Historic District Commission Staff Report – February 3rd, 2016

February 3rd MEETING

February 17th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (1-6-16, 1-13-16)
- Administrative Approvals:
 - 1. 687 Middle Street Misc. changes
 - 2. 135 Market Street Skylights
 - 3. 765 Middle Street Fencing
 - 4. 177 Mechanic Street HVAC
 - 5. 175 Market Street Windows & HVAC

WORK SESSIONS:

A. O Marcy Street (Moderate - Stage modifications)
B. 127-137 High Street (Moderate - New buildings in rear)
C. 46-64 Maplewood Ave. (Major - 4-5 Story building)

DISCUSSION:

- Design Guidelines Comments
- HDC Work Plan for 2016

OLD BUSINESS:

A. 135 Bow Street (Minor - Fencing)

PUBLIC HEARINGS - CONSENT AGENDA:

- 1. 1B Jackson Hill Street (Minor Dormer and Window)
- 2. 10 State Street (Minor Modify Roof Garden)
- 3. 236 Union Street (Moderate Demo and Rebuild)
- 4. 640 Middle Street (Minor Window and deck changes)
- 5. 346 Pleasant Street (Minor Windows)

es Comments for 2016



HISTORIC DISTRICT COMMISSION MEETING DATES: February 3rd 14 **ATIONS: APPLIC**

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

135 BOW STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #OB-1

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 13,790 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Utilitarian</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To reestablish a metal fence and gate at the property entrance.

Gateway

C. Other Permits Required:

Board of Adjustment

Planning Board

City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context: Ι.

with shallow front yard setbacks with gardens, patios and walkways.

J. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

- raised planters. A non-locking gate is proposed to be located under the archway.
- The fence will be 41/2 feet tall and sit on the planter wall.
- portion of the fence.
- The applicant has requested to postpone this agenda item to the March 2nd meeting

K. Aerial Image, Street View and Zoning Map:





• The building is located along Bow Street. It is surrounded by many brick 2-3 story historic structures

• Reestablish a metal (black aluminum) fence and archway that was previously located on the

At the last meeting in January, the HDC requested an alternative design for the gate/ archway

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA			LIC HEARING #2	NEIGHBORHO		
	Project Information	SUBJECT PROPERTY Existing Proposed		Abutting Structures		Surrounding Structures	_
		Building	Proposed Building (+/-)	(Average)		(Average)	5
	GENERAL BUILDING INFORMATION		FROM THE TAX MAPS & AS			· · · · · · · · · · · · · · · · · · ·	
1 0	Gross Floor Area (SF)	•		i			X S
	Floor Area Ratio (GFA/ Lot Area)						
	Building Height / Street-Width Ratio			MINOR PRC			
	Building Height – Zoning (Feet)				JLCI		N S
	Building Height – Street Wall / Cornice (Feet)		_ ΙΝSΤΔΙΙ	NEW METAL FENC	F AND GAT	F ONLY -	IΣ
	Number of Stories		INSTALL				ΣΣ
/ В	Building Coverage (% Building on the Lot)						
	PROJECT REVIEW ELEMENT	APPLICANT	S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	ŬŪ
8 S	Scale (i.e. height, volume, coverage)					🗆 Appropriate 🗆 Inappropriate	
	Placement (i.e. setbacks, alignment)					🗆 Appropriate 🗆 Inappropriate	
	Massing (i.e. modules, banding, stepbacks)					🗆 Appropriate 🗆 Inappropriate	4 5
	Architectural Style (i.e. traditional – modern)					🗆 Appropriate 🗆 Inappropriate	U.
	Roofs					🗆 Appropriate 🗆 Inappropriate	
	Style and Slope					🗆 Appropriate 🗆 Inappropriate	
	Roof Projections (i.e. chimneys, vents, dormers)					🗆 Appropriate 🗆 Inappropriate	
	Roof Materials					🗆 Appropriate 🗆 Inappropriate	N N
	Cornice Line					🗆 Appropriate 🗆 Inappropriate	> 2
	Eaves, Gutters and Downspouts					Appropriate	H IST
a	Nalls					Appropriate	L I
19 Si 20 P	Siding / Material					Appropriate	- X
4 20 1	Projections (i.e. bays, balconies) Doors and Windows						
∞ <u>21 D</u>	Window Openings and Proportions						- A
	Window Openings and Proportions Window Casing/ Trim					 Appropriate <a>Inappropriate Appropriate <a>Inappropriate 	H N N
– – – – – – – – – –	Window Shutters / Hardware						T S
	Awnings						
7	Doors						O O
	Porches and Balconies					Appropriate Inappropriate	i 🎽 d
	Projections (i.e. porch, portico, canopy)					Appropriate Inappropriate	~ ~
	andings/ Steps / Stoop / Railings					Appropriate Inappropriate	PR.
	ighting (i.e. wall, post)						1
	Signs (i.e. projecting, wall)						1
	Mechanicals (i.e. HVAC, generators)						1
	Decks					Appropriate Inappropriate	
	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
35 F	ence / Walls (i.e. materials, type)					Appropriate Inappropriate	
	Grading (i.e. ground floor height, street edge)					Appropriate Inappropriate	
SH 37 L	.andscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
<u>ш</u> 38 D	Driveways (i.e. location, material, screening)					🗆 Appropriate 🗆 Inappropriate	
ш <u>38</u> D IS <u>39</u> P	Parking (i.e. location, access, visibility)					Appropriate Inappropriate	
40 A	Accessory Buildings (i.e. sheds, greenhouses)					🗆 Appropriate 🗆 Inappropriate	

