# Historic District Commission Staff Report - May 4th, 2016

May 4th MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Approval of Minutes (4-6-16, 4-13-16)
- Administrative Approvals:
  - 29 Vaughan Street (HVAC)
  - 102 State Street (HVAC)
  - 275 Islington Street (Misc. changes)
  - 28 Walden Street (Window)
  - 34 Cabot Street (Chimney)
  - 21 Dearborn Street (Windows)
  - 138 Congress Street (Roof)
  - 91 Lafayette Street (Windows and trim)

# **PUBLIC HEARINGS - OLD BUSINESS:**

- A. 35 Wibird Street (Minor-Windows)
- B. 280 South Street (Minor shed replacement)
- C. 591 Middle Street (Minor Windows)
- D. 77 State Street (Minor Meters)
- E. 2 Bow Street (Minor Lintels and Sills)

# PUBLIC HEARINGS - CONSENT AGENDA:

- 1. 211 Union Street (Minor-Demo)
- 2. 59 New Castle Ave. (Minor-Chimney)
- 3. 303 Islington Street (Minor-dormers)

# **PUBLIC HEARINGS – NEW BUSINESS:**

- 4. 540 Marcy Street (Moderate Garage and Dormers)
- 5. 137 New Castle Ave. (Minor Windows)
- 6. 14 Hancock Street (Minor Porch and Deck)

# **DISCUSSION:**

- Final Design Guidelines Adoption
- Exemptions Zoning Amendment

# May 11th 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. 75 Congress Street (Moderate Parapet & penthouse)
- E. 100-101 Chapel Street (Minor Retaining Wall)
- F. 355 Pleasant Street (Moderate New Two-Family Unit)
- G. 25 Maplewood Ave. (Minor Entrance Modifications)



# HISTORIC

MEETING DATES: May 4th and 11th APPLICATIONS: 26

**Project Address:** 35 WIBIRD STREET Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #A Meeting Type:** 

Α.	<b>Propert</b>	y Ini	<u>format</u>	ion -	<u>General</u>	<u>l:</u>
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**Existing Conditions:** 

- Zoning District: General Residential District A (GRA)
- Land Use: Single Family Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: NA
- Number of Stories: 1
- Historical Significance: NA
- Public View of Proposed Work: View from Union Street
- Unique Features: NA
- Neighborhood Association: Cabot Street

В.	Proposed Work:	Replacement of / $1^{ ext{SI}}$ Floor windows a	ind frim
		· · · · · · · · · · · · · · · · · · ·	

b. Hoposca Work. Replacement of	<u> </u>	aria miri
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
✓ Principal	Accessory	$\square$ Significant Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	's):	

# 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:

V	Minor Project (i.e. small alterations, additions or expansions)
	Moderate Project (i.e. significant additions, alterations or expans

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

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

# I. Neighborhood Context:

• The building is located along the intersection of Wibird and Chauncey Streets. It is surrounded with many 2.5 story wooden structures on relatively small lots with little to no setback from the sidewalk.

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

The proposed application seeks to:

- Replace 7 first floor windows and trim to match the upper floor windows that were previously
- The proposed windows are double-hung Anderson 400 Woodwright Series windows.
- Note At the 4-6-16 meeting, the HDC requested the applicant pursue a window restoration option. The Planning Department provide a list of three window preservation/ restoration specialists. The applicant recently informed us that the cost estimates were nearly twice as high as replacement windows or the firms required up to two years to complete the work,

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			35 WIB	IRD STREET - PUB	LIC HEARING #A (MI	NOR)		
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b> </b>   <b> </b>   <b> </b>	
_		GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
-	1	Gross Floor Area (SF)	<u> </u>					
	2	Floor Area Ratio (GFA/ Lot Area)					<b>→</b> 5 €	
5	3	Building Height / Street-Width Ratio			AAINIOD DDO IE	<b>○</b> T		
	4	Building Height – Zoning (Feet)			MINOR PROJECT		Allss ate	
	5	Building Height – Street Wall / Cornice (Feet)		- WINDOW REPLACEMENT ONLY -				
	6	Number of Stories		- v	VINDOW REPLACEMENT	ONLY -	ZŽ	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS	COMMI O.:A Day	
	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate		
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate		
o	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	LUA DISTRI	
Ü	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate		
	12	Roofs				□ Appropriate □ Inappropriate	LUA DISTRI	
	13	Style and Slope				□ Appropriate □ Inappropriate	<b>─ ─ ∵                                 </b>	
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	VAL VORIC	
	15	Roof Materials				□ Appropriate □ Inappropriate		
	16	Cornice Line				□ Appropriate □ Inappropriate		
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate		
\ \	18	Walls				□ Appropriate □ Inappropriate		
ATERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	TY E UTH HIS WIBIRD	
AT	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate		
	21	Doors and Windows				□ Appropriate □ Inappropriate		
%	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	— U 331	
DESIGN	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	<b>PE</b> RTSM RTSM	
DESIGN & MATERIALS	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	□	
(1)	25	Storm Windows / Screens				□ Appropriate □ Inappropriate		
	26	Doors				□ Appropriate □ Inappropriate		
BUILDING	27	Porches and Balconies				□ Appropriate □ Inappropriate		
•	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	<u> </u>	
)   [	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		
<u> </u>	33	Decks				□ Appropriate □ Inappropriate	Carlo A	
:	34	Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate		
	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	HE WE HE	
SITE DESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate		
	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate		
ᄪ	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	North State of the	
SI	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate		
<u>Н.</u> Р	orpos	se and Intent:						
1		eserve the integrity of the District:		No 4. Mai	intain the special character of the	e District:		
2		sessment of the Historical Significance:			mplement and enhance the archi			
		onservation and enhancement of property value				d welfare of the District to the city residents and visi		
		Criteria / Findings of Fact:		0, 1101	no sassanon, pisasoro ark	a s s. s. s. in a sismor to the only residents and visi		
		onsistent with special and defining character of	surrounding propert	ries: 🗆 Yes 🗆 No 3. Relation	n to historic and architectural valu	ue of existing structure:		
		mpatibility of design with surrounding properties				with surrounding properties: ☐ Yes ☐ No		

Project Evaluation Form: **280 SOUTH STREET** Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #B Meeting Type:** 

<u>A.</u>	<u>Pro</u>	<u>perty</u>	<u> Information - General</u>	:
	• 1•		1010	_

**Existing Conditions:** 

- Zoning District: <u>Single Family Residence B (SRB)</u>
  Land Use: <u>Single-Family</u>
  Land Area: <u>17,915 SF +/-</u>
  Estimated Age of Structure: c.<u>1810</u>

- Number of Stories: 2.5
  Historical Significance: Contributing
  Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: Little Harbor

B. Proposed Work: To relocate the front door, remove mudroom, add an addition, replace shed with garage.

	<del></del>					
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/ Dem	olished:					
✓ Principal	Accessory	$\ \square$ Significant Demolition				
F. Sensitivity of Context:						
$\square$ Highly Sensitive $\square$ Sensit	tive 🗹 Low Sensitivity	√ 🗌 "Back-of-House"				
G. Design Approach (for Major Project	<u>ls):</u>					
$\Box$ Literal Replication (i.e. 6-16 (	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)					
$\square$ Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)				
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)				
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
H. Project Type:						
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)						
☑ Minor Project (i.e. small alterations, additions or expansions)						
☐ Moderate Project (i.e. sign	☐ 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 replace the shed with a two-car garage.
- The proposed garage is still designed as a kit and has a roof-pitch and form that is generally inconsistent with other two-car garages in the Historic District. It is also proposed to be sided with
- Note the HDC will hold a site visit on 5-4-16 to determine the architectural significance of the existing shed.

