2022

January 5th MEETING

Administrative Approvals:

- 1. 99 Bow St. (LUHD-412)
- 2. 462 Middle St. (LUHD-413)
- 3. 160 Court St. (LUHD-415)
- 4. 442-444 Middle St. (LUHD-419)
- 5. 80 Fleet St. (LUHD-418)

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

PUBLIC HEARINGS – NEW BUSINESS:

1. 36 State Street (LU-21-212) (new porch windows)

PUBLIC HEARINGS – OLD BUSINESS:

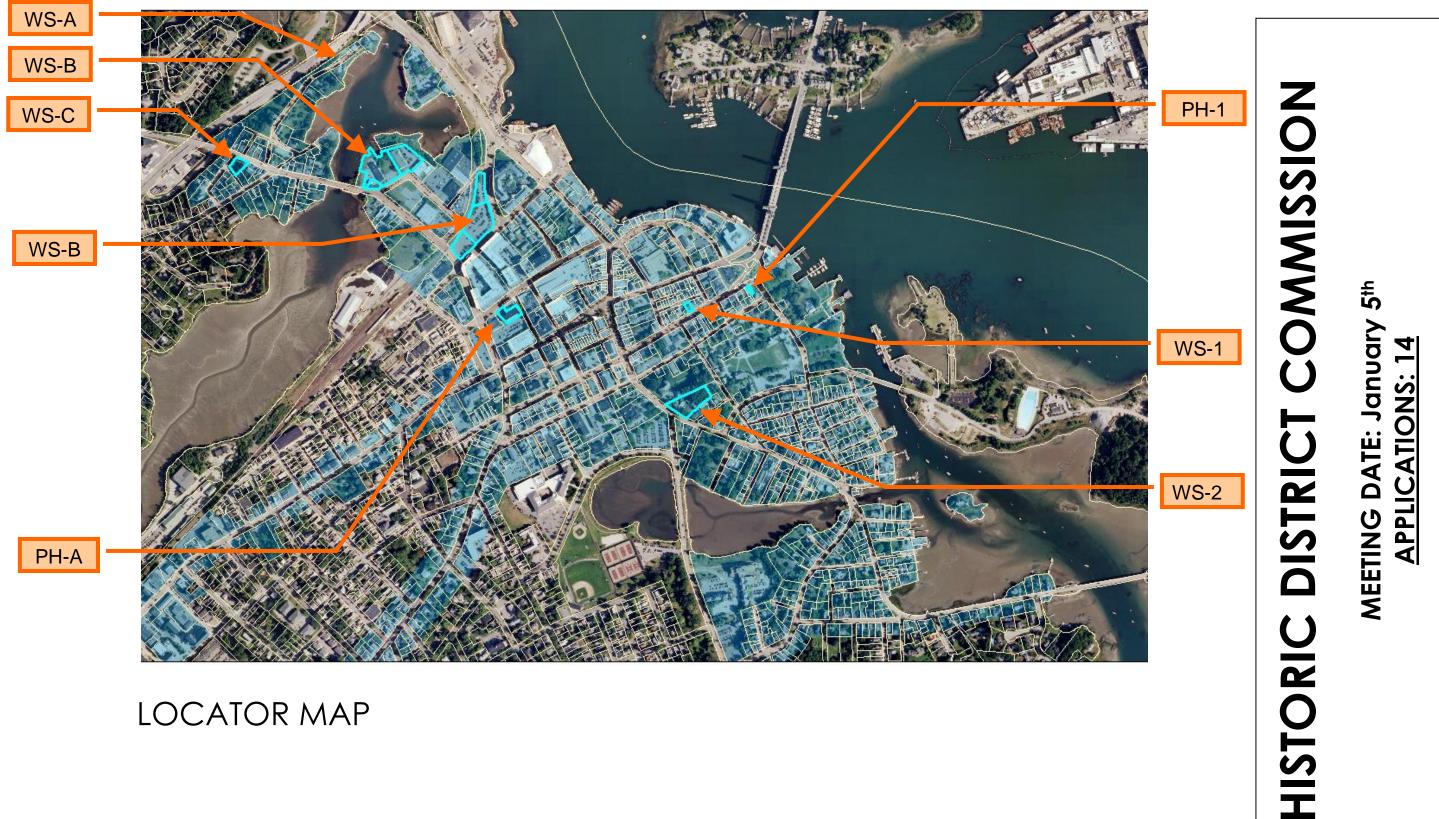
64 Vaughan St. (LU-21-214) (roof)