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: \Box Yes \Box No 🗆 Yes 🗆 No 🗆 Yes 🗆 No 4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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:

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

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No

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

1B JACKSON HILL STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District A (GRA)
- Land Use: Mixed-Use
- Land Area: 11,622 SF +/-
- Estimated Age of Structure: c.1830
- Building Style: <u>Greek Revival</u> Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marsh Lane and Jackson Hill Street
- Unique Features: NA
- Neighborhood Association: Christian Shore
- B. Proposed Work: To remove rear window and construct a dormer.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block

Significant Demolition

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

wide variety of contributing structures.

J. Staff Comments and Suggestions for Consideration:

east side of the existing accessory building.

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

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• The building is located along edge of the outlet for the North Mill Pond and is surrounded by a

• The applicant is proposing to remove a rear window and add a low-profile shed dormer on the



		INFO/ EVALUATION CRITERIA	SUBJE	ECT PROPERTY	NEI	GHBORHOOD CONTEXT	
		Project Information	Existing Building				
STAFF		GENERAL BUILDING INFORMATION	(ESTIMA	TED 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 PROJE	CT I	
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)		– Remove Wind	ow and Add low-P	Profile Dormer Only –	
	6	Number of Stories				Tome Bonner Only	
	/	Building Coverage (% Building on the Lot)					
•	0	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION		
;	8	Scale (i.e. height, volume, coverage)					
	10	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)					
)	10	Architectural Style (i.e. traditional – modern)					
•	12	Architectoral style (i.e. irdailional – modern) Roofs					
	12	Style and Slope					
	13	Roof Projections (i.e. chimneys, vents, dormers)				Appropriate Inappropriate	
ŀ	15	Roof Materials					
	16	Cornice Line					
F	17	Eaves, Gutters and Downspouts					
	18	Walls				Appropriate Inappropriate	
	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)				🗆 Appropriato 🗆 Inappropriato	
ľ	29	Landings/ Steps / Stoop / Railings					
F	30	Lighting (i.e. wall, post)					
ſ	31	Signs (i.e. projecting, wall)					
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
	33	Decks				□ Appropriate □ Inappropriate	
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
	36	Grading (i.e. ground floor height, street edge)				🗌 Appropriate 🗆 Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
1	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	

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:

3. Conservation and enhancement of property values:

□ Yes □ No 4. Compatibility of innovative technologies with surrounding prop

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:

e:	🗆 Yes 🗆 No
perties:	🗆 Yes 🗆 No



Project Address: Permit Requested: Meeting Type:

10 STATE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #2

Mid-Block

Significant Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: <u>Multi-Family Residential</u> Land Area: <u>10,827 SF +/-</u>
- Estimated Age of Structure: 2014
- Building Style: <u>NA</u> Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Marcy Streets
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: Revisions to the previous design (rooftop garden area).

