## Staff Report – July 7th & 14th, 2021

### July 7th MEETING

## **Administrative Approvals:**

- 1. 14 Mechanic Street. (LUHD-338)
- 2. 32 Pickering Street. (LUHD-350)
- 3. 165 Court Street (LUHD-354)
- 4. 15 Middle Street (LUHD-353)
- 5. 306 South Street (LUHD-352)
- 6. 166 New Castle Ave.(LUHD-351) Recommend Approval
- 7. 24 Middle Street (LUHD-349)
- 8. 125 Bow Street (LUHD-360)
- 9. 60 Penhallow St. (LUHD-362)
- 10. 60 Penhallow St. (LUHD-355)
- 11. 553 Islington St. (LUHD-356)
- 12. 49 Hunking St. (LUHD-358)
- 13. 124 State Street (LUHD-359)
- 14. 6 Rock Street (LUHD-363)

- Recommend Approval

## **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 165 Court St. (LU-21-87) (mural signage)
- 2. 99 Bow St. (LU-21-110) (decks)
- 3. 12 South St. (LU-21-101) (1 story addition)
- 150 Daniel St. (LU-21-78) (2 story carriage house)
- 564 Middle St. (LU-21-123) (3 windows and a door)
- 50 Mt. Vernon St. (LU-21-84) (garage)
- 420 Pleasant St. (LU-21-126) (rear addition)
- 8. 33 Gardner St. (LU-21-135) (chimney)

### July 14th MEETING

## **Administrative Approvals:**

- Pending review

## **EXTENSION REQUESTS:**

1. 19 South St. (LU-20-102) (windows and doors)

## **WORK SESSIONS/ PUBLIC HEARINGS (NEW):**

- 53 Green St. St. (LU-21-55) (5 story building)
- 10. 10 State St. (LU-21-133) (side entryway)
- 11. 322 Islington St. (LU-21-355) (carriage house)

## **PUBLIC HEARINGS – OLD BUSINESS:**

12. 64 Vaughan St. (LU-21-214) (3 story building)

## **WORK SESSIONS – OLD BUSINESS:**

- A. 238 Deer St. (LUHD-340) (3.5 story building)
- 137 Northwest. (LUHD-296) (New house)
- C. 93 Pleasant. (LUHD-324) (3 story addition)
- D. 1 Raynes Ave. (LUHD-234) (2, 5 story buildings)
- 279 Marcy St. (LUHD-259) (dormer)
- 449 Court St. (LUHD-235) (dormer & deck)



Project Evaluation Form: 165 COURT STREET (LU-20-87)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:				
<ul> <li>Existing Conditions:</li> <li>Zoning District: CD4-L1</li> <li>Land Use: Commercial</li> <li>Land Area: 1,807 SF +/-</li> <li>Estimated Age of Structure: c.1953</li> <li>Building Style: Modern</li> <li>Number of Stories: 2.0</li> <li>Historical Significance: Non-Contributing</li> <li>Public View of Proposed Work: View from Fleet and Court Streets</li> <li>Unique Features: NA</li> </ul>				
<ul> <li>Neighborhood Association: <u>Downtown</u></li> </ul>				
B. Proposed Work: To modify the storefront system.				
C. Other Permits Required:				
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council				
D. Lot Location:				
$\square$ Terminal Vista $\square$ Gateway $\square$ Mid-Block				
$lacktriangle$ Intersection / Corner Lot $\Box$ Rear Lot				
E. Existing Building to be Altered/ Demolished:				
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition				
F. Sensitivity of Neighborhood Context:				
$\square$ Highly Sensitive $\square$ Sensitive $oxlimes$ Low Sensitivity $\square$ "Back-of-House"				
G. Design Approach (for Major Projects):				
☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)				
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)				
Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)				
H. Project Type:				
Consent Agenda (i.e. very small alterations, additions or expansions)				
Minor Project (i.e. small alterations, additions or expansions)				
☐ Moderate Project (i.e. significant additions, alterations or expansions)				
☐ Major Project (i.e. very large alterations, additions or expansions)				

#### I. Neighborhood Context:

• This non-contributing historic structure is located along the intersection of Fleet and Court Streets and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The building in this neighborhood have little to no front yard setback and shallow side yard setbacks.