WORK SESSIONS - OLD BUSINESS:

- A. 137 Northwest St. (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)

WORK SESSIONS - NEW BUSINESS:

- 1. 129 State St. (LUHD-414) (façade alterations & dormers)
- 2. 179 Pleasant St. (LUHD-416) (modifications to previous)



Project Evaluation Form: Permit Requested: Meeting Type:

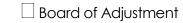
36 STATE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 1,417 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: <u>Federal</u> Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marcy Street
- Unique Features: <u>Rear Porch</u> Neighborhood Association: <u>Downtown</u>
- B. Proposed Work: Replace porch windows.

C. Other Permits Required:



Planning Board

City Council

Mid-Block

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

Principal

- - Significant Demolition

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

structures at the foot of State Street.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to: i. Replace porch windows.
- change the appearance of the porch.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Streetview Images



Zoning Map

• The building is located in the terminus of federal building along the south side of lower State Street. It is surrounded by a wide variety of contributing residential structures and new mixed-use

 Note that I have recommended the applicant provide additional information on the age and condition of the existing windows. This information will be required in order to evaluate the appropriateness of the proposed replacement windows. The overall design intent is not to

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGI	HBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
F	Ne	GENERAL BUILDING INFORMATION	•	ED FROM THE TAX MAPS & ASS	ESSOR'S INFO)	
	1	Gross Floor Area (SF)	(
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio			MINOR PROJEC	►T
_	4	Building Height – Zoning (Feet)				► 1
_	<u>5</u> 6	Building Height – Street Wall / Cornice (Feet) Number of Stories		– INSTAI	LL NEW PORCH WIND	OWS ONLY –
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
_†	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
ONTEXT	9	Placement (i.e. setbacks, alignment)				
NO	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate
Ũ	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
2	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
_	18	Walls				🗆 Appropriate 🗆 Inappropriate
	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate
	22	Window Openings and Proportions				Appropriate 🗆 Inappropriate
-	23	Window Casing/ Trim				
-	24	Window Shutters / Hardware				Appropriate Inappropriate
	25	Awnings				Appropriate Inappropriate
	26	Doors				Appropriate Inappropriate
L	27	Porches and Balconies				Appropriate Inappropriate
	28	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings				Appropriate Inappropriate
	29					Appropriate Inappropriate
┢	30 31	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)				Appropriate Inappropriate
╞	31 32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate
╞	33	Decks				□ Appropriate □ Inappropriate □ 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 Indepropriate
-	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate
_	39	Parking (i.e. location, access, visibility)				Appropriate Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate

1. Preserve the integrity of the District:

🗆 Yes 🗆 No

Assessment of the Historical Significance:
 Conservation and enhancement of property values:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

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

□ Yes □ No ies: □ Yes □ No □ Yes □ No □ Yes □ No □ Yes □ No

Project Address: Permit Requested: Meeting Type:

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

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To revise roof atrium and deck.

C. Other Permits Required:

Board	of Ad	justment

Planning Board City Council

D. Lot Location:

Terminal Visto	Ľ
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Gateway

Mid-Block

Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

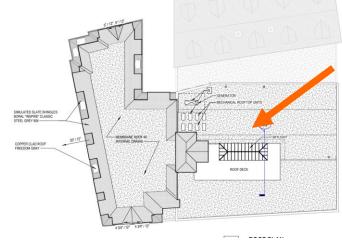
H. Project Type:

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

- I. Neighborhood Context:
 - currently being renovated to support a commercial office use.
- Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:
 - Revise the rooftop atrium and deck.
 - meeting.

Design Guideline Reference – Guidelines for Roofing (4) and Porches, Stoops and Decks (6).