C. Other Permits Required:

Planning Board City Council 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 alternations, additions or expansions)

I. Neighborhood Context:

J. Staff Comments and Suggestions for Consideration:

The applicant proposes the following design changes:

- Remove the previously approved sun-sails
- Replace the sun-sails with dark green retractable awnings; and
- Replace the green roof with concrete pedestal pavers.

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

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• This lot and structure is located along State Street and is surrounded variety of 3-4 story structures. The neighborhood is predominantly 3-4 story brick structures no setbacks from the street edge.



HISTORIC SURVEY RATING

			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIGH	IBORHOOD CONTEXT
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
			GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
SIAFF		1	Gross Floor Area (SF)				
1		2	Floor Area Ratio (GFA/ Lot Area)				
n		3	Building Height / Street-Width Ratio			MINOR PROJEC	• T
	_	4	Building Height – Zoning (Feet)				
	_	5	Building Height – Street Wall / Cornice (Feet)	- MC	DIFY PREVIOUS.	APPROVED ROOFTOP	GARDEN DESIGN ONLY -
	-	6	Number of Stories				
		/	Building Coverage (% Building on the Lot)				
			PROJECT REVIEW ELEMENT	APPL	ICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
, T		8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
L L		9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
Ģ		10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
	<u> </u>	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
0		12	Roofs				🗆 Appropriate 🗆 Inappropriate
		13	Style and Slope				🗆 Appropriate 🗆 Inappropriate
2		14	Roof Projections (i.e. chimneys, vents, dormers)				🗌 Appropriate 🗆 Inappropriate
2		15	Roof Materials				🗆 Appropriate 🗆 Inappropriate
MEMBERS	_	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
	AL:	18	Walls				🗆 Appropriate 🗆 Inappropriate
		19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
		20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
Σ 3	≥ ∞ –	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate
ξ z	z _	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
) e		23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
-		24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
	ບ_	25	Awnings				🗆 Appropriate 🗆 Inappropriate
		26	Doors				🗆 Appropriate 🗆 Inappropriate
		27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
<u> </u>		28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
	_	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
	_	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
2	_	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
	_	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
2	_	33	Decks				🗆 Appropriate 🗆 Inappropriate
┺┝		34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
z	z	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
	DESIG	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
L L	<u>й</u>	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
Ë	SITE	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
7	S	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

3. Conservation and enhancement of property values:

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

Denied FORM Date: <u>2-3-16</u> COMMISSION Withdrawn Approved with Stipulations Z O 2 Case No.: ATI DISTRICT Postponed EVALU **STREET** HISTORIC ш Approved PROPERTY:10 STAT Continued PORTSMOUTH PROPERT **Decision:**

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

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

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

236 UNION STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District C (GRC)
- Land Use: Commercial
- Land Area: 5,064 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: 1
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Union Street</u>
- Unique Features: NA
- Neighborhood Association: Cabot Street
- **B.** Proposed Work: Demolition and replacement of the existing structure

C. Other Permits Required:

Board of Adjustment Planning Board City Council

D. Lot Location:

Terminal Vista

Gateway Mid-Block

Intersection / Corner Lot Rearlot

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

 $\mathbf{\nabla}$ Principal

Significant 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:
- J. Staff Comments and/ or Suggestions for Consideration:

The proposed application seeks to:

- compliance with the BOA approvals.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The new building is located along Maplewood Ave. and Deer and Hanover Streets. It is surrounded with many new and proposed infill buildings. The neighborhood is predominantly made up of 4-5 story brick structures on large lots with little to no setback from the sidewalk.