#### J. Previous HDC Comments and Suggestions:

• This building was recently renovated with a new awning, signage and lighting.

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

• The proposed improvements include adding new signage and a wall mural along the TD Parking Lot on Court Street.

#### Design Guideline Reference – Guidelines for Signs and Awnings (11).

#### L. Proposed Design, 3d Massing View and Aerial View:





Recently Approved Design and proposed Mural



Aerial View

			165 COURT S	TREET (LU-20-82)	- PUBLIC HEARI	NG#1 (MINO	OR)			
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT									
	<b>N</b> 1	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S	urrounding Structures (Average)	5		
	NA.	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)					
SIAFF	1	Gross Floor Area (SF)	,		-			<b>O</b> Sion		
[	2	Floor Area Ratio (GFA/ Lot Area)								
•	3	Building Height / Street-Width Ratio			AAINIOD DDC	) IFOT				
	4	Building Height – Zoning (Feet)		MINOR PROJECT						
	5	Building Height – Street Wall / Cornice (Feet)		4 D D A	IEW CIONIA OF A	NIB WALL AALL	DAI	MIS.		
	6	Number of Stories		– ADD N	IEW SIGNAGE A	ND WALL MU	KAL –			
	/	Building Coverage (% Building on the Lot)						COMMI Io.:1 Date		
		PROJECT REVIEW ELEMENT	HDC (	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS			
TVETT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	– <b>=</b> 5 ž ′		
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	$\neg$ $\square$ $\lor$ $\overline{a}$ :		
(		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  Reaf Projections (i.e. phimneys yents dermors.)					□ Appropriate □ Inappropriate	$\dashv$ $\frown$ $\cup$ $\vdash$		
	14 15	Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials					□ Appropriate □ Inappropriate			
	16	Cornice Line					□ Appropriate □ Inappropriate	EV/ HISTOR		
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
ı	· —	Walls					□ Appropriate □ Inappropriate	<b>⊢ ш</b> ⋉ ठा .		
3	19	Siding / Material					□ Appropriate □ Inappropriate			
AAATEBIAI	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	- <b>&gt;</b> ∓ 3		
5	21	Doors and windows					□ Appropriate □ Inappropriate	<b>⊢</b> 5 🗐		
c	3 21	Window Openings and Proportions					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	<b>RTY</b> OUTH 1		
	23	Window Operings and Proponions  Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>⊣ ш ў</b> ⊱ ∃		
Ĺ	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate	OPE PERTY		
_	<u> </u>	Awnings					□ Appropriate □ Inappropriate			
Ì	26	Doors					□ Appropriate □ Inappropriate	<b>ු O</b> දී වි .		
	27	Porches and Balconies					□ Appropriate □ Inappropriate			
=	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b>⊢ _</b>		
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate			
	33	Decks					□ Appropriate □ Inappropriate	A A A		
	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate			
	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate			
()	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
2	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
C	30	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
E	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
	1. Pr 2. A 3. C	ese and Intent: reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property values.	☐ Yes ☐ ☐ Yes ☐ ☐ Yes ☐	No 5. Com	tain the special characte plement and enhance th ote the education, pleas	ne architectural and h		☐ Yes ☐ Yes ☐ Yes ☐ tors: ☐ Yes ☐		
<u>I,                                      </u>	1. C	<ul> <li>Criteria / Findings of Fact:</li> <li>onsistent with special and defining character of compatibility of design with surrounding properties</li> </ul>			rion to historic and archite patibility of innovative tea		=			

99 BOW STREET (LU-21-110) **Project Address: CERTIFCATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #2** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 10,454 SF +/-