K. Aerial Image, Street View and Zoning Map:





Zoning Map

Page 5 of 18

• 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 building is

• Note that detailed drawings we not available at the time of this report but will either be included in the meeting packet or this item will need to be continued to the February 2^{nd}



Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	HBORHOOD CONTEXT		
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<	
	GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)		- <	
	1 Gross Floor Area (SF)	(T M Z	
	2 Floor Area Ratio (GFA/ Lot Area)						
	3 Building Height / Street-Width Ratio			MAJOR PROJEC	∼ ⊤		
	4 Building Height – Zoning (Feet)					L L S	
	5 Building Height – Street Wall / Cornice (Feet)					Σ	
	6 Number of Stories	– MODIFY ROOFTOP ATRIUM AND DECK ONLY –					
	7 Building Coverage (% Building on the Lot)						
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	O ŭ	
EXT	8 Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate		
	9 Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate		
	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	_ < 2	
	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate		
	2 Roofs				🗆 Appropriate 🗆 Inappropriate		
	3 Style and Slope				🗆 Appropriate 🗆 Inappropriate		
	4 Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate		
	15 Roof Materials				🗆 Appropriate 🗆 Inappropriate		
	6 Cornice Line				🗆 Appropriate 🗆 Inappropriate		
	IT Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate		
ALS	18 Walls				🗆 Appropriate 🗆 Inappropriate	I	
ш	I Siding / Material				🗆 Appropriate 🗆 Inappropriate	_ ≻ म	
	20 Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate		
~	21 Doors and Windows				🗆 Appropriate 🗆 Inappropriate	_ ∼ č	
	22 Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate		
ESIC	23 Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate		
	24 Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate		
S N N	25 Awnings				🗆 Appropriate 🗆 Inappropriate	− O δ	
	26 Doors				Appropriate Inappropriate		
	27 Porches and Balconies				Appropriate Inappropriate	~~ ~	
	28 Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	_ _	
	29 Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	_	
	B1 Signs (i.e. projecting, wall)				Appropriate Inappropriate		
	Signs (i.e. projecting, wall) B2 Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate		
	33 Decks				Appropriate Inappropriate		
	Garages/Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate		
	Bit State State State B5 Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	BE	
0	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate	E	
DES	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate		
<u>ш</u>	Bise Driveways (i.e. location, material, screening)				Appropriate Inappropriate		
	Accessory Buildings (i.e. sheds, greenhouses)				· · · · · ·		
	pose and Intent:				🗆 Appropriate 🗆 Inappropriate		

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District: 5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type:

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

	-		
	 cisting Conditions: Zoning District: <u>GRA</u> Land Use: <u>Single Family</u> Land Area: <u>23,522 SF +/-</u> Estimated Age of Structure: <u>c.</u> Building Style: <u>Queen Anne</u> Historical Significance: <u>C</u> Public View of Proposed Work Unique Features: <u>NA</u> Neighborhood Association: <u>Ct</u> 	: <u>View from Northw</u>	est Street & the Rte.1 Bypass.
<u>B.</u>	Proposed Work: <u>To construct a ne</u>	w single family hou	<u>se on the lot.</u>
<u>C.</u> (Other Permits Required:		
	Board of Adjustment	🗌 Planning Board	City Council
<u>D.</u>	Lot Location:		
	Terminal Vista	Gateway	Mid-Block
	□ Intersection / Corner Lot	Rear Lot	
<u>E. E</u>	xisting Building to be Altered/ Demo	<u>olished:</u>	
	Principal		
<u>F.</u> S	ensitivity of Context:		
	🗌 Highly Sensitive 🗹 Sensit	ive 🗌 Low Sensitivity	/ 🗌 "Back-of-House"
<u>G.</u>	Design Approach (for Major Projects	<u>s):</u>	
	☐ Literal Replication (i.e. 6-16 C ☑ Invention within a Style (i.e		
	🗌 Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H. P</u>	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 alternations, additions or expansions)