• Remove and replace the existing structure with a 2.5 story residential two-family structure. • The project obtained variances for the side yard setback and the Applicant is evaluating whether to return to the BOA for some revisions to the approved plans or resubmitting the HDC plan set to show a site plan in full conformance with the BAO approval. The tandem parking areas, the condenser location and the roof design for the attached garage are out of

Aerial and Street View Image of the Mock-Up



				236 UNI	ON STREET - PUBLI	C HEARING #3 ((MODERATE)				
			INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY		NEIGHBORHOOD CONTEXT				
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
			GENERAL BUILDING INFORMATION	(ESTIN	ATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)					
STAFF		1	Gross Floor Area (SF)								
ΔT		2	Floor Area Ratio (GFA/ Lot Area)								
S.		3	Building Height / Street-Width Ratio			ODERATE P					
		4	Building Height – Zoning (Feet)		IV		KUJEUI				
		5	Building Height – Street Wall / Cornice (Feet)		MOUTION AND PECC		A TWO EANNIN STRUCTURE ONLY	/			
		6	Number of Stories	- DEMOLITION AND RECONSTRUCTION OF A TWO-FAMILY STRUCTURE ONLY -							
		7	Building Coverage (% Building on the Lot)								
			PROJECT REVIEW ELEMENT	API	PLICANT'S COMMENTS	HDC SUGG	SESTIONS APPROPRIATE	NESS			
L L	z L	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inar	opropriate			
ONTEXT		9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inar	opropriate			
		10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inar	opropriate			
C	5	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inar	opropriate			
S		12	Roofs				🗆 Appropriate 🗆 Inar	opropriate			
Ř		13	Style and Slope				🗆 Appropriate 🗆 Inar	opropriate			
MEMBERS		14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inar	opropriate			
Σ		15	Roof Materials				🗆 Appropriate 🗆 Inar	opropriate			
VE		16	Cornice Line				🗆 Appropriate 🗆 Inar	opropriate			
		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inar				
		18	Walls				🗆 Appropriate 🗆 Inar				
	RIA	19	Siding / Material				🗆 Appropriate 🗆 Inar				
SS	AL	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inar				
$\overline{\mathbf{x}}$	έ	21	Doors and Windows				🗆 Appropriate 🗆 Inar				
COMMISSION Design & MATERIALS	× –	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inar				
	5	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inar				
		24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inar				
	ש	25	Storm Windows / Screens				□ Appropriate □ Inar				
		26	Doors				□ Appropriate □ Inar				
2		27	Porches and Balconies				□ Appropriate □ Inar				
IS I	2	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inar				
DIS		29	Landings/ Steps / Stoop / Railings								
U		30	Lighting (i.e. wall, post)								
R		31	Signs (i.e. projecting, wall)								
0		32	Mechanicals (i.e. HVAC, generators)								
HISTORIC		33	Decks								
エ		34	Garages/ Barns / Sheds (i.e. doors, placement)								
		35	Fence / Walls / Screenwalls (i.e. materials, type)								
FSIGN	5	36	Grading (i.e. ground floor height, street edge)								
FS	E	37	Landscaping (i.e. gardens, planters, street trees)								
		38	Driveways (i.e. location, material, screening)								
		39	Parking (i.e. location, access, visibility)								
		40	Accessory Buildings (i.e. sheds, greenhouses)								
H.	. P	-	se and Intent:								

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No 4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

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:

	No
	No
\Box Yes \Box	No

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

640 MIDDLE STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Single-Family
- Land Area: <u>15,068 SF +/-</u>
- Estimated Age of Structure: NA Building Style: <u>Colonial Revival</u>
- Number of Stories: 2.5
- Historical Significance: <u>Contributing (likely)</u> Public View of Proposed Work: <u>View from Middle Street</u>
- Unique Features: Former parsonage for Middle Street Baptist Church
- Neighborhood Association: Cass
- B. Proposed Work: To replace windows, stairs, replace the fence and add HVAC units.