- Estimated Age of Structure: 2010
  Building Style: Federal Revival
  Number of Stories: 4.5
  Historical Significance: NA
  Public View of Proposed Work: View from Bow Street
  Unique Features: Recent Infill Building
- Neighborhood Association: Downtown

<b>B.</b> Proposed Work: To add a new deck and dock structure
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			<del></del>
C. Other Pe	ermits Required:		
	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Loca	ation:		
	Terminal Vista	☐ Gateway	☑ Mid-Block
	Intersection / Corner Lot	☐ Rear Lot	
E. Existing I	Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	Principal	✓ Accessory	Demolition
F. Sensitivit	y of Context:		
	$\square$ Highly Sensitive $\square$ Sensiti	ve 🗹 Low Sensitivity	/ 🗌 "Back-of-House
G. Design	Approach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	Invention within a Style (i.e.	., Porter Street Townhouse:	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	gress Street)
	Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project 1	<u>'ype:</u>		
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

#### I. Neighborhood Context:

• The building is located along Bow Street and is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on shallow lots with no setback from the sidewalk.

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

The Applicant is proposing to:

- Increase the size of the deck;
- Add a new deck on the west end for public use;
- Add two murals to the deck areas; and
- Install planter boxes.

Design Guideline Reference – Guidelines for Site Elements and Streetscapes (10) and Signs & Awnings (11).

K. Aerial Image, Street View and Zoning Map:





Aerial and Waterside Image



Zoning Map

	ı	INFO/ EVALUATION CRITERIA		CT PROPERTY		NEIGHBORHO(	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surro	unding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)		A.4	ODEDATE DI	O IECT	
	3	Building Height / Street-Width (ROW) Ratio		/ / /	ODERATE PI	KOJECI	
	4	Building Height – Zoning (Feet)		ADD NEW C	SECK AND DOC	V CTDIICTIIDE	ONLY
	5	Building Height – Street Wall / Cornice (Feet)		- ADD NEW L	DECK AND DOC	K SIKUCIUKE	ONLY -
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate
ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
00	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
ATERIALS	18	Walls					□ Appropriate □ Inappropriate
ER	19	Number and Material					□ Appropriate □ Inappropriate
₹	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
≥	21	Doors and windows					□ Appropriate □ Inappropriate
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate
DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate
DING	25	Storm Windows / Screens					□ Appropriate □ Inappropriate
ᅙ	26	Doors					□ Appropriate □ Inappropriate
⋽	27	Porches and Balconies					□ Appropriate □ Inappropriate
د	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
	33	Decks					□ Appropriate □ Inappropriate
	34	Garages / Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate
	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate
S (J	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
0	38	<b>Driveways</b> (i.e. location, material, screening)					□ Appropriate □ Inappropriate
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
-	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate

12 SOUTH STREET (LU-21-101) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 25,969 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: <u>Italianate</u> Number of Stories: <u>3.0</u>

- Historical Significance: Focal
  Public View of Proposed Work: View from Court and Church Streets
- Unique Features: Landmark Building
- Neighborhood Association: Downtown

#### **B.** Proposed Work: To add a single-story rear addition.

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

☐ 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 property is located along the intersection of Salter and Marcy Streets. It is surrounded with many 2.5 - 3 story historic structures with shallow front yard setbacks and small landscaped side yards.

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

This application proposes to:

- Add a 16x20 rear single-story addition.
- Note that a variance was approved for the building coverage and setbacks.

Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale Construction & Additions (10).