I. Neighborhood Context:

J. Staff Comments and/ or Suggestions for Consideration:

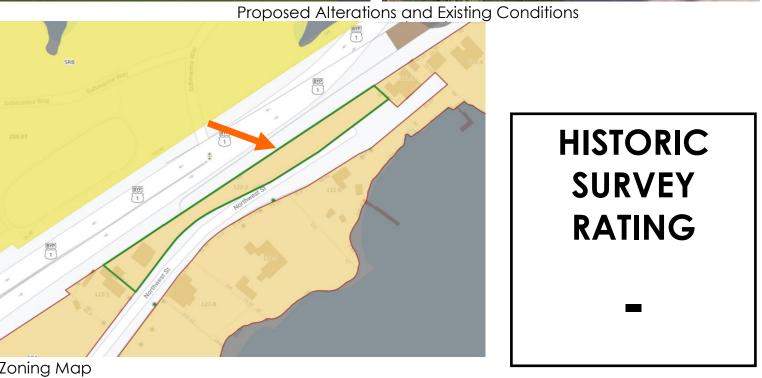
The Application is proposing to:

- Note that a variance was granted to support this application.
- when completed with the Planning Board review.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

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

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

Note that the applicant has requested to withdraw this application as they will refile

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	GHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS &	& ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)					- 0
	2	Floor Area Ratio (GFA/ Lot Area)					(
	3	Building Height / Street-Width Ratio			MODERATE PRO.	IFCT	
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)		- Construc	ct a New Single-Family	Structure Only -	
	6	Number of Stories Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT		NT'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS	
_	- 8	Scale (i.e. height, volume, coverage)	AFFLICA				— <u>`</u>
ž	í o	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	──┤▐
	10					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
5	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate	◄
+	12					Appropriate Inappropriate	──┤ _
	12					Appropriate Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate	
	15					Appropriate Inappropriate	
	16	Cornice Line				Appropriate Inappropriate	
	17	Eaves, Gutters and Downspouts				Appropriate Inappropriate	
	3 18					Appropriate Inappropriate	
	19					Appropriate Inappropriate	
	20	Projections (i.e. bays, balconies)				Appropriate Inappropriate	
	21	Doors and Windows				Appropriate Inappropriate	
×	22					Appropriate Inappropriate	
	23	Window Casing/ Trim				Appropriate Inappropriate	
	2 24	Window Shutters / Hardware					C
	25	Awnings				□ Appropriate □ Inappropriate	
	26	Doors				□ Appropriate □ Inappropriate	
	26	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	
r	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	
	29					🗆 Appropriate 🗆 Inappropriate	
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		ose and Intent:					
		reserve the integrity of the District:			Maintain the special character of the		
		ssessment of the Historical Significance:			Complement and enhance the arch		
	3. C	conservation and enhancement of property valu	es: \Box Yes \Box	No 6. F	Promote the education, pleasure and	d welfare of the District to the city residents and v	visitors:
	Povio	<u>w Criteria / Findings of Fact:</u>					



Project Address: Permit Requested: Meeting Type:

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

Existing Conditions: Zoning District: CD4 Land Use: Vacant / Gym Land Area: 2.4 Acres +/-Estimated Age of Structure: c.1960s Building Style: <u>Contemporary</u> Historical Significance: <u>NA</u> Public View of Proposed Work: View from Maplewood and Raynes Ave. Unique Features: NA Neighborhood Association: Downtown **B.** Proposed Work: To construct a 4-5 story mixed-use building(s). C. Other Permits Required: Planning Board City Council Board of Adjustment D. Lot Location:

Terminal Vista

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

E. Existing Building to be Altered/ Demolished:

Principal

- Accessory
- Demolition

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

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

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





Zoning Map

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

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

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

Note that the applicant has submitted revised massing model images as requested by the HDC. The primary focus of this meeting is the proposed hotel building on Raynes Ave.

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY	NEIG	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	-22 <
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		RM NN I-5-2:
	1	Gross Floor Area (SF)					~ & <u>`</u>
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MAJOR PROJEC	∼ т	O S e
	4	Building Height – Zoning (Feet)					a is T
	5	Building Height – Street Wall / Cornice (Feet)		Construe	thus 5 Stew Mixed II	ee Ruildinge Only	Σ Ŏ
	6	Number of Stories		- Consirue	t two 5-Story Mixed-U	se buildings Only –	انه کے کے ا
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	_ O ŭ ĝ
α	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
ΤE	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
ONT	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
Ū	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)					
	15	Roof Materials				□ Appropriate □ Inappropriate	
	16	Cornice Line				□ Appropriate □ Inappropriate	_ > o ĕ
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate	
ERIA	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	→ ∓ ≃
ATI	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	म् ह
×	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate	
® UN	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
5	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	_ ש צָּ רֵו
DĔ	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
Q	25	Awnings				🗆 Appropriate 🗆 Inappropriate	
	26	Doors				🗆 Appropriate 🗆 Inappropriate	
UIL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	& ~ ~ ~
8	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	PROPERTY
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
	33	Decks				🗆 Appropriate 🗆 Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	and the second
z	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
ш	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	OFE
SIT	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
	1. Pr 2. As	o <mark>se and Intent:</mark> reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Co	aintain the special character of the emplement and enhance the archit emote the education, pleasure and		□ Yes □ Yes itors: □ Yes