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





Aerial and Street View Image



Zoning Map

280 SOUTH STREET – PUBLIC HEARING #B (MINOR)  INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures		
	riojeci illioittialloti	Building	Building (+/-)	(Average)	(Average)		
No.				, ,	. ,	_ 2	
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
1	Gross Floor Area (SF)			<del></del>			
2	Floor Area Ratio (GFA/ Lot Area)					<u>G</u>	
3	Building Height / Street-Width Ratio			MINOR PROJEC	<b>`</b> T		
4	Building Height – Zoning (Feet)			MINACKINOSEC	<i>•</i> I		
5	Building Height – Street Wall / Cornice (Feet)	_ D	EMOLISH SHED A	ND REPLACE WITH TW	O-CAR GARAGE ONLY –		
6	Number of Stories	- D		NEI LACE WIIII IW			
7	Building Coverage (% Building on the Lot)			-		-	
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
≥ 8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate		
빌 9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate		
9 10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	<b>DAT</b>	
0 11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate		
12					☐ Appropriate ☐ Inappropriate		
13	Style and Slope				□ Appropriate □ Inappropriate		
14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate		
15					□ Appropriate □ Inappropriate		
16	Cornice Line				□ Appropriate □ Inappropriate	<b>  &gt;</b>	
17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	Щ	
18 Y	Walls				□ Appropriate □ Inappropriate		
18 18	Siding / Material				□ Appropriate □ Inappropriate	<b>&gt;</b>	
<b>E</b> 20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate		
≥ 21	Doors and windows				□ Appropriate □ Inappropriate	<u>`~</u>	
∞ Z 22	Window Openings and Proportions				□ Appropriate □ Inappropriate		
<u>N</u> 22	Window Casing/ Trim				□ Appropriate □ Inappropriate	OPE	
24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	<u> </u>	
<u>ე</u> 25	Awnings				□ Appropriate □ Inappropriate		
26	Doors				□ Appropriate □ Inappropriate		
26 27	Porches and Balconies				☐ Appropriate ☐ Inappropriate		
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate		
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate		
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate		
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate		
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate		
33	Decks				□ Appropriate □ Inappropriate	MA	
34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate		
35					□ Appropriate □ Inappropriate		
36 37	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate		
<u>S</u> 37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate		
回 四 四					□ Appropriate □ Inappropriate		
S 38 39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate		
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate		
1. Pr 2. A	reserve the integrity of the District: ssessment of the Historical Significance:	□ Yes □ □ Yes □	No 5. Con	ntain the special character of the applement and enhance the archit	District: ectural and historic character:	-:4	
Review (	conservation and enhancement of property value Criteria / Findings of Fact: consistent with special and defining character of some partibility of design with surrounding properties	surrounding proper	ties: □Yes□No 3. Relo	·	<u> </u>	sitors:	

**Project Address: 591 MIDDLE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #C** 

# A. Property Information - General:

## **Existing Conditions:**

- Zoning District: GRA
- Land Use: <u>Single-Family</u>
- Land Area: 7,406 SF +/-

- Estimated Age of Structure: NA
  Building Style: Colonial Revival
  Number of Stories: 2.5
  Historical Significance: Contributing
  Public View of Proposed Work: View from Middle Street
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work: To replace 5 wi	ndows and replace t	he 3 <u>rd</u> floor deck.
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/ Den	nolished / Constructed	<u>l:</u>
Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sens	sitive 🗹 Low Sensitivity	√ 🗌 "Back-of-House'
G. Design Approach (for Major Project	cts):	
$\Box$ Literal Replication (i.e. 6-16	S Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i	.e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. P	ortwalk, 51 Islington, 55 Con	gress Street)
$\square$ Intentional Opposition (i.e	e. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. ve	ry small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small c	alterations, additions or	expansions)
☐ Moderate Project (i.e. siç	gnificant additions, alte	erations or expansions)

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

## I. Neighborhood Context:

• 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 woodsided structures on lots with small setbacks from the sidewalk.

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

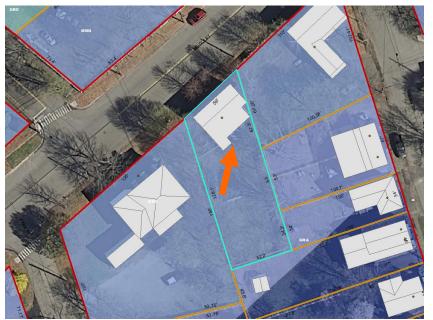
- The applicant is proposing to:
  - Replace 2 windows on the 2<sup>nd</sup> floor of the front façade.
  - At the 4-6-16 meeting the HDC recommended that the applicant attempt to replicate the same style and muttin pattern as the existing historic windows. The applicant has indicated that the proposed replacement window is a better match than what was previously proposed.

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





Aerial and Street View Image



Zoning Map

#### 591 MIDDLE STREET - PUBLIC HEARING #C (MINOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - REPLACE 2 WINDOWS ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) .: 0 V **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Approved with Case 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) **HISTORIC** □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш :<u>591 MIDDL</u> COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions Appropriate 🗆 Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP **PROPERTY** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate Porches and Balconies Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

**Project Address: 67-77 STATE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #D** 

# **Existing Conditions:**

- Zoning District: <u>CD5</u>Land Use: <u>Mixed-Use</u>
- Land Area: 15,680 SF +/-
- Estimated Age of Structure: c.1916
- Building Style: Colonial Revival
  Historical Significance: Contributing (former Army/ Navy building)
  Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.</u>	<u>Proposed Work:</u>	<u>To intall HVAC vents &amp; transformer &amp; relocate the g</u>	<u>gas monitors.</u>
			_

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/ Dem	olished:	
Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
$\Box$ 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 al	terations, additions or	expansions)
☐ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)

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

# I. Neighborhood Context:

• The building is located along State Street and the Wright Ave parking lot. It is surrounded with many brick and wood-sided 2.5 & 3.5 story mixed-use structures with no setbacks.

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

The Applicant is proposing to:

• Note at the 4-6-16 meeting, the HDC requested that the applicant coordinate with Unitel and try to relocate the gas meters into the basement or ground-floor level of the building. I believe that an agreement to do so has been made so this item may be withdrawn from the agenda.

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





Aerial and Street View Image



Zoning Map

FO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  loor Area (SF) rea Ratio (GFA/ Lot Area) g Height / Street-Width Ratio g Height – Zoning (Feet) g Height – Street Wall / Cornice (Feet) er of Stories g Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  i.e. height, volume, coverage) nent (i.e. setbacks, alignment) g (i.e. modules, banding, stepbacks) ctural Style (i.e. traditional – modern)	Existing Building (ESTIMA	Proposed Building (+/-)  ATED FROM THE TAX MAPS & AS  -  INT'S COMMENTS	Abutting Structures (Average)  ASSESSOR'S INFO)  MINOR PRO INSTALL GAS ME	DJECT TERS ONLY –	D CONTEXT  Urrounding Structures (Average)  APPROPRIATENESS	N FORM
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**Project Address: 2 BOW STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #E** 

# **Existing Conditions:**

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 1,742 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Greek Revival
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow and Market Street

<ul> <li>Neighborhood Association: <u>D</u></li> </ul>	<u>owntown</u>	
B. Proposed Work: To replace the wo	ood sills and lentils v	<u>vith granite.</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:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivit	y 🗌 "Back-of-House'
G Design Approach (for Major Projects	٠١٠	

# G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Stre	e:e
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street	†)

- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

# H. Project Type:

$\square$ Consent Agenda (i.e. very small alterations, additions or expansion	าร)
☑ Minor Project (i.e. small alterations, additions or expansions)	
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	ons
☐ Major Project (i.e. very large alternations, additions or expansions)	

# L. Neighborhood Context:

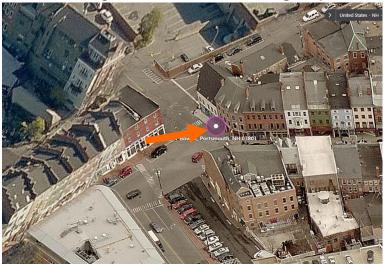
• The building is located along Bow Street. It is surrounded by many brick 2-3 story historic structures with shallow front yard setbacks with gardens, patios and walkways.

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

The applicant is proposing to:

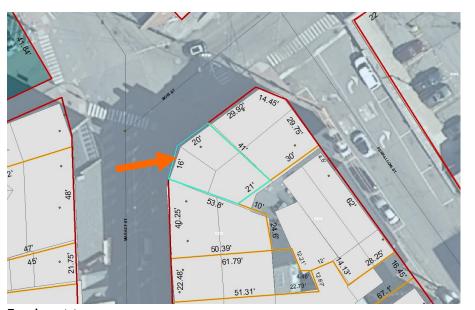
- Replace the wood sills and lintels with granite.
- They are proposing the same design to match the existing profile and the method used on the Gas Light building – 64 Market Street – that is included as shown in the application.
- Note that the wood sill and lintels may be original and represent a unique detail that other buildings located within the Historic District.
- Note, at the 4-6-16 meeting, the HDC recommended that the original wood lintels and sills be inspected and either repaired or replaced in kind. If that is the approach taken here this item may be withdrawn from the agenda.