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





Elevations and Street View Image



Zoning Map

			12 SOUTH ST	TREET (LU-21-101)	- PUBLIC HEARIN	IG #3 (MINC	OR)	
		INFO/ EVALUATION CRITERIA		IECT PROPERTY		NEIGHBORHO		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b> </b>
	- N -	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)				•		<b>╡とばい</b>
_	2	Floor Area Ratio (GFA/ Lot Area)						0 2 2
?	3	Building Height / Street-Width Ratio			MINOR PRO	) IFCT		
	4	Building Height – Zoning (Feet)				JLCI		<b>□ Ľ</b> Ş ₹
	5	Building Height – Street Wall / Cornice (Feet)		_ ΔΓ	DD A 1-STORY RE	AR ADDITIO	N _	MIS.
	<u>6</u>	Number of Stories		- AL	DA 1-SIOKI KE		IN —	<b>∠ Z ≥</b> ~
ı	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	<b>O</b> o <u>o</u>
XT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
IE)	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
ONTE	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
S	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	_
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
ALS	18	Walls					□ Appropriate □ Inappropriate	
ATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	_ > 7 9
ATE	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
×	21	Doors and Windows					□ Appropriate □ Inappropriate	$ \overline{\mathbf{c}}$ $\gtrsim$ 2
~ Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	— Щ Ş́ Ş́
DESIGN & MATERIALS	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	RTS,
BUILDING	25	Awnings					□ Appropriate □ Inappropriate	OPIS/
DING	26	Doors					□ Appropriate □ Inappropriate	
BUILI	27	Porches and Balconies					□ Appropriate □ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<b>─ 죠</b> ~
	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	
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ESIGI	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	1
SITE	38	<b>Driveways</b> (i.e. location, material, screening)					□ Appropriate □ Inappropriate	1/10 200
S	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	T
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	The second secon
	1. Pre 2. Ass 3. Co <b>eview</b>	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value. Criteria / Findings of Fact: ensistent with special and defining character of		No 5. Cor	·	e architectural and ure and welfare of	the District to the city residents and visi	□ Ye □ Ye itors: □ Ye
<u>I. R</u>	1. Pre 2. Ass 3. Co <b>eview</b> 1. Co	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	☐ Yes	<ul> <li>No</li> <li>No</li> <li>Entries: □ Yes □ No</li> <li>Relation</li> <li>Relation</li> </ul>	nplement and enhance the note the education, pleas	ne architectural and ure and welfare of ectural value of exis	the District to the city reside sting structure:	

**150 DANIEL STREET (LU-21-78) Project Address: Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #4** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: Civic
- Land Use: Museum
- Land Area: 12,632 SF +/-
- Estimated Age of Structure: c.1716
  Building Style: Early Georgian
- Number of Stories: 1.5
- Historical Significance: Contributing
  Public View of Proposed Work: View from Chapel Street
- Unique Features: Reconstruction Project
- Neighborhood Association: Downtown

<u>в.                                    </u>	Proposed Work:	to reconstruct a two-story carriage nouse.
<u>C.</u>	Other Permits Rec	juired:

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

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

	$\overline{\mathbf{V}}$	Highly Sensitive	☐ Sensitive	☐ Low Sensitivity		"Back-of-Hou	se'
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#### G. Design Approach (for Major Projects):

Literal Replication	n (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

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

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

#### I. Neighborhood Context:

• The Warner house is a historically-significant and focal building located along Daniel Street. The property is surrounded with many historically significant structures and most no or very shallow setbacks along the street and narrow side yards.

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

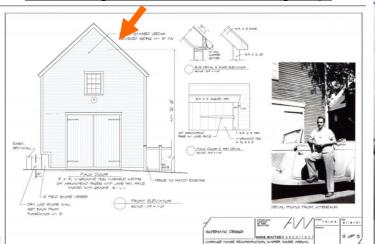
The Applicant is proposing to:

- Reconstruct a two-story carriage house structure on the property.
- The carriage house is proposed to be 18' x 32'.
- The first floor is proposed to be used as a meeting room for the museum and the upper floor will be used as a curatorial workroom and storage.

Note that a variance was granted for the placement of the carriage house within the setbacks.

#### Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05) and Windows and Doors (08)

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





Elevation and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

## 150 DANIEL STREET (LU-21-78) – PUBLIC HEARING #4 (MODERATE)

			INFO/ EVALUATION CRITERIA	SUBJECT PROPERT	Γ <b>Y</b>	NEIGHBORHOOD CONTEX	KT
		N1 -	Project Information	Existing Building Proposed Bu	uilding (+/-) Abutting Structu	res Surrounding Structure	es (Average)
		No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TA	X MAPS & ASSESSOR'S INFO)		
ᇤ		1	Gross Floor Area (SF)	(20000000000000000000000000000000000000	,		<b>~</b> ~ ~ ~
STAFF		2	Floor Area Ratio (GFA/ Lot Area)		AAODEDATE	DDO IECT	FOR AISSION ate: 7-3
S		3	Building Height / Street-Width (ROW) Ratio		MODERATE	FROJECI	<b>O</b> S is
		4	Building Height – Zoning (Feet)	Dagana	denial of a Time Class	Carriage Harras Christian	a E S ¥
		5	Building Height – Street Wall / Cornice (Feet)	- kecons	struct of a two-story	Carriage House Structure	e -
		6	Number of Stories				フミニ
		7	Building Coverage (% Building on the Lot)				
			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC \$		PROPRIATENESS
	EX	8	Scale (i.e. height, volume, coverage)				priate   Inappropriate
	Ĭ₽⊢	9	Placement (i.e. setbacks, alignment)				oriata 🗆 Ingopropriata
	<del> </del>	10	Massing (i.e. modules, banding, stepbacks)				priate   Inappropriate  priate   Inappropriate
		11	Architectural Style (i.e. traditional – modern)				priate 🗆 Inappropriate
	<u> </u>	12	Roofs			• • • • • • • • • • • • • • • • • • • •	priate   Inappropriate
MEMBERS	_	13	Style and Slope				
BE	_	14	Roof Projections (i.e. chimneys, vents, dormers)				priate 🗆 Inappropriate 🔀 🚺 🗒
Ī	_	15	Roof Materials				priate   Inappropriate priate   Inappropriate
Œ	_	16	Cornice Line				priate 🗆 Inappropriate 💙 🔾 💸
2	ر ا	17	Eaves, Gutters and Downspouts				priate   Inappropriate   Inapp
Z	ERIALS	18	Walls				
<u>O</u>	핕	19	Number and Material				SHALE E HIAPPICPHATE
SS	\  \	20	Projections (i.e. bays, balconies)				priate   Inappropriate
Š	~	21	Doors and windows				priate   Inappropriate priate   Inappropriate priate   Inappropriate
MMISSION	Z	22	Window Openings and Proportions				
0	- ESIC	23	Window Casing/ Trim				priate Inappropriate
ŭ		24	Window Shutters / Hardware Storm Windows / Screens		+		priate   Inappropriate priate   Inappropriate priate   Inappropriate priate   Inappropriate priate   Inappropriate
<u> </u>	Ĭ Z	25 26	Doors		+		priate   Inappropriate
2	BUILDING	27	Porches and Balconies		+		priate   Inappropriate   O O I
<b>T</b>	BU	28	Projections (i.e. porch, portico, canopy)				
DISTRIC	-	29	Landings/ Steps / Stoop / Railings				~
	-	30	Lighting (i.e. wall, post)				priate □ Inappropriate  priate □ Inappropriate
2		31	Signs (i.e. projecting, wall)				priate   Inappropriate
HISTOR	-	32	Mechanicals (i.e. HVAC, generators)			_ / 40 6.0 6	priate   Inappropriate
1	<u> </u>	33	Decks				priate   Inappropriate
		34	Garages / Barns / Sheds (i.e. doors, placement)				priate   Inappropriate
		35	Fence / Walls / Screenwalls (i.e. materials, type)				priate   Inappropriate
	z	36	Grading (i.e. ground floor height, street edge)				priate   Inappropriate
	Sig	37	Landscaping (i.e. gardens, planters, street trees)				priate   Inappropriate
	DESIGN	38	Driveways (i.e. location, material, screening)				priate   Inappropriate
	SITE	39	Parking (i.e. location, access, visibility)				priate □ Inappropriate
	\ \	40	Accessory Buildings (i.e. sheds, greenhouses)				priate 🗆 Inappropriate
	<u>Η. Ρ</u> ι	urpos	e and Intent:		1		
	1		eserve the integrity of the District:	□ Yes □ No	4. Maintain the special cha	racter of the District:	□ Yes
	2		sessment of the Historical Significance:	□ Yes □ No	·	nce the architectural and historic charac	
	3		onservation and enhancement of property val		•	pleasure and welfare of the District to th	
			Criteria / Findings of Fact:			,	,
	1		onsistent with special and defining character o	f surrounding properties: $\Box$ Yes $\Box$ N	No. 3. Relation to historic and c	rchitectural value of existing structure	□ Yes □ No
	2		mpatibility of design with surrounding propertie	<del>-</del> · · · ·		ve technologies with surrounding proper	
		<u>.</u> . 001	s		Companionly of infloran	. o . o . i i i i i i i i i i i i i i i	