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

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Vacant /Parking
- Land Area: <u>85,746 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Deer & Russell Streets & Maplewood Ave.</u>
- Unique Features: Surface Parking Lot
- Neighborhood Association: North End
- **B.** Proposed Work: To construct 4-5 story, mixed-use buildings.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista

	Mid-Block

✓ Intersection / Corner Lot 🗌 Rear Lot

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

Principal

Demolition

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

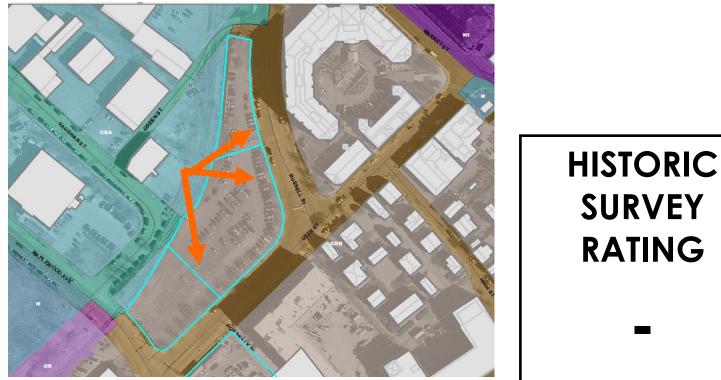
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

Neighborhood Context: Ι.

- up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.
- J. Staff Comments and/ or Suggestions for Consideration:
 - will be required is any building footprint is great than 30,000 SF.

Κ. Aerial Image, Street View and Zoning Map:





Zoning Map

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

Note – The revised massing model indicate that the applicant is seeking to fully separate the three building forms into discrete structures. Based on the average grade plane and exposure of the basement parking level above grade a final determination will need to be made as to zoning compliance. Additionally a CUP

Aerial and Street View Image

			2 RUSSEL	L & O DEER S	[REET (LUHD-366) -	WORK SESSION	#C (MAJOR PROJECT)	
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Aver	rage) 5 25
	F	No.		(ESTIAA		-		Lade) A A A A A A A A A A A A A A A A A A A
H-	-	1	GENERAL BUILDING INFORMATION Gross Floor Area (SF)	(ESTIM)	ATED FROM THE TAX MAPS & ASSE			
STAFF		2	Floor Area Ratio (GFA/ Lot Area)					
ST		3	Building Height / Street-Width (ROW) Ratio			MAJOR PRO	JECI	
		4	Building Height – Zoning (Feet)					
		5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT 4-5	-SIORY, MIXED-	USE BUILDINGS ONLY -	
	_	6	Number of Stories					→ → → →
		7	Building Coverage (% Building on the Lot)					ATENESS
			PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGEST		
	X-	8	Scale (i.e. height, volume, coverage)					
	NTEXT	9	Placement (i.e. setbacks, alignment)					
	0	10	Massing (i.e. modules, banding, stepbacks)					Inappropriate
	Ŭ	11	Architectural Style (i.e. traditional – modern)					
5	_	12	Roofs Style and Slope					
Ľ.	_	13 14	Roof Projections (i.e. chimneys, vents, dormers)					
B	_	14	Roof Materials					
N	_	16						
MEMBERS	_	17	Eaves, Gutters and Downspouts					
_	S	18	Walls					
6	ERIALS	19	Number and Material					
SIC	ATE	20	Projections (i.e. bays, balconies)					
S	₹	21	Doors and windows					
OMMISSION	2 20	22	Window Openings and Proportions					Inappropriate Inappropriate Inappropriate Inappropriate
Σ	Ū	23	Window Casing/ Trim					
O O	DES	24	Window Shutters / Hardware					
Ŭ	Q	25	Storm Windows / Screens				🗆 Appropriate	Inappropriate
ប	٩D	26	Doors				🗆 Appropriate 🛛	 Inappropriate Inappropriate Inappropriate Inappropriate
STRIC		27	Porches and Balconies				🗆 Appropriate 🛛	
ST	-	28	Projections (i.e. porch, portico, canopy)					
ā	_	29	Landings/ Steps / Stoop / Railings					
	_	30	Lighting (i.e. wall, post)					
Ř	_	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🛛	
0	_	32	Mechanicals (i.e. HVAC, generators)					□ Inappropriate
HISTORIC	_	33	Decks					Inappropriate
∣≖⊦		34	Garages / Barns / Sheds (i.e. doors, placement)					
	_⊢	35	Fence / Walls / Screenwalls (i.e. materials, type)					
	ESIGN	36	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)					
	ES	37	Driveways (i.e. location, material, screening)					
	SITE D	38 39	Parking (i.e. location, access, visibility)					
	.IS	39 40	Accessory Buildings (i.e. sheds, greenhouses)					
		40						🗆 Inappropriate