Gateway

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"

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:

and brick-sided structures on lots with significant setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

- to mechanical units.
- Note that these changes are minor alterations to the previous approval.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Middle Street. It is surrounded with many contributing structures ranging from 2.5 to 3 stories in height. The neighborhood is predominantly made up of a wide range of 2.5 - 5 story wood-

• The applicant is proposing to add another window and rebuilt the stair as well as replace the fence and add

Aerial and Street View Image

		-	640 MIDDLE	STREET – PUBLIC HE	ARING #4 (MINOR I	PROJECT)			
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIG	HBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)			
	No.	GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASSES		2			
-	1	Gross Floor Area (SF)							
	2	Floor Area Ratio (GFA/ Lot Area)				ヽ ┯	N		
-	3	Building Height / Street-Width (ROW) Ratio			MINOR PROJEC				
	4	Building Height – Zoning (Feet)					L i		
	5	Building Height – Street Wall / Cornice (Feet)	-KERAILIS	SIAIRS, REPLACE WI	NDOWS AND FENCE	E & ADD 2 HVAC UNITS ONLY -			
	6	Number of Stories							
•	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
ž	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate			
	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate			
l õ	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate			
0	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate			
	12	Roofs				🗆 Appropriate 🗆 Inappropriate			
	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate			
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate			
	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	_ < ;		
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate			
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate			
ALS	18	Walls				🗆 Appropriate 🗆 Inappropriate			
ERL	19	Number and Material				🗆 Appropriate 🗆 Inappropriate			
AT	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate			
≥ ~	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate			
Z	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate			
SG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	_ Ш :		
DE	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate			
NG DESIGN & MATERIAL	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate			
BUILDIN	26	Doors				🗆 Appropriate 🗆 Inappropriate			
SUL	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate			
8	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			
L	34	Garages / Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate			
	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	the spectrum		
N N	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	ET/		
ESIC	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate			
		Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	State of the second		
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	Sudia		
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate			

<u>H.</u> Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No



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

346 PLEASANT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING - #5

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Nursing home
- Land Area: 40850 SF +/-
- Estimated Age of Structure: c.1927
- Building Style: <u>Colonial Revival</u> Number of Stories: <u>3.5</u>
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Melcher Street</u> Unique Features: <u>Attached to Gov. J. Wentworth House</u>
- Neighborhood Association: South End
- B. Proposed Work: To install a new window with a trimmed panel.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Significant Demolition

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

narrow or no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

building.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This 2.5 story contributing structure is located on Pleasant Street and is surrounded with many other contributing structures. The neighborhood is predominantly 2.5 story wood buildings with

• The applicant proposes to install new window with a trimmed panel in the 1980s section of the

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEIG	HBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5
	110.	GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	1	Gross Floor Area (SF)					~~~
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PROJEC	∼ ⊤	
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)		_	Install New Window	Only –	-
	6	Number of Stories				Olly	
	7	Building Coverage (% Building on the Lot)					
	•	PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGESTIONS		$-\mathbf{\Sigma}$
ΕX	8 9	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	
Z		Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	ר. בי
ပ္ပ	10 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	⊒ ব
	15	Roof Materials				Appropriate Inappropriate	
SN & MATERIALS	16	Cornice Line				□ Appropriate □ Inappropriate	>
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	Ú
	18	Walls				🗆 Appropriate 🗆 Inappropriate	
TERIA	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate	_ ≻
∢	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	_ •
≶ ∛	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	<u> </u>
2	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate	
5	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	
Ę	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	–
)	25	Awnings				Appropriate Inappropriate	$-\mathbf{O}$
2	26	Doors				Appropriate Inappropriate	\dashv $\widecheck{\sim}$
2	27	Porches and Balconies				Appropriate Inappropriate	
	28	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	<u> </u>
	29 30	Lighting (i.e. wall, post)				Appropriate Inappropriate	—
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	
	33	Decks				Appropriate Inappropriate	
	34	Garages (i.e. doors, placement)				Appropriate Inappropriate	· ····· *
	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropriate	New York
	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
Š	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	AL.
ב	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	

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

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

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

OMARCY STREET / PRESCOTT PARK CERTIFICATE OF APPROVAL WORK SESSION # A

City Council

Mid-Block

Demolition

A. Property Information - General:

- Zoning District: Municipal (M)
- Land Use: Public Park
- Land Area: 153,485 +/- SF
- Estimated Age of Structure: NA
- Building Style: Modern Stage
- Number of Stories: NA
- Historical Significance: <u>NA</u>
- Public View of Proposed Work: Limited view from Marcy Street
- Unique Features: Public Park with Historical Significance
- Neighborhood Association: South End
- B. Proposed Work: Remove and replace the stage and control booth.

