# Historic District Commission Staff Report – March 2<sup>nd</sup>, 2016

March 2nd MEETING

## **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Approval of Minutes (1-6-16, 1-13-16)
- Administrative Approvals:
  - 1. 687 Middle Street Misc. changes
  - 2. 275 Islington Street Misc. Changes
  - 3. 7-9 Pickering Ave. Trim

## **OLD BUSINESS:**

A. 236 Union Street (Moderate - Demo and Two-Family House)

## PUBLIC HEARINGS - CONSENT AGENDA:

- 1. 69 Hunking Street (Minor-Fence)
- 2. 40 Bridge Street (Minor Misc. Changes)
- 3. 59 New Castle Ave. (Minor-Remove Chimney)
- 4. 137 New Castle Ave. (Minor-Replace Windows)
- 5. 121 State Street (Minor-Replace Deck)

### March 9th MEETING

## **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)
- D. 77 Hanover Street (Minor-Misc. Changes)
- E. 280 South Street (Minor-Garage and Rear Addition)
- F. 75 Congress Street (Moderate Parapet and penthouse)
- G. 172 Hanover Street (Moderate Demo solarium and entry)

## **DISCUSSION:**

- Design Guidelines Adoption
- 2016 HDC Work Plan



**Project Address: 236 UNION STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #OB-1** 

<u>A.</u>	Prope	erty Inf	<u>format</u>	ion -	<b>General:</b>

**Existing Conditions:** 

- Zoning District: General Residential District C (GRC)
- Land Use: Commercial
- Land Area: 5,064 SF +/-
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: 1
- Historical Significance: NA
- Public View of Proposed Work: View from Union Street
- Unique Features: <u>NA</u>

•	Neignborhood Association: $\underline{C}$	<u>abot street</u>	
<u>B. P</u>	Proposed Work: Demolition and re	eplacement of the	existing structure
<u>C. C</u>	Other Permits Required:		
	☑ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D. L</u>	<u>.ot Location:</u>		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E. E</u>	xisting Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	☐ Significant Demolition
<u>F. Se</u>	ensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"
<u>G. [</u>	Design Approach (for Major Project	rs):	
	Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e	., Porter Street Townhouse:	s, 100 Market Street)
	☑ Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Co	ngress Street)
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>Н. Р</u>	roject Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	$\square$ Minor Project (i.e. small alto	erations, additions or	expansions)
	☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)
	☐ Major Project (i.e. very lar	ge alternations, addit	ions or expansions)

#### I. Neighborhood Context:

• 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.

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

The proposed application seeks to:

- Demo and replace the existing structure with a 2.5 story residential two-family structure.
- Note At the 2-17-16 meeting the applicant was asked to consider submission of documentation detailing the conditions and history of the existing building. I reviewed the archives in the Planning Department and forwarded the applicant a draft inventory form that was used in studying the Islington Street Corridor prior to expansion of the HD. The Applicant will submit a revised packet providing this detail.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image of the Mock-Up



Zoning Map

			±	<b>A</b>			
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b> </b>
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)		<b>]</b>
	1	Gross Floor Area (SF)	<u> </u>		-		N FOR
	2	Floor Area Ratio (GFA/ Lot Area)					0
	3	Building Height / Street-Width Ratio		A	ACDEDATE DDC II	E <b>∕</b> T	
	4	Building Height – Zoning (Feet)		IV	NODERATE PROJI		<b>L</b>
	5	Building Height – Street Wall / Cornice (Feet)	- DEW	OLITION AND RECO	ONSTRUCTION OF A TWO	O-FAMILY STRUCTURE ONLY -	<b>□</b> □ ■ ≥
	6	Number of Stories	- DLIV	OLITION AND RECO	DINSTRUCTION OF A TWO	7-1 AMILI SIKUCIUKL ONLI -	Z
1	/	Building Coverage (% Building on the Lot)					
-		PROJECT REVIEW ELEMENT	APPL	CANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	<u>8</u>	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	>-
	9 10	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	
	<u> </u>	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
	- 11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	ط <b>ر</b> آ
	12	Roofs				☐ Appropriate ☐ Inappropriate	ے ہے ∟
	13	Style and Slope				□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
	15	Roof Materials				□ Appropriate □ Inappropriate	$\dashv$ $\sim$ 2
	16	Cornice Line				☐ Appropriate ☐ Inappropriate	
	<i>S</i> 17 10	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	— ш 🤄
	ATERIALS 19 19 20	Walls				☐ Appropriate ☐ Inappropriate	—  ્ ⊐
	国 19	Siding / Material				□ Appropriate □ Inappropriate	<b>⊣ &gt;–</b> ₃
	<b>&gt;</b> —	Projections (i.e. bays, balconies)  Doors and Windows				□ Appropriate □ Inappropriate	<b>}</b>   <b>}-</b>
	a 21					□ Appropriate □ Inappropriate	<b>⊢ ~</b> ₹
	22 ()	Window Openings and Proportions Window Casing/ Trim				□ Appropriate □ Inappropriate	⊢ш ≨
	23 24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inappropriate	
		Storm Windows / Screens				□ Appropriate □ Inappropriate	<b>P</b>
		Doors				□ Appropriate □ Inappropriate	$\dashv$ $\cap$ $\stackrel{\circ}{\sim}$
	26 27	Porches and Balconies				□ Appropriate □ Inappropriate	
	<b>≥</b> 28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	<b>−</b>
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	<b>─</b>
	30	Lighting (i.e. wall, post)				<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	_
	31	Signs (i.e. projecting, wall)					
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
	33	Decks				<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
$\vdash$	_ 35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	an an
	Z 36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
	36 37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	The state of the s
	37 山 38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	The state of the s
	<u> 38</u>	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
<u> </u>	L	se and Intent:		L			1
		eserve the integrity of the District:	□ Yes □	No. 4 Main	ntain the special character of the D	District:	
		sessment of the Historical Significance:			indir the special character of the L iplement and enhance the archite		
					·		
	J. C	onservation and enhancement of property valu	es:	6. Prom	iore the education, pleasure and v	welfare of the District to the city residents and visi	11015.
	Poviou	<u> Criteria / Findinas of Fact:</u>					

**Project Address: 69 HUNKING STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1** 

|--|

#### **Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 1,940 SF +/-
- Estimated Age of Structure: c. 1800 Building Style: Federal Number of Stories: 2.5

- Historical Significance: Focal
- Public View of Proposed Work: View from Hunking & Mechanic Streets
- Unique Features: NA
- Neighborhood Association: South End Residents

#### **B.** Proposed Work: To install a fence with gates.

C. Other Permits Required:						
☑ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
$\square$ Terminal Vista	☐ Gateway	☐ Mid-Block				
✓ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished:					
☐ Principal	✓ Accessory	Demolition				
F. Sensitivity of Context:						
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive $\square$ Low Sensitivity	y 🗌 "Back-of-House"				
G. Design Approach (for Major Project:	s only):					
$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
$\square$ Invention within a Style (i.e.	., Porter Street Townhouse:	s, 100 Market Street)				
Abstract Reference (i.e. Por	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:						
☑ Minor Project (i.e. small alt	erations, additions or	expansions)				
☐ Moderate Project (i.e. sign	Moderate Project (i.e. significant additions, alterations or expansions)					

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

#### I. Neighborhood Context:

• The structure is located along Hunking and Mechanic Streets. It is surrounded with many woodsided historically significant structures and buildings. The neighborhood is predominantly made up of 2.5 story wooden structures on small lots with little to no setback from the sidewalk.

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

- The applicant is proposing to add a decorative fence along the property line.
  - The proposed fence is in eight foot section and its 48 inches tall with posts and decorate caps.
  - The applicant may also require zoning board approval for the fence to be located within the 20 feet sight line at the intersection.