H. Purpose and Intent:

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

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

Project Address: Permit Requested: Meeting Type:

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

A. Property Information - General:

Existing Conditions:

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

C. Other Permits Required:

Board of Adjustment Planning Board

D. Lot Location:

Mid-Block

City Council

Demolition

✓ Intersection / Corner Lot □ Rear Lot

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

Accessory

Gateway

F. Sensitivity of Context:

Principal

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

G. Design Approach (for Major Projects):

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

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

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

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

H. Project Type:

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

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

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

Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Construct a new single family house on a vacant lot.
 - chimney added, entryway revised and lighting added.

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



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

• As requested, the applicant has revised the building elevations to addressing the massing and detail concerns expressed at the previous work session. The cupola has been reduced in scale, a

No. 1 2 3 4 5	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF)	SUBJ Existing Building	ECT PROPERTY	NEI	GHBORHOOD CONTEXT				
1	Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF)	Existing Building							
1	Gross Floor Area (SF)		Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	RN N Denied			
1 2 3 4 5		(ESTIM)	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
2 3 4 5									
3 4 5	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT						
<u>4</u> 5	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet)								
<u> </u>	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT A N	EW SINGLE FAMILY	(RESIDENCE ONLY -	nssiO Date:			
6									
7	Building Coverage (% Building on the Lot)								
	PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	T COMMI No.: <u>D</u> D			
8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate				
10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	AT IRIC: Case			
11									
12						ALU/ ALU/ RIC DIST Approved			
13									
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10						→ 2 2 3 →			
21						APLI Pprov			
22									
23									
24	Window Shutters / Hardware								
25	Storm Windows / Screens								
26	Doors				🗆 Appropriate 🗆 Inappropriate	POR POR DFERTY			
27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate				
28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate				
29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate				
30						Ā			
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32									
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40									
	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	 Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Shutters / Hardware Storm Windows / Screens Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Archies (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. gardens, planters, street trees) Priveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) 	6 Number of Stories 7 Building Coverage (% Building on the Lot) 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 Number and Material 20 Orrojections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 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.	6 Number of Stories 7 Building Coverage (% Building on the Lot) 9 PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scale [.e. height, volume, coverage] 1 9 Placement (i.e. setbacks, alignment] 1 10 Mossing [i.e. modules, banding, stepbacks] 1 11 Architectural Style (i.e. traditional – modern) 1 12 Roofs 1 13 Style and Slope 1 14 Roof Projections (i.e. chimneys, vents, dormers] 1 15 Roof Materials 1 16 Cornice Line 1 1 17 Eaves, Gutters and Downspouts 1 1 18 Walls 1 1 19 Number and Material 1 1 19 Number and Material 1 1 21 Doors and windows 1 1 22 Window Openings and Proportions 1 1 23 Storm Windows / Screens 1 1 24 Window Shufters / Hardware 1 1<	6 Number of Shries. 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS 8 Scole (%.e. height, volume, coverage) 9 Placement (%.e. stbacks, alignment) 10 Massing (.e. modules, banding, stepbacks) 11 Architectural Style (.e. traditional - modern) 12 Roof Stope 13 Style and Stope 14 Roof Frequencies 15 Roof Acterials 16 Cornice Une 17 Eaves, Gutters and Downspouts 18 Work 19 Number and Material 10 Mondows 20 Projections (i.e. loops, balconies) 21 Doors and windows 22 Window Casing? tim 23 Window Casing? tim 24 Mindow Streemes 25 Storm Windows / Streemes 26 Doors 27 Projections (i.e. porth, portico, canopy) 28 Storm Windows / Streemes 29 Inconding / Stops / Stops/ Role 20 <	Number of Stories Building Coverage (B building on the Lot) PROJECT REVIEW ELEMENT APPOINTENES Scale (a), hogh, volume, coverage (B, building on the Lot) L Appropriate Incorporation Present (a, sebtock, digment] L Appropriate Incorporation Present (a, sebtock, digment] L Appropriate Incorporation Review (a) (a) (a) (b) (b) (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c			