C. Other Permits Required:

Planning Board Board of Adjustment

D. Lot Location:

- Terminal Vista
- Rearlot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

.	•
Prin	cipc
 	Cipc

F. Sensitivity of Context:

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

Gateway

Accessory

G. Desian 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)

J. Neighborhood Context:

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant proposes to:
 - in a new location. A canopy will be added to the stage.
 - be provided to the HDC at the 1-6-16 meeting.
- K. Aerial Image, Street view and Zoning Map:





Zoning Map

• The stage structure and performance area is located along Marcy Street is surrounded by a wide variety of contributing structures along Marcy Street and many open spaces within Prescott Park.

• Demolish the existing stage and control booth and construct a new stage and control booth

• Note that the Applicant has submitted revised plans to reflect the comments from the December work session. However, given the project design is on-going, further revisions will

• As discussed at the last work session, given the concerns for the limit of work of the performance area and how it impacts other areas of the park as well as pedestrian connectivity between areas, it would be helpful to have the applicant illustrate or identify the location of where any barriers (i.e. structures or rope lines) are located. Additionally, the notion of making the control booth temporary should also be evaluated in order to address the concerns for visual and physical barriers to pedestrian traffic along the seawall.

Aerial and Street View Images

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT					
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)					
		GENERAL BUILDING INFORMATION			(ESTIMATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)										
	2	Floor Area Ratio (GFA/ Lot Area)										
	3	Building Height / Street-Width Ratio			MODERATE PR							
_	4	Building Height – Zoning (Feet)				UJECI						
-	5	Building Height – Street Wall / Cornice (Feet)	_	- REMOVE AND REPLACE STAGE AND CONTROL BOO								
-	6	Number of Stories	- KLINOVLAND KEFLACE STAGE AND CONTROL DOOTH ONLT -									
	7	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT		COMMENTS	HDC SUGGES		APPROPRIATENESS					
	0											
ONTEXT	<u>8</u> 9	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)					Appropriate Inappropri					
IN	9 10	Massing (i.e. modules, banding, stepbacks)					Appropriate 🗆 Inappropri Appropriate 🗆 Inappropri					
S	10	Architectural Style (i.e. traditional – modern)					Appropriate 🗆 Inappropri 🗆 Appropriate 🗆 Inappropri					
	12	Roofs					Appropriate Inappropri					
-	13	Style and Slope					Appropriate - Inappropri					
ŀ	14	Roof Projections (i.e. chimneys, vents, dormers)					Appropriate Inappropri					
F	15	Roof Materials					Appropriate Inappropri					
ŀ	16	Cornice Line					Appropriate Inappropri					
-	17	Eaves, Gutters and Downspouts					Appropriate Inappropri					
LS.	18	Walls					Appropriate Inappropri					
RIA	19	Siding / Material					□ Appropriate □ Inappropri					
MATERIALS	20	Projections (i.e. bays, balconies)					Appropriate Inappropri					
×	21	Doors and Windows					🗆 Appropriate 🗆 Inappropri					
N N	22	Window Openings and Proportions					🗌 Appropriate 🗆 Inappropri					
DESIGN	23	Window Casing/ Trim					🗆 Appropriate 🗆 Inappropri					
ĎĚ	24	Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropri					
C	25	Awnings					🗆 Appropriate 🗆 Inappropri					
NICIN	26	Doors					🗌 Appropriate 🗆 Inappropri					
BUIL	27	Porches and Balconies					🗆 Appropriate 🗆 Inappropri					
-	28	Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropri					
-	29	Landings/ Steps / Stoop / Railings					🗌 Appropriate 🗆 Inappropri					
ļ	30	Lighting (i.e. wall, post)					🗌 Appropriate 🗆 Inappropri					
ŀ	31	Signs (i.e. projecting, wall)					Appropriate 🗆 Inappropri					
-	32	Mechanicals (i.e. HVAC, generators)					Appropriate Inappropri					
ŀ	33	Decks					Appropriate Inappropri					
	34 35	Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)					Appropriate Inappropri					
SN N		Grading (i.e. ground floor height, street edge)										
ESIG	<u>36</u> 37	Landscaping (i.e. gardens, planters, street trees)					Appropriate Inappropri					
	37	Driveways (i.e. location, material, screening)					Appropriate 🗆 Inappropri Appropriate 🗆 Inappropri					
SITE	39	Parking (i.e. location, access, visibility)					Appropriate Inappropri Appropriate Inappropri					
5	40	Accessory Buildings (i.e. sheds, greenhouses)					Appropriate Inappropri					
		se and Intent:										
	-	eserve the integrity of the District:			Maintain the special character	of the District.						
		sessment of the Historical Significance:			Complement and enhance the		ad historic character:					
		onservation and enhancement of property value			Promote the education, pleasur							