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

			69 H	HUNKING STREET	- PUBLIC HEARING #	<b>‡1</b>				
		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEIC	SHBORHOOD CONTEXT				
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures		<b>-</b>		
	No		Building	Building (+/-)	(Average)	(Average)		<b>16 18 19 19</b>		
	No.	GENERAL BUILDING INFORMATION	/ESTIAA A T	ED FROM THE TAX MAPS & A	SSESSOB'S INFO)			- N		
出	1	Gross Floor Area (SF)	(E3IIMAII	ED FROM THE TAX MAPS & A.	SSESSOR S INFO)					
STAFF	2	Floor Area Ratio (GFA/ Lot Area)						S S □		
SI	3	Building Height / Street-Width Ratio			AODEDATE DDO	IE <b>C</b> T				
	4	Building Height – Zoning (Feet)		MODERATE PROJECT  - INSTALL FENCING WITH GATES ONLY -						
	5	Building Height – Street Wall / Cornice (Feet)								
	6	Number of Stories	- INSTALL FENCING WITH GATES ONLY -							
		Building Coverage (% Building on the Lot)	A DDI I/	SANIT'S COMMENTS	UDC CUCCECTION	4 00000	DI A TENIFOC	COMMIS No.: 1 Da Stipulations		
	<b>⊢</b> 8	PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)	APPLIC	CANT'S COMMENTS	HDC SUGGESTION:		RIATENESS	[ <b>O</b> 한용 를 출		
	9 10	Placement (i.e. setbacks, alignment)					<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>			
	N 10	Massing (i.e. modules, banding, stepbacks)	- <u> </u>				□ Inappropriate	ATRIC:		
	ပ <u>ြု 10</u>	Architectural Style (i.e. traditional – modern)					□ Inappropriate			
\ \sigma \	12	Roofs					<ul><li>☐ Inappropriate</li></ul>			
MEMBERS	13	Style and Slope	<del></del>			1	□ Inappropriate	ALL  ORIC DI  STREET  Approve		
8	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate	□ Inappropriate			
Į <b>∑</b>	15	Roof Materials				☐ Appropriate	□ Inappropriate			
3	16	Cornice Line					□ Inappropriate	HISTO CING S		
	<u>17</u>	Eaves, Gutters and Downspouts					□ Inappropriate	<u></u> Т		
ō	18	Walls				• • • • • • • • • • • • • • • • • • • •	□ Inappropriate			
S	18 19 20	Siding / Material					□ Inappropriate	⊣ <u>}</u> ₹ <b>z</b> ] ္ }		
IS	¥ 20 21	Projections (i.e. bays, balconies)  Doors and Windows					☐ Inappropriate	RTY OUTH H HUNKII		
COMMISSION	ع 22	Window Openings and Proportions					<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	ERTY EV MOUTH HIST 69 HUNKING		
<u> </u>		Window Casing/ Trim	- <u> </u>				<ul><li>□ Inappropriate</li></ul>	<b>− ш ў %</b>		
ည	23 24	Window Shutters / Hardware					<ul><li>□ Inappropriate</li></ul>			
	<b>හ</b> 25	Awnings					□ Inappropriate	ORTS/ ORTS/ ERTY: <u>6</u> ion:		
2	26	Doors					□ Inappropriate	POR POR Cision		
DISTRICT	26 27	Porches and Balconies				☐ Appropriate	□ Inappropriate	PORT PORT CISION:		
	20	Projections (i.e. porch, portico, canopy)					□ Inappropriate			
	29	Landings/ Steps / Stoop / Railings					□ Inappropriate			
$\mathbb{R}$	30	Lighting (i.e. wall, post)					□ Inappropriate			
Ö	31	Signs (i.e. projecting, wall)					☐ Inappropriate			
HISTORIC	32 33	Mechanicals (i.e. HVAC, generators)  Decks					☐ Inappropriate			
Ī	34	Garages/ Barns / Sheds (i.e. doors, placement)					<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>			
	35	Fence / Walls (i.e. materials, type)					□ Inappropriate			
	<u>Z</u> 36	Grading (i.e. ground floor height, street edge)				• • • • • • • • • • • • • • • • • • • •	<ul> <li>□ Inappropriate</li> </ul>			
	36 37	Landscaping (i.e. gardens, planters, street trees)	<del></del>				□ Inappropriate			
	38 39	Driveways (i.e. location, material, screening)					□ Inappropriate	Approximately and the second		
	<del>ऽ</del> 39	Parking (i.e. location, access, visibility)				☐ Appropriate	□ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate	□ Inappropriate			
<u>H</u>	. Purpos	se and Intent:								
		eserve the integrity of the District:	□ Yes □ N	No 4. Mai	ntain the special character of the	e District:		□ Yes □ No		
		sessment of the Historical Significance:	□ Yes □ N		mplement and enhance the arch			□ Yes □ No		
	3. Cc	onservation and enhancement of property value	es: 🗆 Yes 🗆 N	No 6. Proi	note the education, pleasure and	d welfare of the District to the city	residents and visito	ors: 🗆 Yes 🗆 No		
1	Review	Criteria / Findings of Fact:								
<u>1.</u>		onsistent with special and defining character of s	surroundina properti	es: □Yes□No 3. Relo	ation to historic and architectural	value of existina structure:	□ Yes □ No			
2. Compatibility of design with surrounding properties:										

**Project Address:** 7 ISLINGTON STREET (40 BRIDGE ST.) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

#### **Existing Conditions:**

- Zoning District: Urban General (CD4)
- Land Use: Vacant
- Land Area: <u>7,460 SF +/-</u>
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival/ Modern
- Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from Bridge Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	Remove and Rep	<u>lace building</u>	with a 3.5 sto	<u>ory mixed-use</u>	building
		<u></u>				_

#### C. Other Permits Required: ☐ City Council ☐ Board of Adjustment ☐ Planning Board D. Lot Location: ☑ Mid-Block Terminal Vista ☐ Gateway ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished/ Constructed: ☑ Principal Accessory ☐ Demolition F. Sensitivity of Context:

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

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

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:

• The building is located in the edge of the downtown business district on Bridge Street and is surrounded by a wide variety of focal and contributing structures with no front yard setbacks.

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

• The applicant is proposing to remove a skylight, the elevator overrun, replace the granite veneer at low levels and limited visibility, add ventilation stacks and louvers, make minor relocations to the windows, shift the wall at the stairwell, add roof-top mechanical units and substitute a Pella window for the Marvin windows previously approved. Note that some changes, such as the stucco for granite veneer wall, appears to be a value engineering exercise.

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
••	GENERAL BUILDING INFORMATION	(ESTIM	ATED 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			MA IOD DDC	) IECT	
4				MAJORING	JJLCI	
5			- CHANGES TO A	PREVIOUSLY-AP	PROVED SITE	PLAN ONLY -
6			- CHANGES TO F	A I KE VIOUSEI - AI	I KOVLD SIIL	I LAN ONLI
/						
		APPLIC	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS
						☐ Appropriate ☐ Inappropriate
•	i i					☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
	,					☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
	<del>-</del>					☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						☐ Appropriate ☐ Inappropriate
						□ Appropriate □ Inappropriate
						□ Appropriate □ Inappropriate
						□ Appropriate □ Inappropriate
						<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>
34	Garages/ Barns/ Sheds (i.e. doors, placement)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>
5	Fence / Walls / Screenwalls (i.e. materials, type)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>
32	T TOTICE / VIGITS / SCIECTIWAIIS II.C. HIGIDIAIS, IVDC)					□ Appropriate □ Inappropriate
35 36				1		
36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
36 37	Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate
36	Grading (i.e. ground floor height, street edge)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	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)  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 Number and 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 Storm Windows / Screens / Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. wall, post) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators)	Project Information  GENERAL BUILDING 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 - Street Wall / Cornice (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  APPLIC  8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 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 19 Number and 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 Storm Windows / Screens / Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators)	Project Information  Existing Building  Proposed Building (+/-)  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELMENT  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, Gulters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Cosing/ Tim 24 Window Suttlers / Hardware 25 Storm Windows / Screens / Awnings 26 Doors 27 Porches and Balconies 28 Projections (e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Slgns (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators)	Project Information  Existing Building Proposed Building (+/-)  GENERAL BUILDING INFORMATION  1. Gross Floor Avea (SF) 2. Floor Avea (SF) 3. Building Height / Street-Width Ratio 4. Building Height / Street-Width Ratio 5. Building Height / Street-Width Ratio 6. Building Height for Street Wall / Comice (Feet) 6. Number of Stories 7. Building Coverage (% Building on the Lot) 7. Building Coverage (% Building on the Lot) 8. Scale (iii.e. height, volume, coverage,) 9. Placement (iii.e. stories, coverage,) 10. Massing (ii.e. modules, banding, stepbacks) 11. Architectural Style (ii.e. traditional – modern) 12. Roots 13. Style and Slope 14. Roof Projections (iie. chimneys, vents, dormers) 15. Roof Materials 16. Cornice Line 17. Eaves, Gutters and Downspouts 18. Walls 19. Number and Material 20. Projections (iie. bays, bolconies) 21. Window Openings and Proportions 22. Window Openings and Proportions 23. Window Openings and Proportions 24. Window Shutters / Hardware 25. Slorm Windows / Screens / Awnings 26. Doors 27. Porches and Balconies 28. Projections (iie. ports), ports, ports, politics,	Project Information