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





Aerial and Street View Image





Zoning Map

#### 2 BOW STREET - PUBLIC HEARING #E (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** FORM (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdraw4 Date: Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - INSTALL NEW SILLS AND LINTELS ONLY -Number of Stories Building Coverage (% Building on the Lot) No.:E **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate ase Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) 4 □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION BOW 18 □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate PROPERTY:2 ~ 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Decision: 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 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: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

**Project Address: 211 UNION STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1** 

# **Existing Conditions:**

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

3. Proposed Work:	Remove and R	Replace building	with a 3.5 story	<u>/ mixed-use buildin</u>	ιg
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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:

- This project received a variance on 3-15-16 to replace the existing building with a traditionally designed three-story multi-family building.
- The project is only before the HDC as a small corner of the building proposed for demolition is located within the historic district along Middle Street.
- Notably, the replacement building is not located within the district so its design if not jurisdictional to the HDC's review criteria.

Aerial Image, Street View and Zoning Map:





Aerial and Streetview Image



Zoning Map



#### 211 UNION STREET - PUBLIC HEARING #1 (MINOR PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT Project Information Existing Proposed Abutting Structures Surrounding Structures** Building Building (+/-) (Average) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MAJOR PROJECT** Withdrawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - DEMOLITION OF A STRURCTURE ONLY -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 ase Approved with 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 **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate ⋖ 15 Roof Materials □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts PROPERTY: 211 UNION ш □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Confinued 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** 21 □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate **\_** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT Storm Windows / Screens / Awnings Q 25 □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate 27 Porches and Balconies □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/ Barns/ Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) ☐ Appropriate ☐ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: □ Yes □ No 4. Maintain the special character of the District: □ Yes □ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No I. Review Criteria / Findinas of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

**59 NEW CASTLE AVE. Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

Existing	Con	ditio	ns:
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- 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
  Unique Features: NA
- Unique Features: NA
- Neighborhood Association: Little Harbor Neighborhood

<u>B.</u>	Proposed Work: To remove a chin	<u>nney and kitchen g</u>	<u>reenhouse window.</u>
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	✓ Mid-Block
	$\Box$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensitive	tive $\square$ Low Sensitivity	√ □ "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	ngress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)

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

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

## **Neighborhood Context:**

• The 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. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Remove a single brick chimney (4' tall);
- Note, at the 4-6-16 meeting, the HDC requested that the applicant explore options to retain and support the exposed chimney above the roofline.
- The applicant had a structural engineer review the chimney and he recommends against this option.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		5	9 NEW CAS	<u> TLE AVE. – PUBLIC</u>	C HEARING #2 (M	<u>IINOR AGEN</u>	NDA)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORH	OOD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	<b>9</b> 1
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	6	1101110010101	- REMOVE CHIMNEY ONLY -					
		Building Coverage (% Building on the Lot)						0 0 %
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7							<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	OPE PORTSM PERTY:59
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	3						☐ Appropriate ☐ Inappropriate	
	3						☐ Appropriate ☐ Inappropriate	
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	3						□ Appropriate □ Inappropriate	Way Way
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LITE	3	, (					□ Appropriate □ Inappropriate	
2							□ Appropriate □ Inappropriate	
		Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H.</u>		oose and Intent:	- W -	5 N.				- W -
		Preserve the integrity of the District:	☐ Yes ☐		aintain the special characte		TIME CONTRACTOR OF THE CONTRAC	☐ Yes ☐
		Assessment of the Historical Significance:			omplement and enhance th			
	3.	Conservation and enhancement of property valu	es:	No 6. Pro	omote the education, pleas	sure and welfare o	f the District to the city residents and visitor	rs:
I.	Revie	ew Criteria / Findings of Fact:						
		Consistent with special and defining character of	surrounding prope	erties: 🗆 Yes 🗆 No 🛮 3. Re	elation to historic and archite	ectural value of ex	isting structure: □ Yes □ No	
		Compatibility of design with surrounding properties	•		ompatibility of innovative te		<del>-</del>	
		, , , , , , , , , , , , , , , , , , , ,			. ,	5	<b>3</b> 1	

**Project Address:** 303 ISLINGTON STREET Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #3 Meeting Type:** A. Property Information - General: **Existing Conditions:** • Zoning District: <u>General Residence C (GRC)</u> Land Use: Multi-Family Land Area: 4,174 SF +/-Estimated Age of Structure: NA Building Style: NA Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from Islington and Rockingham Streets</u> Unique Features: NA Neighborhood Association: Islington Creek B. Proposed Work: Add dormer(s) along Islington and Rockingham and add rear addition. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: Terminal Vista Gateway Mid-Block ✓ Rear Lot ☐ Intersection / Corner Lot E. Existing Building to be Altered/ Demolished / Constructed: Principal Accessory ☐ 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 significant alternations, additions or expansions)

# O. Neighborhood Context:

• The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures with shallow or no front yard setbacks on relatively small lots

## J. Background & Suggested Action:

The applicant proposed to:

- Add an addition and dormers to Islington and Rockingham Streets
- Note that this project was recently approved but the permits lapsed as the owner did not seek an extension within the extension request period.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

			303 ISLINGTON STREET – I	PUBLIC HEARING #3	B (MODERATE)	
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>X</b> 4-15
	No.	GENERAL BUILDING INFORMATION	(FCTIAAATED EDOM THE TAY MAD	C & ACCECCODIC INICO)		<b>─</b>   <b>≤</b> 4
는	1	Gross Floor Area (SF)	(ESTIMATED FROM THE TAX MAPS	5 & A33E33OK 3 INFO)		<u></u>
Z Z	<u> </u>	Floor Area Ratio (GFA/ Lot Area)				<b>—</b> — — …
2	3	Building Height / Street-Width Ratio		AAODEDATE DI	DO IFOT	SSIO afe:
•	4	Building Height – Zoning (Feet)		MODERATE PI	ROJECI	
	5	Building Height – Street Wall / Cornice (Feet)	D. O. D. J. E. D. C. J.			_ > _
	6	Number of Stories	– DORMERS, S	SIDE ROOF, DECK AI	ND REAR ADDITION ONLY –	<b>1 7</b> ≥ ??
	7	Building Coverage (% Building on the Lot)				<b></b>   <b>5</b> ∂ ≥ 2
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGI	ESTIONS APPROPRIATENESS	O o z
Ž	8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)			☐ Appropriate ☐ Inappropriate	
O N	10	Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriate	e
O	11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	
<b>7</b>	12	Roofs			□ Appropriate □ Inappropriate	
	13	Style and Slope			☐ Appropriate ☐ Inappropriate	
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)			☐ Appropriate ☐ Inappropriate	<u> </u>
<b>&gt;</b>	15	Roof Materials			☐ Appropriate ☐ Inappropriate	
	16	Cornice Line			☐ Appropriate ☐ Inappropriate	e
	17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate	
ALS	18	Walls			☐ Appropriate ☐ Inappropriate	<u>e</u>
	19	Siding / Material			☐ Appropriate ☐ Inappropriate	e F 5
ક્રં∣કૂ	20	Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriate	e 5 5
<b>5</b>   <b>3</b>	21	Doors and Windows			☐ Appropriate ☐ Inappropriate	
Z	22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate	е—∣Ш ў ў
SIGN & MATERIALS	23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate	
り一当	24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate	
-   Ů	25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate	
	26	Doors			☐ Appropriate ☐ Inappropriate	
E   E	27	Porches and Balconies			☐ Appropriate ☐ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate	
	29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate	<u>e</u>
<b>-</b>	30	Lighting (i.e. wall, post)			☐ Appropriate ☐ Inappropriate	
5	31	Signs (i.e. projecting, wall)			☐ Appropriate ☐ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate	
בובו סווכו סווכו	33	Decks Garages/ Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	
-	34	Fence / Walls / Screenwalls (i.e. materials, type)		+	□ Appropriate □ Inappropriate	
Z	35 36	Grading (i.e. ground floor height, street edge)			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)	·		□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	The state of the s
	38	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate □ Inappropriate	
SIE	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate □ Inappropriate	
"	<u>۵۲</u>	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate □ Inappropriate	
Н	Purno	se and Intent:				C
<u>. 11.</u>		eserve the integrity of the District:	□ Yes □ No 4.	Maintain the special characte	er of the District:	□ Yes
		sessment of the Historical Significance:		•	ne architectural and historic character:	□ Ye:
		pnservation and enhancement of property value		•	sure and welfare of the District to the city residents and	
		, , ,	55. L 165 L 140 0.	Tomore the education, pieds	and worder of the district to the city residents diff	. vi3ii∪i3. ⊔ IU
<u>I.</u> F		Criteria / Findings of Fact:				
		onsistent with special and defining character of			<del>_</del>	
	2. Co	mpatibility of design with surrounding properties	$\Box$ Yes $\Box$ No 4.	Compatibility of innovative ted	chnologies with surrounding properties:   Yes   No	