Project Address: <u>564 MIDDLE STREET (LU-21-123)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #5</u>

<u>A.</u>	A. Property Information - General:		
	<ul> <li>Existing Conditions:</li> <li>Zoning District: MRO</li> <li>Land Use: Two-Family</li> <li>Land Area: 11,761 SF +/-</li> <li>Estimated Age of Structure: c. 187</li> <li>Building Style: Greek Revival</li> <li>Historical Significance: C</li> <li>Public View of Proposed Work: Lir</li> <li>Unique Features: NA</li> <li>Neighborhood Association: Wibiro</li> </ul>	mited View from	<u>Middle Street</u>
	B. Proposed Work: Replace 3 windows of	and add new wi	ndows and doors.
<u>C.</u>	C. Other Permits Required:		
	□ Board of Adjustment   □	Planning Board	☐ City Council
	☐ Condo Association	Abutting Property	/ Owner
<u>D.</u>	D. Lot Location:		_
	☐ Terminal Vista ☐	Gateway	✓ Mid-Block
	$\Box$ Intersection / Corner Lot $\Box$	Rear Lot	
<u>E.</u>	E. Existing Building to be Altered/ Demolish	ed:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	F. Sensitivity of Context:		
	$lacktriangle$ Highly Sensitive $\Box$ Sensitive	☐ Low Sensitivity	"Back-of-House"
<u>G</u> .	G. Design Approach (for Major Projects):		
	☑ Literal Replication (i.e. 6-16 Cong	gress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e., Por	ter Street Townhouses	, 100 Market Street)
	Abstract Reference (i.e. Portwall	k, 51 Islington, 55 Cong	gress Street)
	☐ Intentional Opposition (i.e. McIr	ntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	H. Project Type:		
	$\Box$ Consent Agenda (i.e. very smo	all alterations, add	litions or expansions)
	☑ Minor Project (i.e. small alterat	tions, additions or	expansions)
	☐ Moderate Project (i.e. significa	ant additions, alte	rations or expansions)
	☐ Maior Proiect (i.e. very large o	Ilternations, additi	ons or expansions)

#### I. Neighborhood Context:

• The structure is located along Middle Street and is surrounded with many historically-significant 2.5-3 story structures.

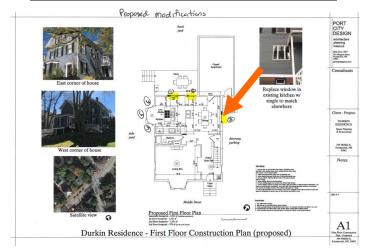
#### J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace 3 existing windows; and
- Add new side and rear windows and doors.