Project Address:

Permit Requested:

Meeting Type:

Existing Conditions:

I Zoning District: GRB

Land Use: Single-Family

Land Area: 3,560 SF +/Estimated Age of Structure: c.1820

Building Style: Queen Anne
Historical Significance: Contributing
Public View of Proposed Work: South End

<ul> <li>Public View of Proposed Work: <u>South End</u></li> <li>Unique Features: NA</li> </ul>							
<ul> <li>Neighborhood Association: <u>Little Harbor Neighborhood</u></li> </ul>							
B. Proposed Work: To remove a chir	nney and kitchen g	<u>reenhouse window.</u>					
C. Other Permits Required:							
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
Terminal Vista	☐ Gateway	☑ Mid-Block					
☐ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	Accessory	Demolition					
F. Sensitivity of Context:							
☐ Highly Sensitive 🗹 Sensi	tive $\square$ Low Sensitivity	y 🗌 "Back-of-House"					
G. Design Approach (for Major Project	<u>s):</u>						
Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)					
$\square$ Invention within a Style (i.e	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Po	twalk, 51 Islington, 55 Cor	ngress Street)					
☐ Intentional Opposition (i.e.	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:							
$\square$ Consent Agenda (i.e. very	$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)						
☑ Minor Project (i.e. small alt	erations, additions or	expansions)					
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)					
☐ Major Project (i.e. very large alternations, additions or expansions)							

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

• The building is located along New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

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

The Application is proposing to:

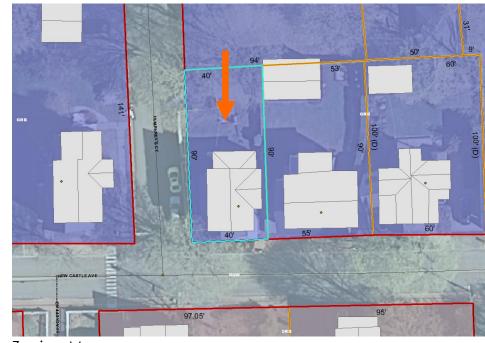
- Remove a single brick chimney (4' tall);
- Remove the existing greenhouse window on the kitchen wall.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

## HISTORIC SURVEY RATING

C

		5	9 NEW CAS	TLE AVE. – PUBLIC	C HEARING #3 (M	INOR AGEN	NDA)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORH(	OOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	<b>~</b> I
	No		Building	Building (+/-)	(Average)		(Average)	<b>X</b> 2-18
	No.	GENERAL BUILDING INFORMATION	/ECTIAA	LATED FROM THE TAX MAPS & A	ASSESSOR'S INIEO)			
	1	Gross Floor Area (SF)	(E311/W	ATED FROM THE TAX MATS & A	ASSESSOR STREO)			<b>A</b> S %
	2	Floor Area Ratio (GFA/ Lot Area)						<b>OR</b> SION te: 3-
	3	Building Height / Street-Width Ratio			AAINIOD DDC	) IECT		D S a
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		FC Alssignate
	5	Building Height – Street Wall / Cornice (Feet)		DEMACKE CI	HIMNEY & GREEN	HOUSE WIN	DOM ONLY	<b>■</b>
	6	Number of Stories		- KEMOVE CI	HIMINET & GREEN	HOOSE WIIN	DOW ONLY =	<b>Z</b> ≶ ਲ
	7	Building Coverage (% Building on the Lot)			T			
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	0 0 2
Ķ	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	ATRIC Case
Ç	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
Ċ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	DIS.
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	R P C
	15	Roof Materials					□ Appropriate □ Inappropriate	V TORI
	16	Cornice Line					□ Appropriate □ Inappropriate	EV HISTO CASTL
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	] <b>Ш</b> $\S$ $\S$
4	18	Walls					□ Appropriate □ Inappropriate	
4	19	Siding / Material					□ Appropriate □ Inappropriate	- E ≥
MATERIAIS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	RTY OUTH NEW
< 8	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	<b>₩</b> × 8
DESIG	23	Window Casing/ Trim Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	┤ <b>┻</b> ╶⋒⋛
							□ Appropriate □ Inappropriate	
Z	26	Awnings					□ Appropriate □ Inappropriate	OPE PORTSM PERTY:59
CNIC	27	Porches and Balconies					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
=	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ ()
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b>⊢</b>
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	1
	33	Decks					□ Appropriate □ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	1 5 mg//
_	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
Z	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
ц	38						□ Appropriate □ Inappropriate	
ATI.	39						□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H.</u>	1. Pi 2. A	ese and Intent:  Teserve the integrity of the District:  Essessment of the Historical Significance:  Conservation and enhancement of property value	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Co	aintain the special characte omplement and enhance th omote the education, pleas	ne architectural ar	nd historic character: f the District to the city residents and visito	☐ Yes
<u>l.</u>	1. C	v Criteria / Findings of Fact:  onsistent with special and defining character of  ompatibility of design with surrounding properties			elation to historic and archite compatibility of innovative te		<del>-</del>	

**Project Address: 137 NEW CASTLE AVE. Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:** 

Existina	<b>Conditions:</b>
	<b></b>

- Zoning District: <u>GRB</u>Land Use: <u>Single-Family</u>

- Land Area: 4,825 SF +/Estimated Age of Structure: c.1850
  Building Style: Greek Revival
  Historical Significance: Contributing
  Public View of Proposed Work: South End
- Unique Features: NA
- Neighborhood Association: Little Harbor Neighborhood

<u>B.</u>	Proposed Work:	To remove and	<u>l replace</u>	the wind	<u>OWS</u>

C. Other Permits Required:		
$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council
D. Lot Location:		
$\square$ Terminal Vista	Gateway	☑ Mid-Block
$\Box$ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	itive $\square$ Low Sensitivit	y $\square$ "Back-of-House
G. Design Approach (for Major Project	<u>ls):</u>	
$\Box$ Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	ngress Street)
$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small al	terations, additions or	expansions)
☐ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions
$\Box$ Major Project (i.e. very lar	ge alternations, addit	ions or expansions)

#### M. **Neighborhood Context:**

• The building is located along New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

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

The Application is proposing to:

- Remove and replace all the windows on the house with Anderson A Series, simulated divided light windows with exterior grills.
- The double-hung windows are proposed to change from 6/6 to 4/1;
- A casement window is proposed for each bedroom.
- The windows will be black.