**Project Evaluation Form: 540 MARCY STREET** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4** 

A. Property	Information	- General:
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- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,228 +/- SF
  Estimated Age of Structure: c.1875
- Building Style: <u>Greek revival</u>
  Number of Stories: <u>2.5</u>

- Historical Significance: Contributing
  Public View of Proposed Work: Limited view from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Replace a shed v	<u>with a garage, add</u>	dormers and screen porch.
C. Other Permits Required:		
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
$\Box$ Intersection / Corner Lot	☐ Rear Lot	
F Existing Building to be Altered/Demo	olished:	

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

✓ Principal

☐ Highly Sensitive <b>☑</b>	f I Sensitive $oxdot$ L	ow Sensitivity $\;\; \Box$	] "Back-of-House'
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☐ Accessory

Demolition

## 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	r)

# H. Project Type:

V	Minor Project	(ı.e. small	alterations,	additions o	r expansions)	
_						

- ☐ Major Project (i.e. significant alternations, additions or expansions)
- United Other (i.e. mechanical systems, lighting, signs...)

# J. Neighborhood Context:

• The 2.5 story historic structure is located along Marcy Street is surrounded by a wide variety of contributing structures that are primarily small single family wood houses situated on small lots with shallow setbacks from the street edge. Many structures in the neighborhood are non-conforming to the dimensional regulations. Importantly, shed dormers (of any type) are not representative of the rooflines along Marcy Street.

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

- The applicant proposes to demolish the existing shed and replace it with a new garage. They also propose to add two dormers and a screen to the existing porch.
- At the 4-6-16 meeting, the HDC suggested minor changes and generally supported the application.

K. Aerial Image, Street view and Zoning Map:





Aerial and Street View Images



Zonina Map

		540 MARCY STREE	T – PUBLIC F	IEARING #4 (MINOR I	PROJECT)	
	INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY	NEIGH	IBORHOOD CONTEXT	
No.	Project Information	Existing	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<
	GENERAL BUILDING INFORMATION		(ESTIM	ATED FROM THE TAX MAPS & ASSESSO	R'S INFO)	<b></b>
1	Gross Floor Area (SF)					S S S
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MINOR PROJEC	T	
4	Building Height – Zoning (Feet)			MINOR PROJEC	·I	│ <b>│ ↓</b>
5	Building Height – Street Wall / Cornice (Feet)		_ DEAD	TWO-STORY ADDITION	ONI ONI V _	:
6	Number of Stories			IWO-SIOKI ADDIIIC	ONLI -	
7	Building Coverage (% Building on the Lot)		<u> </u>			$\dashv$ $\overline{}$
	PROJECT REVIEW ELEMENT	HDC COMMEN	ITS	HDC SUGGESTIONS	APPROPRIATENESS	
₽ 8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
9 10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	<b></b> ′
	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
ن 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	
ST 18	Walls				□ Appropriate □ Inappropriate	
18 19 20	Siding / Material				□ Appropriate □ Inappropriate	_ >
	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
≥ 21	Doors and Windows				☐ Appropriate ☐ Inappropriate	ٰ کے ٰ
22 U 23	Window Openings and Proportions				□ Appropriate □ Inappropriate	·
23	Window Casing/ Trim				□ Appropriate □ Inappropriate	_ ш
24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	
<u>ර</u> 25	Awnings				□ Appropriate □ Inappropriate	
26	Doors				□ Appropriate □ Inappropriate	
26 27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	
<b>28</b>	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	A LANGE
35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
36 37 37	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
<u>37</u>	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
ᆫ	<b>Driveways</b> (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
1. Pr 2. As	se and Intent:  eserve the integrity of the District:  ssessment of the Historical Significance:  onservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Comp	ain the special character of the Dolement and enhance the archite	ctural and historic character:	itors:
3. C <b>Review</b> 1. C	onservation and enhancement of property value  V. Criteria / Findings of Fact:  Onsistent with special and defining character of sompatibility of design with surrounding properties	es:	6. Promo es □ No 3. Relati	ote the education, pleasure and v	velfare of the District to the city residents and vis	itors:

**137 NEW CASTLE AVE. Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5** 

Existing Condition	ns:
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- 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:	<u>To remove and</u>	<u>l replace the wind</u>	<u>lows</u>

C. Other	r Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensit	ivity of Context:		
	☐ Highly Sensitive <b>☑</b> Sensi	tive $\square$ Low Sensitivity	/ 🗌 "Back-of-House'
G. Desig	<u>an Approach (for Major Project</u>	<u>s):</u>	
	$\square$ 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	rtwalk, 51 Islington, 55 Cor	gress Street)
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ct Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ 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 larg	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

No 1 2 3 4 5 6 7	INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories  Building Congregate (F. Building on the Lot)	SUBJECT I Existing Building  (ESTIMATED FF	Proposed Building (+/-) COM THE TAX MAPS & A	Abutting Structures (Average) SSESSOR'S INFO)		Surrounding Structures (Average)
1 2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories	(ESTIMATED FF	OM THE TAX MAPS & A	SSESSOR'S INFO)		
	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories	(20111111122111		1002000 K O II KI O J		
	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories					
	Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories					
4 5 6 7	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories			AAINIOD DDC	\ IECT	
5 6 7	Building Height – Street Wall / Cornice (Feet) Number of Stories			MINOR PRO	JJECI	
6 7 8				DEAAOVE WINDO	VIII O DILLY	
8	Duilding Coverges (97 Duilding on the Let)		_	REMOVE WINDO	W2 ONLT -	
8	Building Coverage (% Building on the Lot)					
8	PROJECT REVIEW ELEMENT	APPLICANT'S (	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS
	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
18	Walls					□ Appropriate □ Inappropriate
19	Siding / Material					□ Appropriate □ Inappropriate
20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
21	Doors and Windows					□ Appropriate □ Inappropriate
22	Window Openings and Proportions					□ Appropriate □ Inappropriate
23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate
24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate
25	Awnings					□ Appropriate □ Inappropriate
26	Doors					☐ Appropriate ☐ Inappropriate
27	Porches and Balconies					☐ Appropriate ☐ Inappropriate
28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate
29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate
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 34	Decks  Caragos/Parns / Shade (i.e. deers placement )					☐ Appropriate ☐ Inappropriate
_	Garages/ Barns / Sheds (i.e. doors, placement)  Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
35	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
36 37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
39						□ Appropriate □ Inappropriate
40	<del>-  </del>					□ Appropriate □ Inappropriate
	ose and Intent:					□ Appropriate □ Inappropriate
1. F	reserve the integrity of the District: ssessment of the Historical Significance:	☐ Yes ☐ No ☐ Yes ☐ No		intain the special characte mplement and enhance th		nd historic character:
	onservation and enhancement of property value			•		of the District to the city residents and vi
	w Criteria / Findings of Fact:	2.002.110	0. 110	Daddanon, produ	2.0 00 (, 00)	

**Project Evaluation Form:** 14 HANCOCK STREET **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #6 Meeting Type:** 

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

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: NA SF+/-
- Estimated Age of Structure: <u>c.1795</u> Building Style: <u>Federal</u>

- Historical Significance: <u>Focal Structure</u>
  Public View of Proposed Work: <u>View from Atkinson Street/ Strawbery Banke.</u>
- Unique Features: Focal building within Strawbery Banke
- Neighborhood Association: South End

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C. Other Permits Required:		
$\square$ Board of Adjustment	☐ Planning Board	$\square$ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	Rear Lot	

☑ Principal	Accessory
F. Sensitivity of Context:	

<u>, ,, , , , , , , , , , , , , , , , , ,</u>	OI COIIICAII				
	<u> </u>				
V	│ Hiahly Sensitiv	e 🗆 Sensitive	Low Sensitivity	′ ∐	"Back-of-House"

Demolition

# G. Design Approach (for Major Projects):

E. Existing Building to be Altered/ Demolished:

	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 Pro	iect (i e	small	alterations,	additions	or ex	nansions)
$\Box$	7VIII 101 1 10		. Ji i i Gii	and and is,	additions		odi isioi isj

- 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 within Strawbery Banke and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5 story wood structures on small lots with little to no setback from the sidewalk and small front lawns/gardens.