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



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

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

127-137 HIGH STREET CERTIFICATE OF APPROVAL **WORK SESSION #B**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Multifamily
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1820 & c.1860
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from High Street</u>
- Unique Features: Abuts The Hill
- Neighborhood Association: Downtown

B. Proposed Work: To add a new building on the rear and make misc. renovations.

C. Other Permits Required:

🗹 Board of Adjustm	ent
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Planning Board City Council

Mid-Block

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot 🗌 Rear Lot

E. Existing Building to be Altered/ Demolished:

\checkmark	Principa
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Demolition Accessory

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neiahborhood Context:

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

The applicant is proposing to:

- Add a new two-family structure to the rear of the existing structures.
- Renovate the two existing historic structures. •
- Resurface the gravel driveway as a heated, brick driveway. •
- Provide 1 parking spaces per unit.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

Aerial and Street View Image

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT	
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	_ <
GENERAL BUILDING INFORMATION	(ESTIMATE	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		<
1 Gross Floor Area (SF)					2
2 Floor Area Ratio (GFA/ Lot Area)	_				
3 Building Height / Street-Width Ratio	-	N	NODERATE PR	ROIFCT	
4 Building Height – Zoning (Feet)	4				
 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 	- ADE) A NEW STRUCT	URE AND RESTOR	RE EXISTING STRUCTURES ONLY –	
7 Building Coverage (% Building on the Lot)	-				
PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGE	ESTIONS APPROPRIATENESS	— C
8 Scale (i.e. height, volume, coverage)				🗌 Appropriate 🗆 Inappropriate	-
 9 Placement (i.e. setbacks, alignment) 				Appropriate Inappropriate	──┤┣━
10 Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	
11 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
12 Roofs				□ Appropriate □ Inappropriate	
13 Style and Slope				🗆 Appropriate 🗆 Inappropriate	
14 Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	
15 Roof Materials				🗆 Appropriate 🗆 Inappropriate	
16 Cornice Line				🗆 Appropriate 🗆 Inappropriate	>
17 Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	<u> </u>
18 Walls				🗆 Appropriate 🗆 Inappropriate	
19 Siding / Material				🗆 Appropriate 🗆 Inappropriate	_ ≻
20 Projections (i.e. bays, balconies) 21 Doors and Windows				🗌 Appropriate 🗆 Inappropriate	— í
				Appropriate Inappropriate	<u> </u>
22 Window Openings and Proportions				Appropriate Inappropriate	— ū
23 Window Casing/ Trim24 Window Shutters / Hardware				Appropriate Inappropriate	
24 Window shores / Hardware 25 Awnings					Q
26 Doors					— (
26 Doors 27 Porches and Balconies				Appropriate	
28 Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	
29 Landings/ Steps / Stoop / Railings				Appropriate Inappropriate	Δ
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	(AU)
35 Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
				🗆 Appropriate 🗆 Inappropriate	
38 Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	0
3				🗌 Appropriate 🗆 Inappropriate	
40 Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	

🗆 Yes 🗆 No 🗆 Yes 🗆 No

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

2. Assessment of the Historical Significance:

I. Review Criteria / Findings of Fact:

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

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