H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No

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

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

129 STATE ST. (LUHD-414) **CERTIFICATE OF APPROVAL** WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: <u>Single Family</u>
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>

- Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from State and Sheafe Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To add dormers, modify rear additions and rooflines.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

Gateway

Accessory

Mid-Block

Demolition

🗌 Rear Lot Intersection / Corner Lot

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

Principal

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

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

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

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

H. Project Type:

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

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

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

K. Neighborhood Context:

along the street with no front yard setbacks and, where available, have shallow side or rear yards.

L. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Add dormers to the main historic building.
 - Make significant modifications to the rear additions.

M. Aerial Image, Street View and Zoning Map:

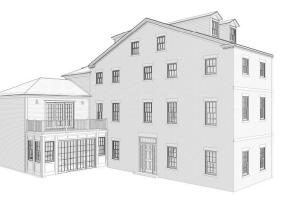


Aerial and Street View Image



Zoning Map

• The new building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly



		129	STATE ST. (LU	HD-414) – WORK S	ESSION #1 (MODE	RATE PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEI	GHBORHOOD CONTEXT				
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	RR <i>N</i> Denied			
STAFF	No.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSES	SOR'S INFO)					
	1	Gross Floor Area (SF)	``````````````````````````````````````							
	2	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT						
	3	Building Height / Street-Width (ROW) Ratio								
	4	Building Height – Zoning (Feet)				DDITIONS & ROOFLINES ONLY -	■ Date Date			
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories								
	0 7	Building Coverage (% Building on the Lot)	-							
	/	PROJECT REVIEW ELEMENT		ANT'S COMMENTS	HDC SUGGESTIONS		ION F COMMIS No.: 1 Do Stipulations			
	8	Scale (i.e. height, volume, coverage)	AFFLICA		HDC 306GESTIONS	Appropriate Inappropriate	⊣Uuž≞ ≶			
EX.	9	Placement (i.e. setbacks, alignment)								
INO	10	Massing (i.e. modules, banding, stepbacks)					with ase			
Ŭ	11	Architectural Style (i.e. traditional – modern)								
	12	Roofs					ALUA RIC DISTR DAPProved v Postponed			
S	13	Style and Slope								
ER	14	Roof Projections (i.e. chimneys, vents, dormers)					ste br			
AB	15	Roof Materials				Appropriate 🗆 Inappropriate				
MEMBERS	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate				
۲	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate				
ALS ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate				
ER O	19	Number and Material				🗆 Appropriate 🗆 Inappropriate				
SSI	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate				
AIS & v	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	T 5 4 vite			
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	RTY ADUTH H Approved Continued			
	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate				
U U	24	Window Shutters / Hardware				Appropriate Inappropriate	_ ∪ ∾ ∾ ⊓			
μž	25	Storm Windows / Screens				□ Appropriate □ Inappropriate				
	26	Doors Porches and Balconies								
	27									
	28 29	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings				Appropriate				
Δ	30	Lighting (i.e. wall, post)								
<u></u>	30	Signs (i.e. projecting, wall)				Appropriate Inappropriate Appropriate Inappropriate				
SR	32	Mechanicals (i.e. HVAC, generators)								
Ĭ	33	Decks								
HISTORIC	34	Garages / Barns / Sheds (i.e. doors, placement)								
	35	Fence / Walls / Screenwalls (i.e. materials, type)								
Z	36	Grading (i.e. ground floor height, street edge)								
SIG	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
DE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	3			
jite	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate				