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

• The applicant proposed to add an enclosed porch to the Visitor Center, add a deck, patio and brick walkway.

## K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

Page 24 of 38

			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT					
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>X</b>				
			GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASSES	SSOR'S INFO)						
Ħ		1	Gross Floor Area (SF)					FOR AISSION Date: 5				
N N		2	Floor Area Ratio (GFA/ Lot Area)				_	SS C ate:				
?		3	Building Height / Street-Width Ratio		MINOR PROJECT							
		4	Building Height – Zoning (Feet)									
		5	Building Height – Street Wall / Cornice (Feet)  Number of Stories		– INSTALL PORC	CH. PATIO. DECK	K AND WINDOW ONLY –	<b>□ ≥</b>				
		7	Building Coverage (% Building on the Lot)			···, · · · · · · · · · · · · · · · · ·						
		<u> </u>	PROJECT REVIEW ELEMENT	прс (	COMMENTS	HDC SUGGE	STIONS APPROPRIATENESS	ON SE D				
-		R	Scale (i.e. height, volume, coverage)	прс	COMMENTS	HDC 30GGE	□ Appropriate □ Inappropriate					
	ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	— :				
	≅⊢	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	ä ≳ ق				
		11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
		12	Roofs				□ Appropriate □ Inappropriate	UAT DISTRIC				
<u>i</u>	-	13	Style and Slope				□ Appropriate □ Inappropriate					
	-	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate					
		15	Roof Materials				□ Appropriate □ Inappropriate	RIC STR				
4		16	Cornice Line				□ Appropriate □ Inappropriate					
		17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	EV HISTO				
	ALS	18	Walls				□ Appropriate □ Inappropriate	_				
<u> </u>	TERIALS	19	Number and Material				□ Appropriate □ Inappropriate	_ <b>&gt;</b> ‡ 0				
	⋖∟	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate					
	<b>∠</b>	21	Doors and windows				□ Appropriate □ Inappropriate					
	ž_	22	Window Openings and Proportions				□ Appropriate □ Inappropriate					
	<b>6</b>	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	<b>☐ Ⅲ</b> ∑ 4				
		24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	୍ର <b>୯</b> ଅଧି				
	7 -	25	Awnings				□ Appropriate □ Inappropriate					
		26	Doors				□ Appropriate □ Inappropriate	ROP PORTS				
	≖—	27	Porches and Balconies				□ Appropriate □ Inappropriate					
		28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate	୷ឨ				
	_	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate					
		30 31	Lighting (i.e. wall, post)  Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	_				
	_	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
;		33	Decks				□ Appropriate □ Inappropriate					
:		34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate					
		35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate					
	<u>გ</u>	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate					
		37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate					
		38	<b>Driveways</b> (i.e. location, material, screening)				□ Appropriate □ Inappropriate	Was de-				
		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:												
<u>L</u>	H. Purpose and Intent:  1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:  □ Yes □ No  4. Maintain the special character of the District:  □ Yes □ No  5. Complement and enhance the architectural and historic character:  □ Yes □ No  6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  □ Yes □ No											

**O MARCY STREET / PRESCOTT PARK** Project Evaluation Form: **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A** 

A. Property Information - General:

• Zoning District: Municipal (M)

• Land Use: Public Park

• Land Area: <u>153,485 +/- SF</u>

Estimated Age of Structure: NA

Building Style: Modern Stage
Number of Stories: NA

Historical Significance: NA

Public View of Proposed Work: <u>Limited view from Marcy Street</u>

Unique Features: Public Park with Historical Significance

Neighborhood Association: South End

В.	<b>Proposed Work:</b>	Remove and	l replace <sup>.</sup>	the stage	and a	control	boot	h
	oposea	TOTTO TO GITO		1110 31490	<b>GIIG</b> (		$\sim$ $\sim$	

<u>C. (</u>	Other Permits Required:							
	☐ Board of Adjustment	☐ Planning Board	☐ City Council					
D. I	<u>Lot Location:</u>							
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
	☐ Intersection / Corner Lot	☐ Rear Lot						
<u>E. E</u>	xisting Building to be Altered/ Demo	olished:						
	Principal	✓ Accessory	Demolition					
<u>F. S</u>	ensitivity of Context:							
	☐ Highly Sensitive ☑ Sensit	tive $\square$ Low Sensitivity	√ □ "Back-of-House'					
<u>G. I</u>	<u>Design Approach (for Major Project</u>	<u>s):</u>						
	$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)					
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	agress 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)

• 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.

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

- 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
  - 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.
  - Note this project should be withdrawn and readvertized when it's ready to commence review.

# L. Aerial Image, Street view and Zoning Map:





Aerial and Street View Images





		INFO/ EVALUATION CRITERIA	SUBJECT PRO	OPERTY	NEIG	HBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
		GENERAL BUILDING INFORMATION		(ESTIM	NATED FROM THE TAX MAPS & ASSESSO	OR'S INFO)		
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio		M	<b>NODERATE PROJ</b>	FCT		
	4	Building Height – Zoning (Feet)		14	IODLIKATE I KOJ			
	5	Building Height – Street Wall / Cornice (Feet)	– RFM <i>C</i>	VF AND RFI	PLACE STAGE AND C	ONTROL BOOTH ONLY –		
	7	Number of Stories  Building Coverage (% Building on the Lot)	RE7VIC					
	,	PROJECT REVIEW ELEMENT	HDC COMME	NTS	HDC SUGGESTIONS	APPROPRIATENESS		
CNIEXI	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate		
ľ	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate		
Ĺ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate		
Ì	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		
ļ	18	Walls				☐ Appropriate ☐ Inappropriate		
ļ	19	Siding / Material				□ Appropriate □ Inappropriate		
L	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate		
	21	Doors and Windows				☐ Appropriate ☐ Inappropriate		
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate		
_	23	Window Casing/ Trim				□ Appropriate □ Inappropriate		
ŀ	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate		
F	25	Awnings				□ Appropriate □ Inappropriate		
L	26	Doors  Respect and Paleonies				□ Appropriate □ Inappropriate		
_	27 28	Projections (i.e. perch. pertice, agree)				□ Appropriate □ Inappropriate		
-		Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate		
F	29 30	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate		
F	31	Lighting (i.e. wall, post)  Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate		
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate		
	33	Decks				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate		
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate		
	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate		
	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate		
	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. Pre	eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □ No □ Yes □ No		tain the special character of the plement and enhance the archit	District:		
		onservation and enhancement of property value	es: 🗆 Yes 🗆 No		•	welfare of the District to the city residents and vi		

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

# 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: <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:	<u>To add a</u>	<u>new building</u>	on the rear	and make	<u>misc. renovations.</u>

B. Proposed Work: 10 add a new bu	<u>ilaing on the rear ar</u>	<u>na make misc. renovat</u>
C. Other Permits Required:		
☑ Board of Adjustment	$\square$ Planning Board	☐ City Council
D. Lot Location:		
$\square$ 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 $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)
lacksquare Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		