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





Aerial and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORE	HOOD CONTEXT
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
	110.	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		
	1	Gross Floor Area (SF)	LOTIMA	ED I KOM IIIE IAA MAI 3 Q A	100E000 K 0 HH O J		
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			AAINIOD DDC	\ IFCT	
	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI	
	5	Building Height – Street Wall / Cornice (Feet)			DEAAOVE WINDO	NAIC ONLY	
	6	Number of Stories		_	REMOVE WINDO	W2 ONLY	_
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS
-	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate
	9	Placement (i.e. setbacks, alignment)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>
•	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
1	8	Walls					□ Appropriate □ Inappropriate
1	19	Siding / Material					□ Appropriate □ Inappropriate
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
2	21	Doors and Windows					□ Appropriate □ Inappropriate
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate
2	4	Window Shutters / Hardware					□ Appropriate □ Inappropriate
2	5	Awnings					☐ Appropriate ☐ Inappropriate
2	26	Doors					□ Appropriate □ Inappropriate
	27	Porches and Balconies					□ Appropriate □ Inappropriate
2	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate
2	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate
3	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
3	5	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
4	0	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
. P	Pre Ass	e and Intent: serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property value	☐ Yes ☐ I ☐ Yes ☐ I s: ☐ Yes ☐ I	No 5. Co	nintain the special characte smplement and enhance the smote the education, pleas	ne architectural d	and historic character: of the District to the city residents and

**Project Address: 121 STATE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5** 

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

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

- Land Area: 2,845 SF +/Estimated Age of Structure: c.1815
- Building Style: <u>Federal</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Sheafe Street
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

B. Proposed Work: To replace rear o	<u>leck.</u>							
C. Other Permits Required:								
$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council						
D. Lot Location:								
Terminal Vista	☐ Gateway	☑ Mid-Block						
$\ \square$ Intersection / Corner Lot	Rear Lot							
E. Existing Building to be Altered/ Demo	olished:							
✓ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
$\square$ Highly Sensitive $\square$ Sensit	ive 🗹 Low Sensitivit	ty $\square$ "Back-of-House						
G. Design Approach (for Major Project	<u>'s):</u>							
$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)						
$\square$ Invention within a Style (i.e	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Po	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
$\Box$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)						
H. Project Type:								
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)						
☑ Minor Project (i.e. small alt	terations, additions or	expansions)						
☐ Moderate Project (i.e. sigr	nificant additions, alte	erations or expansions)						

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

#### I. Neighborhood Context:

• The building is located along Court Street. It is surrounded by a public park (with a privacy fence) and many wood and brick 2-3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

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

The applicant is proposing to:

- Remove and replace the existing rear deck;
- The deck will be enlarged 3 feet closer to Sheafe Street.
- The materials will be the same as the existing deck and a painted-bead-board ceiling will be applied to the underside of the deck.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			121 ST.	ATE STREET - PU	BLIC HEARING #5	(MINOR)		_
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>S</b> 50 0
<b>!!-</b>		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS &	ASSESSOR'S INFO)			<b>2-16</b> Oenie
Ā	-	1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area)						3.2.
STAFF	-	3 Building Height / Street-Width Ratio				LEOT		<b>ାଠ</b> ର ଜା □
		4 Building Height – Zoning (Feet)			MINOR PRO	JECI		<b>7 1 1 1 1 1 1 1 1 1 1</b>
		5 Building Height – Street Wall / Cornice (Feet)			INICTALL NIEW D			
		6 Number of Stories			- INSTALL NEW DI	ECK ONLY -	-	
		7 Building Coverage (% Building on the Lot)						<b>→                                    </b>
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ON F COMMIS Vo.:5 Date Stipulations
5	₹	8 Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	<u></u>	9 Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
0	`\	10 Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
		11 Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
S		12 Roofs					□ Appropriate □ Inappropriate	ALUARIC DISTRIBLET CASA POSTPONED
H H	-	13 Style and Slope					☐ Appropriate ☐ Inappropriate	
MEMBERS		14 Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
	_	15 Roof Materials					☐ Appropriate ☐ Inappropriate	
<b>≥</b>	-	<ul><li>16 Cornice Line</li><li>17 Eaves, Gutters and Downspouts</li></ul>					☐ Appropriate ☐ Inappropriate	─ <b>-</b>
	. —	18 Walls					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	<b>୷୴</b> ର୍ମା
SSION	<u>₹</u> —	19 Siding / Material					□ Appropriate □ Inappropriate	
SS		20 Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	
OMMISSION	> ─	21 Doors and Windows					□ Appropriate □ Inappropriate	ERTY AOUTH H 121 STA Approved Continued
.   }	— ≽	22 Window Openings and Proportions					□ Appropriate □ Inappropriate	
o S		23 Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	□ ш Ѯ ;;'
ပြ	Li I	24 Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	<b>□</b>
	5	25 Awnings					☐ Appropriate ☐ Inappropriate	
$ \Omega ^{\frac{1}{2}}$		26 Doors					□ Appropriate □ Inappropriate	
<b>≅</b>   <b>≅</b>		27 Porches and Balconies					☐ Appropriate ☐ Inappropriate	
<u>S</u>		28 Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ <del>_</del>
<u></u>		29 Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
$\underline{o}$		30 Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
<u>ڄ</u> ا		31 Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
7		32 Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	_
HISTORIC		33 Decks					☐ Appropriate ☐ Inappropriate	Entrange 12 August 12 Augu
		34 Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
	z	35 Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	TITT
<u> </u>	<u> </u>	36 Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
4	–– נ	37 Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
ļ .	_	<ul><li>38 Driveways (i.e. location, material, screening)</li><li>39 Parking (i.e. location, access, visibility)</li></ul>					□ Appropriate □ Inappropriate	
		40 Accessory Buildings (i.e. sheds, greenhouses)					<ul><li>☐ Appropriate ☐ Inappropriate</li><li>☐ Appropriate ☐ Inappropriate</li></ul>	
Н.	1. 2.	Purpose and Intent:  1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Co	aintain the special characte omplement and enhance the omote the education, pleas	ne architectural a		□ Yes □ No □ Yes □ No itors: □ Yes □ No
1	Rev	Review Criteria / Findings of Fact:						
<u>1.</u>	1.	1. Consistent with special and defining character of		ties: □ Yes □ No 3. Re	elation to historic and archite	ectural value of ex	kisting structure:     Yes   No	
	2.	2. Compatibility of design with surrounding properties	;;	□ Yes □ No 4. Co	ompatibility of innovative tea	chnologies with su	urrounding properties: 🗆 Yes 🗆 No	

Project Evaluation Form: <u>0 MARCY STREET / PRESCOTT PARK</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>WORK SESSION #A</u>

<u>A.</u>	Property Information - General:
	<ul> <li>Zoning District: <u>Municipal (M)</u></li> <li>Land Use: <u>Public Park</u></li> </ul>
	<ul> <li>Land Area: 153,485 +/- SF</li> </ul>
	<ul> <li>Estimated Age of Structure: <u>NA</u></li> <li>Building Style: <u>Modern Stage</u></li> </ul>
	<ul> <li>Number of Stories: NA</li> </ul>
	<ul> <li>Historical Significance: <u>NA</u></li> <li>Public View of Proposed Work: <u>Limited view from Marcy Street</u></li> </ul>
	<ul> <li>Unique Features: <u>Public Park with Historical Significance</u></li> </ul>
	Neighborhood Association: <u>South End</u>
<u>B.</u>	Proposed Work: Remove and replace the stage and control booth.
<u>C.</u>	Other Permits Required:
	$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council
<u>D.</u>	Lot Location:
	$\square$ Terminal Vista $\square$ Gateway $oxedow{\!$
	☐ Intersection / Corner Lot ☐ Rear Lot
<u>E.</u>	Existing Building to be Altered/ Demolished:
	☐ Principal ☑ Accessory ☐ Demolition
<u>F.</u>	Sensitivity of Context:
	$\square$ Highly Sensitive $oxedsymbol{oxed}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"
<u>G</u> .	. 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)
<u>H.</u>	Project Type:
	$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)
	$\square$ Minor Project (i.e. small alterations, additions or expansions)

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

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

#### J. Neighborhood Context:

• 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.

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

- The applicant proposes to:
  - Demolish the existing stage and control booth and construct a new stage and control booth in a new location. A canopy will be added to the stage.
  - 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, as well as the review from the Attorney General's office, further revisions will be provided to the HDC for the 4/15/16 meeting.
  - 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.