H. Purpose and Intent:

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

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

179 PLEASANT STREET CERTIFICATE OF APPROVAL WORK SESSION #2

City Council

Mid-Block

Significant Demolition

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

- Zoning District: MRO
- Land Use: <u>Single-Family</u> Land Area: <u>32,410 SF +/-</u>
- Estimated Age of Structure: c.1860
- Building Style: <u>Georgian</u> Number of Stories: <u>2.5</u>
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Pleasant Street</u>
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End
- **B.** Proposed Work: To modify prior approval from 10-2-19.

C. Other Permits Required:

Planning Board Board of Adjustment

D. Lot Location:

Terminal Vista

Gateway

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

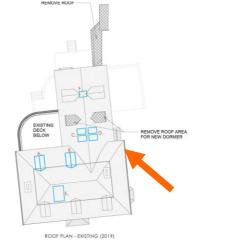
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Carriage house.
- Modifying and repairing the windows and dormers •

be scheduled for the first or second week of January.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

Renovate and expand the existing connector buildings between the main house and the

• Extensive internal structure work is expected given the current condition of the building. Note, in light of the current condition of the structure, the Applicant is also requesting a site visit which will



Aerial and Street View Image



	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY	NEI	GHBORHOOD CONTEXT
N -	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
NIO I	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & A	SSESSOR'S INFO)	
1	Gross Floor Area (SF)			<u> </u>	
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio			MODERATE PRO	JECT
4					
-			– MODIFICA	TIONS TO THE PRIOR	APPROVAL ONLY –
0 7					
1					IS APPROPRIATENESS
8			JIV//V/EIVIJ		APPROPRIATENESS
-					Appropriate Inappropriate
10					Appropriate Inappropriate
	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate
	Roofs				Appropriate Inappropriate
	Style and Slope				□ Appropriate □ Inappropriate
	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate
15	Roof Materials				🗆 Appropriate 🗆 Inappropriate
16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
	Walls				
					Appropriate Inappropriate
					Appropriate
					Appropriate Inappropriate
					Appropriate Inappropriate
					Appropriate - Inappropriate
	Awnings				Appropriate Inappropriate
-	Doors				Appropriate Inappropriate
•	Porches and Balconies				Appropriate Inappropriate
	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
ł	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate
)	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
81	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
33	Decks				🗆 Appropriate 🗆 Inappropriate
4	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
6	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate
	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	Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) 9 PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and	Project Information Existing Building GENERAL BUILDING INFORMATION (ESTIMATER Building 1 Gross Floor Area (SF) 2 Floor Area (SF) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height / Street-Width Ratio 6 Number of Stories 7 Building Coverage (% Building on the Lot) 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 Material 16 Corrice Line 17 Eaves, Gutters and Downspouts 18 Walk 19 Stiding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Casing/ Trim	Project Information Existing Building Proposed Building GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & A: Cross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & A: Cross Floor Area (SF) 1 Grass Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & A: Dividing Height / Street Width Ratio 3 Building Height / Street Width Ratio (ESTIMATED FROM THE TAX MAPS & A: Dividing Coverage (S Building on the Lot) 7 Building (E., enditional - modern) (ESTIMATED FROM THE TAX 8 Scale (i.e. height, volume, coverage) PROJECT REVIEW ELEMENT 9 Placement (i.e. selbacks, alignment) (D 10 Massing (i.e. modules, banding, stepbacks) (D 11 Architectural Style (i.e. traditional - modern) (E 12 Roofs (D 13 Style and Stope (D 14 Roof Naterial (D 17 Eaves, Gutters and Downspouts (D 18 Waldw (D 19 Stiding (M aterial (D 19 Window Shutters / Hardware (D 20 Window Cosing? Tim (W	Project Information Exiting Building Project Building Abutting Structures (Average) GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Image: Construction of the tax maps and

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