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

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

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

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

## **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.

Note that the applicant has proposed lowering the height of the proposed building as well as recessed and divided the shed dormers in an attempt to reduce the overall massing of the building. As stated at the 4-13-16 meeting, the HDC suggested that the applicant continue to working on the massing and details so this building better integrates into the site and the surrounding context. Better documentation was also requested on the integrity to the addition on the read of 137 High Street. <u>Suggestions were made to consider renovation of this section of the building (versus demolition).</u>

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





Aerial and Street View Image



Zoning Map

#### 127-137 HIGH STREET – WORK SESSION #B (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio **MODERATE PROJECT** Date: Building Height – Zoning (Feet) Withdrawn with Stipulations Building Height - Street Wall / Cornice (Feet) - ADD A NEW STRUCTURE AND RESTORE EXISTING STRUCTURES ONLY -Number of Stories Building Coverage (% Building on the Lot) No.:B **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate GH COMMISSION 18 □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate PROPERTY: 137 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate 80 DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 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: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

**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: <u>56,675 SF</u> +/-
- Estimated Age of Structure: NA

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

• Noighborhood / Sociation. II	OHIT LITE	
B. Proposed Work: Construct a 3.5-4	story mixed-use bui	lding.
C. Other Permits Required:		
☐ Board of Adjustment	☑ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>.</u>
☐ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
[ <b>7</b> ]		

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

# H. Project Type:

	•	•
$\ \square$ Minor Project (i.e. small alterations, additions or expans	sions)	
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	or expansio	ons)
☑ Major Project (i.e. very large alternations, additions of	expansions	:)

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

# P. 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.

## L. <u>Background & Suggested Action:</u>

- Note that at the last meeting on this project the HDC recommended that the applicant pursue a more contemporary expression with the building design.
- Upon receipt of the revised drawings we will forward any comments pertaining to the Condition Use Permit that is required for this project.

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			46-	64 MAPLEWOC	D AVE. –	WORK SESSION #C (	MAJOR PROJECT)		_
			INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHOOD CONTEXT		. •
			Project Information	Existing Building	Proposed Building (+/-	Abutting Structures -) (Average)	Surrounding Structu (Average)	res	N 5-11-16 Denied
ш			GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX MA	APS & ASSESSOR'S INFO)			T in
Έ		1	Gross Floor Area (SF)						
STA		2	Floor Area Ratio (GFA/ Lot Area)						V O 4/1
S		3	Building Height / Street-Width Ratio			MAJOR PRO	∩ IFCT		ISSI ate
		4	Building Height – Zoning (Feet)			MAJORIK	JICI		• S S ≥ ≤
		5	Building Height – Street Wall / Cornice (Feet)			<ul><li>ADD A NEW 4+ STC</li></ul>	ORY BUILDING -		
	_	- 6 -	Number of Stories  Building Coverage (% Building on the Lot)			7(DD /( 1(E)) 4 - 010	ALL DOILDING		
			PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG	EESTIONS APPRO	OPRIATENESS	T COMMIS No:C Da Stipulations Withdrawn
Ī	b	8	Scale (i.e. height, volume, coverage)					te 🗆 Inappropriate	
	鱼	9	Placement (i.e. setbacks, alignment)					te 🗆 Inappropriate	RIC:
	O	10	Massing (i.e. modules, banding, stepbacks)					te 🗆 Inappropriate	TRIC Case d with
	Ö	11	Architectural Style (i.e. traditional – modern)				□ Appropria	te 🗆 Inappropriate	
S		12	Roofs				□ Appropria	te 🗆 Inappropriate 🗀	IC DIS D AVE
2		13	Style and Slope				□ Appropria	te 🗆 Inappropriate 📥	
B		14	Roof Projections (i.e. chimneys, vents, dormers)					te 🗆 Inappropriate	App Pos
MEMBERS		15	Roof Materials					te 🗆 Inappropriate	· - ^ `
Ī		16	Cornice Line					te 🗆 Inappropriate	HISTO SWOC
	<u>ر</u>	17	Eaves, Gutters and Downspouts					te 🗆 Inappropriate	
ō	Ĭ-	18	Walls				·	te 🗆 Inappropriate	_ <b>E M</b> & ¤
S	띮	19	Siding / Material					te   Inappropriate	
IS	`	20	Projections (i.e. bays, balconies)					te 🗆 Inappropriate	• <b>E A</b> l % if
OMMISSION	~	21	Doors and Windows Window Openings and Proportions					te 🗆 Inappropriate	MAPLEV Approved Continued
≥	S S	22	Window Openings and Proportions  Window Casing/ Trim					ie inappropriate	<b>J 9</b>
$\mathcal{S}$	ESI	24	Window Casing/ IIIII  Window Shutters / Hardware					te   Inappropriate te   Inappropriate	
	٦ -	25	Storm Windows / Screens					te 🗆 Inappropriate	ַ לֻּלֻּיֻ בּ
STRICT	ž	26	Doors					te 🗆 Inappropriate	PORTS/ ERTY:4 ision:
$\mathbf{z}$		27	Porches and Balconies				·		. А Ш И
<u>S</u>	ਬ −	28	Projections (i.e. porch, portico, canopy)					te Unappropriate	
		29	Landings/ Steps / Stoop / Railings					te 🗆 Inappropriate	- RO De
C		30	Lighting (i.e. wall, post)					te 🗆 Inappropriate	<u> </u>
짇		31	Signs (i.e. projecting, wall)					te 🗆 Inappropriate	
2		32	Mechanicals (i.e. HVAC, generators)					te 🗆 Inappropriate 🔠	
HISTORIC		33	Decks					te 🗆 Inappropriate	
エ		34	Garages/ Barns / Sheds (i.e. doors, placement)					te 🗆 Inappropriate	
	z	35	Fence / Walls / Screenwalls (i.e. materials, type)					te 🗆 Inappropriate	
	DESIGN	36	Grading (i.e. ground floor height, street edge)					te 🗆 Inappropriate 💮 🌉	THE REAL PROPERTY.
	<u> </u>	37	Landscaping (i.e. gardens, planters, street trees)					te 🗆 Inappropriate	
	SITE	38	<b>Driveways</b> (i.e. location, material, screening)					te 🗆 Inappropriate	
	~ _	39	Parking (i.e. location, access, visibility)					te   Inappropriate	C
	L P	40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:				Appropria	te 🗆 Inappropriate	
•			eserve the integrity of the District:	□ Yes □ No		4. Maintain the special characte	er of the District:		□ Yes □ No
	ر ا		serve me integrity of the District. sessment of the Historical Significance:	□ Yes □ No		·	er of the district: he architectural and historic character	r·	□ Yes □ No
	2		nservation and enhancement of property valu			· · · · · · · · · · · · · · · · · · ·	sure and welfare of the District to the c		□ Yes □ No
			Criteria / Findinas of Fact:	□ I E3 □ INO		o. Fromole the education, pleas	sore and wendre of the District to the C	તાપુ ૧૦૩૧૫૦૧૧૧૩ વાલ પાડાભાડ.	□ 1 <i>E</i> 2 □ 1/0
•			onsistent with special and defining character of	surrounding properties:	□ Yes □ No	3 Relation to historic and archite	ectural value of existing structure:	□ Yes □ No	
			mpatibility of design with surrounding propertie				chnologies with surrounding properties		

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

**Meeting Type: WORK SESSION #D** 

A. Property Information - Gene	<u>ral:</u>
--------------------------------	-------------

- 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>

	<ul> <li>Unique Features: <u>Former servi</u></li> <li>Neighborhood Association: <u>D</u></li> </ul>	<u>ice entry/ area</u> owntown Residents	
В.	Proposed Work: To restore the original	ginal parapet wall c	and add penthouse units.
<u>C.</u>	Other Permits Required:		
	☑ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	$\ \square$ Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensi	tive $\Box$ Low Sensitivity	"Back-of-House"
<u>G.</u>	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	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	$\square$ Minor Project (i.e. small alte	erations, additions or	expansions)
	☑ Moderate Project (i.e. sig	nificant additions, alt	erations 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:

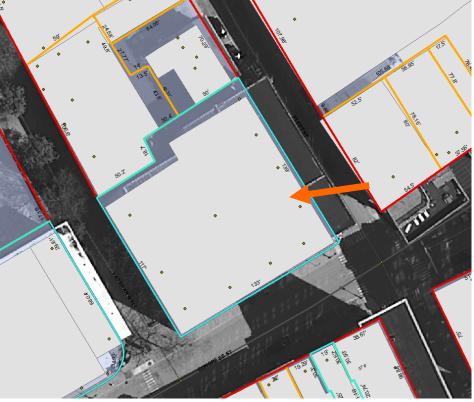
- The applicant proposes to restore the original parapet wall along the street edge of the building, add penthouse units and other rooftop appurtenances.
- Note that dimensional variances are required for restoration of the parapet wall and the additional height associated with the penthouse units and the parapet walls.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

				<b>75 CONGRESS STREET</b>	- WORK S	SESSION #D (M	<b>INOR PROJ</b>	ECT)	
			INFO/ EVALUATION CRITERIA	SUBJECT PROPER	rTY		NEIGHBORHO	OOD CONTEXT	<b>~</b> 0l
ĺ			Project Information	,	oosed	Abutting Structures		Surrounding Structures	
			·	Building Buildir	ng (+/-)	(Average)		(Average)	<b>5-11-</b>
	-	No.	OFNERAL RUMPING INFORMATION	(507)AA 750 500A 705 7	4 × 14 4 DO 4 4 COFO	CODIC INICO)			
#	-	1	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TA	AX MAPS & ASSES	SOR'S INFO)			المح کے ہوا 🖰
STAFF	-	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						FOR AISSION Date: 5 Da
ST	-	3	Building Height / Street-Width Ratio		ı	MINIOD DDC	\ IF CT		
	Ī	4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		
		5	Building Height – Street Wall / Cornice (Feet)	DEDIACE DADADET	ADD DEN	THUSE HINHE	AND POOP	<b>APPURTENANCES ONLY -</b>	
		6	Number of Stories	- KEPLACE PAKAPEI,	ADD FEIN	IHOUSE DIVIIS	AND ROOK	AFFURIENANCES ONLI -	COMMIS No.:D D Stipulations Withdrawr
		7	Building Coverage (% Building on the Lot)						
			PROJECT REVIEW ELEMENT	HDC COMMENTS		HDC SUGGI	ESTIONS	APPROPRIATENESS	
	ONTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	Ē	10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
	잉	10	Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	STR Co
		12	Roofs					□ Appropriate □ Inappropriate	
MEMBERS		13	Style and Slope					□ Appropriate □ Inappropriate	
BE		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
×	Ī	15	Roof Materials					☐ Appropriate ☐ Inappropriate	EVA HISTORIC RESS STR  ed
۸E		16	Cornice Line					□ Appropriate □ Inappropriate	
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	HIST HIST RES Sed
<u> </u>	ALS	18	Walls					□ Appropriate □ Inappropriate	
SIC	TERIA	19	Siding / Material					□ Appropriate □ Inappropriate	
IS:	ΑĀ	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	pro diffin
COMMISSION	~ ~	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	ERTY AOUTH H CONGR Approved
Ž	N C)	22	Window Openings and Proportions Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	<b>⊢ ш ў Ы</b>
$\mathcal{C}$	DESIG	24	Window Casing/ IIIII  Window Shutters / Hardware					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	<b>75.0</b>
		25	Awnings					□ Appropriate □ Inappropriate	<b>→ ~</b> ∴ ⊂
$\mathbf{C}$	BUILDING	26	Doors					□ Appropriate □ Inappropriate	POR ERTY:
R		27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	Cis Cis
DISTRICT	8	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_
<u>)</u>		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_ &
Z	_	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	_
ΣĬ		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	ownel, 61 (2001 - Apparent abbox.
HISTORIC		33	Decks					☐ Appropriate ☐ Inappropriate	
_		34	Garages (i.e. doors, placement)  Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	OF ATTEN
	Z	35 36	Grading (i.e. ground floor height, street edge)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	100 AAA # 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	and the first state of the stat
	ED	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	
	I. R	<ol> <li>Pre</li> <li>Ass</li> <li>Continue</li> </ol>	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property val		5. Comple 6. Promot	·	e architectural ar ure and welfare o	f the District to the city residents and visit	☐ Yes ☐ No ☐ Yes ☐ No ors: ☐ Yes ☐ No
			ensistent with special and defining character on mpatibility of design with surrounding propertions.			n to historic and archite atibility of innovative ted			

**Project Address: 101 CHAPEL STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #E** 

<u>A.</u>	Prope	ty Inf	<u>ormation</u>	- General:
		_		

- Existing Conditions:

   Zoning District: CD4

   Land Use: Civic

   Land Area: 18,900 SF +/-
  - Estimated Age of Structure: NA

- Building Style: NA
  Number of Stories: NA
  Historical Significance: NA
  Public View of Proposed Work: View from Chapel and Bow Streets
- Unique Features: NA vacant lot
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	<u>To replace</u>	the tin	<u>nber retai</u>	<u>ining</u>	wall	<u>and</u>	concret	<u>e stairs</u>	<u>in</u>	<u>parkin</u>	<u>g lo</u>	<u>†</u>
C.	Other Permits Rec	quired:											

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

# I. Neighborhood Context:

• The parking lot is located along Chapel and Bow Streets and is surrounded with many contributing structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk.

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

- The applicant proposes to the existing timber retain wall along the parking area with a concrete landscape stone or granite curbing.
- Note that the applicant is also working with the Planning Director and the Technical Review Committee seeking site Plan Approval for the project.

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





Aerial and Street View Image



Zoning Map

		101 CHAPEL	. 21KFFI – MOKI	K SESSION #E (MII	NOR PROJECT)		
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONT	EXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding S (Averag		<b>11-18</b>
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS &	ASSESSOR'S INFO)			
1 2 3	Gross Floor Area (SF)	<u> </u>					
2	Floor Area Ratio (GFA/ Lot Area)						0 5 5
3	Building Height / Street-Width Ratio			MINOR PRO	) IECT		<b>FC</b> 11881 ate:
4	Building Height – Zoning (Feet)			MINOKIK	JILCI		MMIS.
5	Building Height – Street Wall / Cornice (Feet)		TO LIATOIAL _	AIDS AND NEW DE	TAINING WALL ONLY	/ _	≥ ŏ
6	Number of Stories		- 11131ALL 317	AINS AIND NEW KE	IAMMING WALL CIVE	· <b>-</b>	<b>⋜</b> ⋛⋒⋾
7	Building Coverage (% Building on the Lot)						
	PROJECT REVIEW ELEMENT	APPLIC	CANT'S COMMENTS	HDC SUGG		APPROPRIATENESS	ON COMMI
<del> </del>	Scale (i.e. height, volume, coverage)					ropriate 🗆 Inappropriate	_ <del>_</del>
9 9 10	Placement (i.e. setbacks, alignment)				□ App	ropriate 🗆 Inappropriate	
<u> </u>						ropriate 🗆 Inappropriate	
<del>ن</del> 11	Architectural Style (i.e. traditional – modern)					ropriate 🗆 Inappropriate	
12						ropriate 🗆 Inappropriate	
13	,					ropriate 🗆 Inappropriate	ALI RIC D
14						ropriate 🗆 Inappropriate	
15						ropriate 🗆 Inappropriate	
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19 19						ropriate 🗆 Inappropriate	□ ➤ ネ ◀
<u> </u>						ropriate 🗆 Inappropriate	RT CENT
≥ 21	Doors and Windows				□ App	ropriate 🗆 Inappropriate	
Z 22						ropriate 🗆 Inappropriate	
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	ose and Intent:		do 4 14		or of the Dietrict		¬ V
	reserve the integrity of the District:	□ Yes □ 1		aintain the special characte			□ Yes □
	Assessment of the Historical Significance:	☐ Yes ☐ 1		•	ne architectural and historic cha		☐ Yes ☐
3. (	Conservation and enhancement of property valu	es:	NO 6. Pro	omote the education, pleas	ture and welfare of the District to	tne city residents and visi	itors: $\square$ Yes $\square$
<u>I. Revie</u>	w Criteria / Findings of Fact:						
1. C	Consistent with special and defining character of	surrounding properti	es: 🗆 Yes 🗆 No 3. Re	elation to historic and archite	ectural value of existing structure	: □ Yes □ No	
2. C	ompatibility of design with surrounding properties	S:	☐ Yes ☐ No 4. Co	ompatibility of innovative te	chnologies with surrounding prop	perties: 🗆 Yes 🗆 No	