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





Aerial and Street View Images



Zoning Map

Project Information   Esting Building (+/-)   Abuting Structures (Average)   Surrounding Structures (Average)			INFO/ EVALUATION CRITERIA	SUBJECT PRO	OPERTY	NEIG	HBORHOOD CONTEXT
Content   Cont		No.		Existing	Proposed	Abutting Structures	Surrounding Structures
Proceedings   Procedure   Pr			GENERAL BUILDING INFORMATION	·	(ESTIN	NATED FROM THE TAX MAPS & ASSESS	OR'S INFO)
A Building Height / Street Width Ratio   A Building Height / Street Width / Cornice Feet		1					
Building height - Xoneine (Feet)   All Commiss (F		2	Floor Area Ratio (GFA/ Lot Area)				
5. Building Interpt - Street Wol / Comice (Feet) 7. Building Coverage (Fe building on the Lot) 7. Building Coverage (Fe building on the Lot) 8. Seed (Fe height woltner coverage.) 8. Seed (Fe height woltner coverage.) 9. Coverage (Fe building on the Lot) 9. PROJECT REVIEW ELEMENT 1. Appropriate   Inappropriate   Inapp	L	3			<b>N/</b>	MODEDATE DOO!	FCT
Number of Stinder   PROJECT REVIEW ELEMENT   HDC COMMENTS   HDC SUGGESTIONS   APPROPRIATINESS   RDC SUGGESTIONS   APPROPRIATIONS   APPROPRIATIONS   RDC SUGGESTIONS   RDC SU	_	4			14	IODLKAIL I KOJ	LCI
Total processing   Statisting Coverage   Statisting on the Let		5		_ PFAAC	VE AND RE	PLACE STAGE AND C	ONTROL BOOTH ONLY -
PROJECT REVIEW ELEMENT   HDC COMMENTS   HDC SUGGESTIONS   APROPRIATENESS   LI Appropriate   Interpropriate	F	6		- KEIVIC		LACE STAGE AND C	ONIKOL BOOTH ONLI
Scale    6. helight, volume, coverage		/			NITO .		4 DDD 0 DDI 4 TEVITO
Processed   Los address, alignment				нос сомме	NI2	HDC SUGGESTIONS	APPROPRIATENESS
Description   Factor   Facto	ONTEXT	8					
In Architectural Style (s. troditional — modern)   In Appropriate   In Inappropriate   In Appropriate   Inappropriate   Inap	┇┞	9					
Appropriate   Inappropriate	<u>,</u>	10					
Appropriate   nonpropriete   nonpr	+	11					
A parcopriate   Inappropriate   Inappropriat	L	12					
Service   Corriection   Cappropriete   Capproprie	L	13					
Appropriate   Inappropriate	_	14					
Appropriate   Inappropriate   Appropriate   Inappropriate	F	15					
Major   Material   Appropriate   Inappropriate   Inappropria	ļ	16					
Siding / Material	<u>,</u>	17	·				
Appropriate   Inappropriate	- LNIALS	18					····
Appropriate   Inappropriate	-	19	5				
Window Openings and Proportions   Appropriate   Inappropriate   Maporopriate   Inappropriate   Maporopriate   Inappropriate   Maporopriate   Inappropriate   Maporopriate   Inappropriate   Maporopriate   Maporopriat	L	20					
Mindow Casing/Trim	_	21					
Appropriate   Inappropriate   Inap	L						
Appropriate   Inappropriate	 	23	-				
Appropriate   Inappropriate		24					
Porches and Balconies   Appropriate   Inappropriate   Inappr	BUILDING	25	9				
Reserve the integrity of the District:   Appropriate   Nappropriate   Nappropri	ŀ						
Landings/ Steps / Stoop / Rallings   Landings/ Landings/ Landings/ Landings/ Landings/ Steps / Rallings/ Landings/ Steps / Rallings/ Steps / Ral	ا≿						
Appropriate   Inappropriate							
Signs (i.e. projecting, wall)   Appropriate   Inappropriate     Mechanicals (i.e. HVAC, generators)   Appropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Appropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Accessory Buildings (i.e. sheds, greenhouses)   Appropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Accessory Buildings (i.e. sheds, greenhouses)   Appropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Accessory Buildings (i.e. sheds, greenhouses)   Appropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Accessory Buildings (i.e. sheds, greenhouses)   Appropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Appropriate   Inappropriate   Inappropriate     Appropriate   Inappropriate     Approp	ŀ	30					
Mechanicals (i.e. HVAC, generators)   Appropriate   Inappropriate     Appropriate   Inappropriate   Inapprop	}	31					
Appropriate   Inappropriate	-						
Garages/ Barns / Sheds (i.e. doors, placement)   Appropriate   Inappropriate	-	33	· · · · · · · · · · · · · · · · · · ·				
Appropriate   Inappropriate	-	34					
Appropriate   Inappropriate	+	35					
Landscaping (i.e. gardens, planters, street trees)   Appropriate   Inappropriate	ᇧ	36					
Driveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)  Preserve the integrity of the District:  Assessment of the Historical Significance:    Appropriate   Inappropriate   Inap	DESIGN	37					
Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)  Preserve the integrity of the District:  Assessment of the Historical Significance:    Appropriate   Inappropriate   Inappro	5⊦	38					
Accessory Buildings (i.e. sheds, greenhouses)  pose and Intent:  Preserve the integrity of the District:  Assessment of the Historical Significance:  Yes \( \Delta \) No  4. Maintain the special character of the District:  5. Complement and enhance the architectural and historic character:	- 1	39	, ,				
pose and Intent:  Preserve the integrity of the District:  Assessment of the Historical Significance:  □ Yes □ No  4. Maintain the special character of the District:  5. Complement and enhance the architectural and historic character:	<b>"</b>	40					
Preserve the integrity of the District:  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:	Ļ						□ Appropriate □ inappropriate
Assessment of the Historical Significance:    Yes   No  5. Complement and enhance the architectural and historic character:		-			1 11000	tain the special character of the	District
·						•	
Conservation and enhancement of property values: $\Box$ res $\Box$ no 6. Promote the education, pleasure and welfare of the District to the city residents and visitors.	4					•	
	Ć	s. Co	nservation and enhancement of property value	es: U Yes 🗆 No	6. Prom	ote the eaucation, pleasure and	weitare of the District to the city residents and v

**127-137 HIGH STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #B** 

A.	Pro	perty	Info	orm	atio	n -	Ge	neral:
----	-----	-------	------	-----	------	-----	----	--------

#### **Existing Conditions:**

- Zoning District: <u>CD4-L1</u>
- Land Use: Multifamily
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1820 & c.1860
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>

- Historical Significance: Contributing
  Public View of Proposed Work: View from High Street
- Unique Features: Abuts The Hill
- Neighborhood Association: Downtown

|--|

B. Proposed Work: 10 add a new bu	<u>lliaing on the rear at</u>	<u>na make misc, renovai</u>
C. Other Permits Required:		
☑ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	tive $\square$ Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
lacksquare Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

#### I. Neighborhood Context:

• 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.

#### 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:





Aerial and Street View Image



Zoning Map

		127-137 HIGH STREET – W	ORK SESSION #B (MODE	RATE)
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGH	BORHOOD CONTEXT
	Project Information	Existing Proposed Building 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)			
	Building Height / Street-Width Ratio		MODERATE PROJE	CT
<u> </u>	Building Height – Zoning (Feet)		MODERAIL I NOJE	
	5 Building Height – Street Wall / Cornice (Feet)	- ADD A NEW STRUC	TURE AND RESTORE EXIS	STING STRUCTURES ONLY –
	Number of Stories  Ruilding Coverage (77 Building on the Let)	ADD A NEW SIROC	TORE AND RESIONE EXIS	
	7 Building Coverage (% Building on the Lot)	ADDITION AND CONTRACTOR		A BBB A B - 1 1 1
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
<del>≒</del> ∟	8 Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate
ONTEXT	9 Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate
	10 Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate
ပ	11 Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	12 Roofs			□ Appropriate □ Inappropriate
	13 Style and Slope			□ Appropriate □ Inappropriate
	14 Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate
	15 Roof Materials			□ Appropriate □ Inappropriate
	16 Cornice Line			☐ Appropriate ☐ Inappropriate
. —	17 Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
 	18 Walls			□ Appropriate □ Inappropriate
A I EKIALS	19 Siding / Material			□ Appropriate □ Inappropriate
3 <del>-</del>	20 Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate
	21 Doors and Windows			□ Appropriate □ Inappropriate
	22 Window Openings and Proportions			□ Appropriate □ Inappropriate
5	23 Window Casing/ Trim			□ Appropriate □ Inappropriate
	24 Window Shutters / Hardware			□ Appropriate □ Inappropriate
2	25 Awnings			□ Appropriate □ Inappropriate
	26 Doors			□ Appropriate □ Inappropriate
	27 Porches and Balconies			□ Appropriate □ Inappropriate
1	28 Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate
	29 Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
	30 Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate
-	31 Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate
	32 Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
	33 Decks			☐ Appropriate ☐ Inappropriate
	34 Garages/ Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate
ب_	35 Fence / Walls (i.e. materials, type)			□ Appropriate □ Inappropriate
ESIGN	36 Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate
<u> </u>	37 Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate
SITE	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. 2.	rpose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	☐ Yes ☐ No 5. Co	nintain the special character of the Distance the archited period the education, pleasure and w	
l. <b>Re</b> v	riew Criteria / Findings of Fact:  Consistent with special and defining character of s  Compatibility of design with surrounding properties:	urrounding properties: $\square$ Yes $\square$ No $-$ 3. Re	·	ue of existing structure:

**Project Address:** 46-64 MAPLEWOOD AVE. **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #C** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>Urban General (CD4)</u>
- Land Use: Parking Lot
- Land Area: 56,675 SF +/-
- Estimated Age of Structure: NA

- Building Style: <u>NA</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Maplewood Ave., Deer and Bridge Streets</u>
- Unique Features: NA
- Neighborhood Association: North End

### **B.** Proposed Work: Construct a 3.5-4 story mixed-use building.

C. Other Permits Required:		
$\square$ Board of Adjustment	☑ Planning Board	☐ City Council
D. Lot Location:		
$\square$ Terminal Vista	Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
Principal	☐ Accessory	Demolition

<b>F</b> .	Sensitivity	of v	<b>Context:</b>

☐ Highly Sensitive	$\checkmark$	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)
$\hfill \square$ Moderate Project (i.e. significant additions, alterations or expansion
Major Project (i.e. very large alternations, additions or expansions)

#### L. Neighborhood Context:

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

#### J. Background & Suggested Action:

PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS, I WILL PREAPRE A MEMO REGARDING THE SUMMARY RECOMMENDATIONS OF THE HDC FROM THE LAST WORK SESSION AS WELL AS ANY SUGGESTIONS FOR CONSIDERATION.

• NOTE THAT A CONDITIONAL PERMIT WILL BE REQUIRED FOR THE ADDED STORY/ HEIGHT

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		46-	64 MAPLEWO	OOD AVE WO	RK SESSION #C (	MAJOR PRO	DJECT)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH(	OOD CONTEXT	9
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>2-1</b>
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			<b>8 9 9</b>
STAFF	1	Gross Floor Area (SF)	-		•			
≰	2							
S	3				MAJOR PRO	) IECT		
	4	Building Height – Zoning (Feet)			MAJORIK	JJLCI		
	5	Building Height – Street Wall / Cornice (Feet)		_ ^I	DD A NEW 4 STO	DV BIIII DINI	<u> </u>	≥ ö
	6	Number of Stories		- Ai	DD A INLW 4 310	VI DOILDIN	<b>9</b> –	7 S O
1	7	Building Coverage (% Building on the Lot)						<b>⊒ ე</b> z ⊆
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	O COMMISSE NO:C
ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
5	10						□ Appropriate □ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
2	12						□ Appropriate □ Inappropriate	
	13	, '					□ Appropriate □ Inappropriate	
j	14						□ Appropriate □ Inappropriate	
<b>i</b>	15						☐ Appropriate ☐ Inappropriate	
	16						□ Appropriate □ Inappropriate	<b>→ ≥ ≥ .</b> ∟
	17	1 11 11 11 11 11 11 11 11 11 11 11 11 1					☐ Appropriate ☐ Inappropriate	— <b>Ш</b> S ́ ́ ́ ́ ́ і
3	18						☐ Appropriate ☐ Inappropriate	
TEDIAIC	19	3.5 5, 5.5					☐ Appropriate ☐ Inappropriate	<b>─ ➤ ェ ⋖</b> ⋛
	20						☐ Appropriate ☐ Inappropriate	
•	21						☐ Appropriate ☐ Inappropriate	RTY OUTH P
:   2							□ Appropriate □ Inappropriate	<b>⊒ ₩ %</b> ,
DESIGN & MATERIALS	24						<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
							□ Appropriate □ Inappropriate	_ 61 :: -
	26						□ Appropriate □ Inappropriate	
	27						□ Appropriate □ Inappropriate	
=	28						□ Appropriate □ Inappropriate	
	29						□ Appropriate □ Inappropriate	
	30						☐ Appropriate ☐ Inappropriate	
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	<u> </u>
	32						☐ Appropriate ☐ Inappropriate	
	33						□ Appropriate □ Inappropriate	
: _	34	3 , , ,   ,  -					□ Appropriate □ Inappropriate	
_	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	36	<u> </u>					□ Appropriate □ Inappropriate	300
L C	37						□ Appropriate □ Inappropriate	
CITE	38	, ,					□ Appropriate □ Inappropriate	
ם							□ Appropriate □ Inappropriate	C C
	40	3. (************************************					□ Appropriate □ Inappropriate	
<u>H.</u>	1. P 2. A	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: Conservation and enhancement of property valu	Yes       Yes       es:   Yes	No 5. Cor	ntain the special characte nplement and enhance th note the education, pleas	ne architectural ar	nd historic character: f the District to the city residents and visi	□ Yes □   □ Yes □   itors: □ Yes □
<u>l.</u>	1. C	w Criteria / Findings of Fact: Consistent with special and defining character of ompatibility of design with surrounding properties			ation to historic and archite			

**Project Address:** 77 HANOVER STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #D Existing Conditions:**  Zoning District: CD5 Land Use: MIXED-USE Land Area: 4,583 SF +/-Estimated Age of Structure: c.1850 Building Style: Federal
Historical Significance: Contributing
Public View of Proposed Work: View from Cabot and Middle Streets Unique Features: NA Neighborhood Association: Goodwin Park **B.** Proposed Work: To replace siding, flashing etc.. C. Other Permits Required: ☐ City Council ☐ Planning Board ☐ Board of Adjustment D. Lot Location: ☑ Mid-Block ☐ Terminal Vista Gateway RearLot ☐ Intersection / Corner Lot E. Existing Building to be Altered/ Demolished: ✓ Principal Accessory Demolition F. Sensitivity of Context:  $\square$  Highly Sensitive  $\square$  Sensitive  $\square$  Low Sensitivity  $\square$  "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: 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)

Page 21 of 28

#### M. Neighborhood Context:

• The building is located along Hanover Street. It is surrounded with many masonry and brick buildings that are 3-5 story structures with little to no setback from the street.

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

The Application is proposing to:

• Replace the composite siding, trim and panels and reflash the windows and doors.

O. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

## HISTORIC SURVEY RATING

C

			// HAN	OAEK 21KEEL – M	ORK SESSION #E	(MINOK)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT	
-		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structur	es
	No.		Building	Building (+/-)	(Average)	(Average)	
	140.	GENERAL BUILDING INFORMATION	(F\$TIM AT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
	1	Gross Floor Area (SF)	(LSIIMAI	EDIROM HIL IAX MAI 3 & A	33L33OK 3 H41 O)		<b>~</b> ≥
	2	Floor Area Ratio (GFA/ Lot Area)					NOISSIMM
	3	Building Height / Street-Width Ratio			MINOR PRO	) IECT	
	4	Building Height – Zoning (Feet)			MINOKIK	JILCI	
	5	Building Height – Street Wall / Cornice (Feet)		– RESIC	DING TRIM AND	FLASHING ONLY –	<b>  -</b> ≥
	6	Number of Stories  Building Coverage (% Building on the Lot)		KESIE	onto, ikim Aito	LAJIIIIO OIILI	
	<del>'</del>	PROJECT REVIEW ELEMENT	A DDLIC A N	IT'S COAAAENITS	HDC SHCC	ESTIONS ADDRO	PRIATENESS
			AFFLICAN	IT'S COMMENTS	HDC SUGG		
×	8	Scale (i.e. height, volume, coverage)					e 🗆 Inappropriate 📉 🚾
ONTEXT	9	Placement (i.e. setbacks, alignment)					e   Inappropriate e   Inappropriate e   Inappropriate
5	١.	Massing (i.e. modules, banding, stepbacks)					e   Inappropriate
$\vdash$	11	Architectural Style (i.e. traditional – modern)					e □ Inappropriate e □ Inappropriate
	12	Roofs Style and Slope					
	14	Roof Projections (i.e. chimneys, vents, dormers)					e 🗆 Inappropriate e 🗆 Inappropriate
	15	Roof Materials					
	16	Cornice Line					e   Inappropriate e   Inappropriate e   Inappropriate e   Inappropriate
	17	Eaves, Gutters and Downspouts					e   Inappropriate
2	18	Walls					e 🗆 Inappropriate
712	19	Siding / Material					
MATERIALS	20	Projections (i.e. bays, balconies)				□ Appropriat	e □ Inappropriate
<b>X</b>	21	Doors and Windows				□ Appropriat	e   Inappropriate e   Inappropriate e   Inappropriate
Z	22	Window Openings and Proportions				☐ Appropriat	e 🗆 Inappropriate 🔲 🚻 🧲
DESIGN	23	Window Casing/ Trim					e 🗆 Inappropriate 📉 🚡
DESIGN & MATERIALS	24	Window Shutters / Hardware					e 🗆 Inappropriate
CNIC	25	Awnings					e inappropriate
=	26 27	Porches and Balconies					e □ Inappropriate
8	28	Projections (i.e. porch, portico, canopy)					- Inappropriate
	29	Landings/ Steps / Stoop / Railings					e □ Inappropriate e □ Inappropriate
	30	Lighting (i.e. wall, post)					e   Inappropriate
	31	Signs (i.e. projecting, wall)					e 🗆 Inappropriate
	32	Mechanicals (i.e. HVAC, generators)					e   Inappropriate
	33	Decks					e 🗆 Inappropriate
	34	Garages/ Barns / Sheds (i.e. doors, placement)					e 🗆 Inappropriate
-	35	Fence / Walls (i.e. materials, type)					e 🗆 Inappropriate
SITE DESIGN	36						e 🗆 Inappropriate
DE	37	Landscaping (i.e. gardens, planters, street trees)					e 🗆 Inappropriate
H	38	· · · · · · · · · · · · · · · · · · ·					e 🗆 Inappropriate
0		, ,					e   Inappropriate
	40 Duran	, , ,				Appropriat	e 🗆 Inappropriate
	1. Pr 2. A 3. C	ese and Intent: Descrive the integrity of the District: Essessment of the Historical Significance: Conservation and enhancement of property value On Criteria / Findings of Fact:	□ Yes □   □ Yes □   es: □ Yes □	No 5. Cor		er of the District: ne architectural and historic character: sure and welfare of the District to the ci	

Project Evaluation Form: <u>280 SOUTH STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: WORK SESSION #F

Meeting Type:	<b>WORK SESSI</b>	ON #E
<ul> <li>A. Property Information - General:</li> <li>Existing Conditions: <ul> <li>Zoning District: Single Family</li> <li>Land Use: Single-Family</li> <li>Land Area: 17,915 SF +/-</li> <li>Estimated Age of Structure: 6</li> <li>Building Style: NA</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: Control</li> <li>Public View of Proposed Wo</li> <li>Unique Features: NA</li> <li>Neighborhood Association:</li> </ul> </li> </ul>	c. <u>1810</u> ributing rk: <u>View from South</u>	<u>Street</u>
B. Proposed Work: To construct a g	garage and rear add	<u>dition.</u>
C. Other Permits Required:		□ au a
☐ Board of Adjustment	□ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	✓ Mid-Block
$\square$ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/Der	molished:	
✓ Principal	☐ Accessory	$\square$ Significant Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sens	sitive 🗹 Low Sensitivit	ty 🗌 "Back-of-House"
G. Design Approach (for Major Projec	cts):	
$\Box$ Literal Replication (i.e. 6-16	6 Congress, Jardinière Build	ing, 10 Pleasant Street)
$\square$ Invention within a Style (i	i.e., Porter Street Townhouse	es, 100 Market Street)
☐ Abstract Reference (i.e. F	Portwalk, 51 Islington, 55 Co	ngress Street)
$\Box$ Intentional Opposition (i.	e. McIntyre Building, Citizer	n's Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. ve	ry small alterations, ad	Iditions 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:

• This contributing structure is located along South Street and is surrounded with many other wood, 2.5 story contributing structures.

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

• The applicant proposes to demolish an existing shed, construct a garage and rear addition.

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





Aerial and Street View Image



Zoning Map

			280 SC	DUTH STREET - WO	ORK SESSION #E	(MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surr	ounding Structures (Average)	<b>\</b>
	No.		/=A=1.1.1.1					<b>_\$</b> -\$
STAFF		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			<u></u>
	1	Gross Floor Area (SF)						3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
	2	Floor Area Ratio (GFA/ Lot Area)						
•	3	Building Height / Street-Width Ratio Building Height – Zoning (Feet)			MINOR PRO	DJECT		MISS ate
	- 4	Building Height – Street Wall / Cornice (Feet)						<b>■ ■ ■ ■</b>
	4	Number of Stories		– ADD G	ARAGE AND REA	AR ADDITION O	NLY –	7 5 1
	7	Building Coverage (% Building on the Lot)			_			
	<u> </u>	PROJECT REVIEW ELEMENT	HDC (	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$\neg$ $\bigcirc$ $\bigcirc$ $\bigcirc$
	. 8	Scale (i.e. height, volume, coverage)	IIDC V	SOMMENTS	1100 3000	<u>/L3110143</u>	□ Appropriate □ Inappropriate	⊣ <b>ଠ</b> ଧୃଥ
NTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	AT STRIC
۲		Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	
<b>:</b>	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	<b>ды</b> БЫ
: <u>~</u>	18	Walls					☐ Appropriate ☐ Inappropriate	
.   ₫	19	Siding / Material					☐ Appropriate ☐ Inappropriate	
	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	
1		Doors and windows					☐ Appropriate ☐ Inappropriate	
4	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
<u>ַ</u>		Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	
DESIGN & MATERIALS	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
		Awnings					□ Appropriate □ Inappropriate	ORTS/
	26	Doors					□ Appropriate □ Inappropriate	
SNICILIA	27	Porches and Balconies					□ Appropriate □ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	<u> </u>
)	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
<u>)</u>	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
2	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	13
	33	Decks					□ Appropriate □ Inappropriate	
:	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	
-	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
בי ה	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
E S	<b>—</b>	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
ATE (		Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
5	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	The Party State of the Party Sta
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H.</u>	1. Pr 2. A	ese and Intent: Descrive the integrity of the District: Descriptions of the Historical Significance: Description and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Con	ntain the special characte nplement and enhance th note the education, pleas	ne architectural and hist	oric character: District to the city residents and visi	☐ Yes☐ Yes tors:☐ Yes
<u>l.</u>	<b>Revie</b> v	v Criteria / Findings of Fact:  onsistent with special and defining character of ompatibility of design with surrounding properties	surrounding propert	ies: □Yes□No 3. Relc	·	ectural value of existing	structure:	

**75 CONGRESS STREET** Project Evaluation Form: **Permit Requested: CERTIFICATE OF APPROVAL** 

**Meeting Type: WORK SESSION #F** 

Α.	Pro	perty	<b>Infor</b>	<u>mation -</u>	General:

**Existing Conditions:** 

- Zoning District: Central Business District (CBB)
- Land Use: <u>Mixed-Use</u> Land Area: <u>6,240 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: <u>2</u>
- Historical Significance: <u>Unknown</u>
  Public View of Proposed Work: <u>View from Daniel Street</u>
- Unique Features: Former service entry/ area
  Neighborhood Association: <u>Downtown Residents</u>

<u>B.</u>	Proposed Work: To restore the orig	inal parapet wall c	and add penthouse units				
<u>C.</u>	Other Permits Required:						
	☐ Board of Adjustment	$\square$ Planning Board	☐ City Council				
<u>D.</u>	Lot Location:						
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block				
	✓ Intersection / Corner Lot	Rear Lot					
<u>E.</u>	E. Existing Building to be Altered/ Demolished:						
	☑ Principal	☐ Accessory	$\square$ Significant Demolition				
<u>F.</u>	Sensitivity of Context:						
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensiti	ive $\Box$ Low Sensitivity	"Back-of-House"				
<u>G.</u>	. Design Approach (for Major Projects	s <u>):</u>					
	$\Box$ Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildir	ng, 10 Pleasant Street)				
	$\square$ Invention within a Style (i.e.,	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
	Abstract Reference (i.e. Port	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
<u>H.</u>	Project Type:						
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
	$\square$ Minor Project (i.e. small alterations, additions or expansions)						
	Moderate Project (i.e. significant additions, alterations or expansions)						
	☐ Major Project (i.e. very large alternations, additions or expansions)						

#### I. Neighborhood Context:

• This 2 story structure is located on Fleet and Congress Streets and is surrounded with many contributing structures. The neighborhood is predominantly 2.5-4 story wood and brick structures with no setbacks from the street edge.

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

- The applicant proposes to restore the original parapet wall along the street edge of the building, add penthouse units and other rooftop appurtenances.
- Note that a variance(s) maybe required for restoration of the parapet wall and the additional height associated with the penthouse units.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

75 CONGRESS STREET – WORK SESSION #F (MINOR PROJECT)									
INFO/ EVALUATION CRITERIA			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	<b>⊸</b>
		A1.	·	Building	Building (+/-)	(Average)	(Average)		8-2-1 enied
		No.	OFNER AL RUM PINO INFORMATION	(507144.4.75)	D FD 0.44 THE TAY A4 A D0 0 A 0.00				
#	_	1	GENERAL BUILDING INFORMATION	(ESIIMAIEI	D FROM THE TAX MAPS & ASSE	SSOR'S INFO)			HORSION Date: 3
₹	_	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						
STAFF	-	3	Building Height / Street-Width Ratio	MINOR PROJECT - REPLACE PARAPET, ADD PENTHOUSE UNITS AND ROOR APPURTENANCES ONLY -					
		4	Building Height – Zoning (Feet)						<b>™</b> \$ 50 × ×
		5	Building Height – Street Wall / Cornice (Feet)						
		6	Number of Stories	- REPLACE PARAPEI, ADD PENINOUSE UNIIS AND ROOK APPURIENANCES ONLI					COMMIS E No.: Do Stipulations
		7	Building Coverage (% Building on the Lot)						
-			PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
	ONTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	Ē	10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
	8	10	Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> </ul>	
		12	Roofs					□ Appropriate □ Inappropriate	DIST DIST DIST Oved
MEMBERS		13	Style and Slope					□ Appropriate □ Inappropriate	
BE	-	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
<b>\S</b>		15	Roof Materials					☐ Appropriate ☐ Inappropriate	
۸E		16	Cornice Line					□ Appropriate □ Inappropriate	
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	□ <b>Ш</b> S <b>E</b>
5	ALS	18	Walls					□ Appropriate □ Inappropriate	_ <b>= 0</b>
S	TERIA	19	Siding / Material					□ Appropriate □ Inappropriate	D F O Story
S	¥_	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	projection of the state of the
COMMISSION	~ ~	21	Doors and Windows					□ Appropriate □ Inappropriate	FRTY AOUTH H 5 CONG Approved Continued
$\geq$	S S	22	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>— Ж.Х.</b>
$\mathcal{C}$	DESIG	24	Window Casing/ IIIII  Window Shutters / Hardware					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Inappropriate</li> </ul>	$\dashv$ $lackbox{C}$ $lackbox{C}$ $lackbox{C}$ $lackbox{C}$
		25	Awnings					□ Appropriate □ Inappropriate	<b>⊣ ⊼ &amp; ≥</b> ∷
$\overline{\mathcal{O}}$	Ž	26	Doors					□ Appropriate □ Inappropriate	
2	BUILDING	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	PORJ PERTY cision:
DISTRICT	8	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
$\overline{\mathbf{o}}$		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
S	_	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
)T	-	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	ownell, St. (SET - Agreement Abbell 1   1   1   1   1   1   1   1   1   1
HISTORIC	-	33	Decks					□ Appropriate □ Inappropriate	
		34 35	Garages (i.e. doors, placement)  Fence / Walls (i.e. materials, type)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	2.8-AT THE 1
	<u>Z</u>	36	Grading (i.e. ground floor height, street edge)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	A STATE OF THE STA
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	Control of the state of the sta
	ЕБ	38	<b>Driveways</b> (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	
H. Purpose and Intent:  1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:  1. Preserve the integrity of the District:  2. Assessment of the Historical Significance:  3. Conservation and enhancement of property values:  4. Maintain the special character of the District:  5. Complement and enhance the architectural and historic character:  6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  7 es  No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:									
•	1. Consistent with special and defining character of surrounding properties:								

Project Address: Permit Requested:	172 HANOVER STREET CERTIFICATE OF APPROVAL				
Meeting Type:	WORK SESSION #G				
<ul> <li>Existing Conditions:</li> <li>Zoning District: <u>CD4</u></li> <li>Land Use: <u>Commercial</u></li> <li>Land Area: <u>3,204 SF +/-</u></li> <li>Estimated Age of Structure: <u>c.</u></li> <li>Building Style: <u>Colonial Revivo</u></li> <li>Historical Significance: <u>Contril</u></li> <li>Public View of Proposed Work</li> <li>Unique Features: <u>NA</u></li> <li>Neighborhood Association: <u>D</u></li> </ul>	al outing c: View from Hanover and Vaughan Mall				
B. Proposed Work: To demolish solarium and reconstruct entry.					
<ul><li>C. Other Permits Required:</li><li>Board of Adjustment</li></ul>	✓ Planning Board ☐ City Council				
<ul><li>D. Lot Location:</li><li>Terminal Vista</li><li>Intersection / Corner Lot</li></ul>	☐ Gateway ☐ Mid-Block ☐ Rear Lot				
E. Existing Building to be Altered/ Demo					
Principal  F. Sensitivity of Context:  Highly Sensitive  Sensi	☐ Accessory ☐ Demolition  tive ☐ 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.	Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)				
H. Project Type:					
<u> </u>	erations, additions or expansions) gnificant additions, alterations or expansions)				
	☐ Major Project (i.e. very large alternations, additions or expansions)				

Page 27 of 28

#### P. Neighborhood Context:

• The building is located along Hanover Street. It is surrounded with many masonry and brick buildings that are 3-5 story structures with little to no setback from the street.

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

The Application is proposing to:

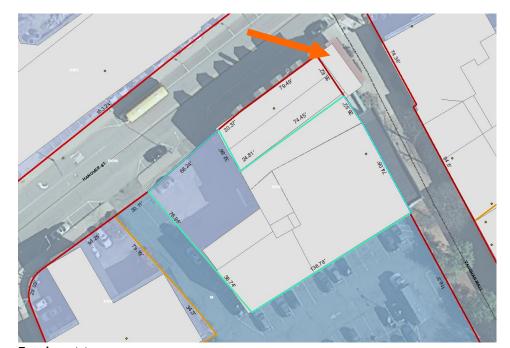
• Remove the solarium (1980s) and restore the main entryway off of the Vaughan Mall.

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





Aerial and Street View Image



Zoning Map

#### 172 HANOVER STREET – WORK SESSION #G (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 2-16 **Project Information Existing Proposed Abutting Structures Surrounding Structures** FORM Building (+/ ) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** က Gross Floor Area (SF) COMMISSION Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - REMOVE SOLARIUM AND RESTORE ENTRYWAY ONLY -No.:g Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Cas 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks... 10 □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional - modern) 11 □ Appropriate □ Inappropriate 12 Roofs Appropriate 🗆 Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 4 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate ш OV COMMISSION Walls 18 □ Appropriate □ Inappropriate Continued 19 Siding / Material **2** HANC □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ERT 21 **Doors and Windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate PERTY:17 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Δ. DISTRICT 25 **Awnings** □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate <u>0</u> Projections (i.e. porch, portico, canopy... ☐ Appropriate ☐ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate STORIC 30 **Lighting** (i.e. wall, post...) ☐ Appropriate ☐ Inappropriate **Signs** (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 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 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No