**Project Address: 355 PLEASANT STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #F Meeting Type:** 

# A. Property Information - General:

## **Existing Conditions:**

- Zoning District: <u>GRB</u>
- Land Use: Institutional
- Land Area: 10,020 SF +/-
- Estimated Age of Structure: NA
- Building Style: <u>NA</u> Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Pleasant Street</u> Unique Features: <u>NA Shared Access from Howard Street</u>

	<ul> <li>Neighborhood Association: <u>Se</u></li> </ul>	<u>outh End</u>	
В.	Proposed Work: Add a two-family	structure with share	ed access from Howard Street
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D.	<u>Lot Location:</u>		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\square$ Intersection / Corner Lot	☐ Rear Lot	
Ε.	Existing Building to be Altered/ Demo	olished/ Constructed:	<u>.</u>

r.	sen	SITIVI	ity oi	r Con	itext:

☑ Principal

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

Accessory

☐ Significant Demolition

# 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)

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

# H. Project Type:

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

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

# I. Neighborhood Context:

The building is located along Pleasant Street. It is surrounded with 2.5 – 3 story wood and brick historic structures with no or shallow front yard setbacks and small side and rear-yards.

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

- The applicant is proposing to add a new 2 ½ story two-family residence on the vacant lot to the east of the existing house.
- The proposed house type is traditional in design and is consistent with the surrounding neighborhood context and character.
- Note that at the 4-13-16 meeting, the HDC requested revisions to the window design as well as provided comments on the porches, exterior door locations, walkways and the chimney locations.

# Aerial Image, Street View and Zoning Map:





Aerial and Streetview Image



Zonina Map

#### 355 PLEASANT STREET - WORK SESSION #F (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Existing Abutting Structures Surrounding Structures Proposed** FORM (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) 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) - INTALL A NEW TWO-FAMILY STRUCTURE ONLY -Number of Stories No.:F Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT Case Placement (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate . 1 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) 11 □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate MEMBER **HISTORIC** 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 4 □ Appropriate □ Inappropriate 15 **Roof Materials** 16 **Cornice Line** ☐ Appropriate ☐ Inappropriate ESANT Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION MATERIALS 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate ERT 5 PLI 21 Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim ☐ Appropriate ☐ Inappropriate OPP Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** 25 Storm Windows / Screens / Awnings Decision: □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate Garages/ Barns/ Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ 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 Screening/ Enclosures (i.e. sheds, dumpsters...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: □ Yes □ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: $\square$ Yes $\square$ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

**Project Address: 25 MAPLEWOOD AVE.** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #G** 

A.	Prop	erty	Info	rmc	ıtion	-	Gene	ral:
----	------	------	------	-----	-------	---	------	------

# **Existing Conditions:**

- Zoning District: <u>Urban General (CD4)</u>Land Use: <u>Commercial</u>

- Land Area: 11,039 SF +/Estimated Age of Structure: c.1970

- Building Style: Modern
  Historical Significance: NA
  Public View of Proposed Work: View from Maplewood Ave
- Unique Features: Out of scale and character
- Neighborhood Association: <u>Downtown</u>

<u>B.                                    </u>	<u>Proposed Work:</u>	<u>Make improvements to the entry</u>	/way

B. Propo	<u>osea work:</u> <u>Make improveme</u>	<u>enis io ine eniryway</u>	<u>V.</u>
C. Other	Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	g Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Sensiti	ivity of Context:		
	$\square$ Highly Sensitive $\square$ Sensitive	ve 🗹 Low Sensitivity	√ 🗌 "Back-of-House"
G. Desig	<u>ın Approach (for Major Projects</u>	<u>s):</u>	
	$\square$ 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	twalk, 51 Islington, 55 Cor	ngress Street)
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Projec	ct Type:		
	$\square$ 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)

# Q. Neighborhood Context:

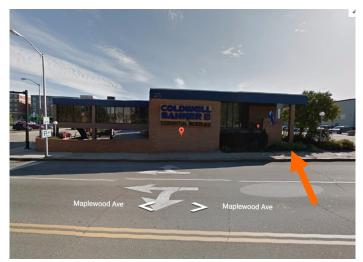
• The lot is located along Hanover Street and Maplewood Ave. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

# N. <u>Background & Suggested Action:</u>

• The applicant proposed to make improvements to the entryway to provide ADA compliant access and improve circulation to the parking lot.

O. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**Zoning Map** 



		2	25 MAPLEWO	OD AVE. – I	WORK SESSI	ON #G ( <i>N</i>	IAJOR PRO	DJECT)			
		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT									
		Project Information	Existing Building	Propose Building (+		utting Structures (Average)		Surrounding Structures (Average)	s	<b>-16</b>	
•		GENERAL BUILDING INFORMATION			MAPS & ASSESSOR'S IN	NFO)				<b> ≥</b> ≥	
	1	Gross Floor Area (SF)									
	2	Floor Area Ratio (GFA/ Lot Area)								FOR MISSION Date:5-	
	3	Building Height / Street-Width Ratio		MINOR PROJECT							
	4	Building Height – Zoning (Feet)			/4/11/					<b>SSI</b>	
	5	Building Height – Street Wall / Cornice (Feet)			- MODI	FY FNTRA	<b>NCE ONLY</b>	<b>'</b> _			
	6	Number of Stories			MODI	III EIIIIA	INCL OINLI			<b>Z</b> ≥ 0	
	/	Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS		HDC SUGG	ESTIONS	APPROP	RIATENESS		
_	0	Scale (i.e. height, volume, coverage)	7.1.1.2.07.11								
EXI	0	Placement (i.e. setbacks, alignment)									
Ž	10	,							☐ Inappropriate	AT TRIC: Case	
ပ္ပ	11	Architectural Style (i.e. traditional – modern)							□ Inappropriate		
	12								□ Inappropriate		
	13								□ Inappropriate		
	14	,							<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	ا ک ن ح ⊢	
	15	, , , , , , , , , , , , , , , , , , , ,							□ Inappropriate	ALU RIC DIS DD AVE	
	16								□ Inappropriate		
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₹	21	<u> </u>							<ul> <li>□ Inappropriate</li> </ul>	<b>→ 5</b> 4	
∞ 7	22								□ Inappropriate	RT) OUTH MAPI	
<u>ত</u>	23								□ Inappropriate		
DES	24	Window Shutters / Hardware							□ Inappropriate	OPE ORTSM RTY:25	
Ŋ	25	Storm Windows / Screens							□ Inappropriate		
N	26	Doors							□ Inappropriate	<b>O</b> & E	
Ħ	27	Porches and Balconies						□ Appropriate	□ Inappropriate		
Ω	28	3 1 1 1 1 7						☐ Appropriate	□ Inappropriate	<b>ା ପ</b> ା	
	29	Landings/ Steps / Stoop / Railings						☐ Appropriate	□ Inappropriate		
	30	3 3 (100 - 11						☐ Appropriate	□ Inappropriate		
	31								□ Inappropriate		
	32	-, 3,							□ Inappropriate	199	
	33								□ Inappropriate		
	34	3 - 1 - 3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -							□ Inappropriate		
Ž	35								☐ Inappropriate	THE RESERVE	
DESIGN	36								☐ Inappropriate		
	37								□ Inappropriate		
SITE	38 39								□ Inappropriate	Maplewood Ave 3	
٠,	40	, , ,							□ Inappropriate	Charles and the second	
H		ose and Intent:						I Appropriate	□ Inappropriate		
1.	-	Preserve the integrity of the District:		No	4. Maintain the s	necial charact	er of the District.			□ Yes I	
		Assessment of the Historical Significance:				•		and historic character:		□ Yes	
		Conservation and enhancement of property value.			·			e of the District to the city	residents and visits		
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<u>ı. K</u>		w Criteria / Findings of Fact:	faurraunadiraa rasas	ion ¬Voo¬NI-	2 Dolotian to bin	torio am al avala::1	0 0 tu woul	aviatio a atructura	U Voo U No		
		Consistent with special and defining character o						_	☐ Yes ☐ No		
	2. C	compatibility of design with surrounding propertie	es:	Yes □ No	4. Compatibility	ot innovative te	cnnologies with	surrounding properties:	□ Yes □ No		