## • <u>Design Guideline Reference</u>: Guidelines for Exterior Woodwork (05), and Windows and Doors (08).

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





Site Plans and Street View Image



**Zoning Map** 

## 564 MIDDLE STREET (LU-21-123) – PUBLIC HEARING #5 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing	Proposed uilding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b> </b>
-		GENERAL BUILDING INFORMATION	(ESTIMATED FROM T	HE TAX MAPS & ASSES	SSOR'S INFO)		
(	1	Gross Floor Area (SF)			<u> </u>		<b>™</b> ≥
5	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PRO	IFCT	
	4	Building Height – Zoning (Feet)				JLUI	<b>╙</b>
	5	Building Height – Street Wall / Cornice (Feet)	_ DEDI	ACE AND A	DD REAP AND SI	DE WINDOWS & DOORS –	∖ <u> </u>
	6	Number of Stories	- KEFL	ACL AND A	DD KLAK AND 31	DE MINDOMS & DOOKS -	Zξ
		PROJECT REVIEW ELEMENT	APPLICANT'S COM	MENTS	HDC SUGGES	TIONS APPROPRIATENESS	ြက္ပ
×	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
		Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	<b>⊿</b> ≥
	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
	12	Roofs				□ Appropriate □ Inappropriate	
	13	Style and Slope				□ Appropriate □ Inappropriate	<b>↓                                    </b>
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	40
	15	Roof Materials				□ Appropriate □ Inappropriate	<b>1 2</b>
	16	Cornice Line				☐ Appropriate ☐ Inappropriate	<b>→</b> ○
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	<b>Т</b>
& MATERIAIS	18	Walls				□ Appropriate □ Inappropriate	ļШ Ş
TERIA	19	Siding / Material				□ Appropriate □ Inappropriate	<b>\</b>
ΔI		Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
2	21	Doors and Windows				☐ Appropriate ☐ Inappropriate	
Z	22	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate	<b>P</b> õ
FOLICE	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	↓Ш⋝
E	<u> </u>	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	<b>₽</b> ₹
לַ	25	Awnings				□ Appropriate □ Inappropriate	
RIIIDING	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	Decks				☐ Appropriate ☐ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
l G	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
DEVIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
I C	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
T.		Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	A STATE OF THE STA
	1. Pro 2. As 3. Co	ese and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value	□ Yes □ No □ Yes □ No □ Yes □ No	5. Comp		of the District: architectural and historic character: e and welfare of the District to the city residents and visito	ors:
<u>l.</u>		v Criteria / Findings of Fact:  onsistent with special and defining character of	surrounding properties: □ Ye	s 🗆 No 3. Relatic	on to historic and architec	tural value of existing structure:                 Yes     No	

**Project Address:** 50 MT. VERNON ST (LU-21-84) **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #6 Meeting Type:** 

- Zoning District: <u>GRB</u> Land Use: <u>Single-Family</u>
- Land Area: 4,350 SF +/-Estimated Age of Structure: c.1890

	<ul> <li>Building Style: <u>Greek Revival</u></li> <li>Historical Significance: <u>C</u></li> <li>Public View of Proposed Work</li> <li>Unique Features: <u>Accessory S</u></li> <li>Neighborhood Association: <u>Sc</u></li> </ul>	<u>tructure</u>	non Street.
<u>B.</u>	Proposed Work: To make façade	improvements to th	ne storefront and add a penthouse.
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	✓ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	☐ Principal	✓ Accessory	☐ Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensi	tive $\square$ Low Sensitivity	/ $\square$ "Back-of-House"

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

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

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

#### H. Project Type:

$\sqcup$ Consent Agenda (i.e. very small alterations, additions or expansi
--

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

#### **Neighborhood Context:**

• The building is located along Mount Vernon Street and is surrounded with many 1.5 - 2-5 story historic structures with small lots and shallow setbacks from the sidewalk.

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

The Application is proposing to:

- Add two shed dormers to the attic on the existing garage and cover the space to living
- Design Guideline Reference Guidelines for Roofing (04) and Windows and Doors (08).

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





Elevations and Street View Image



Zoning Map

#### 50 MT. VERNON ST. (LU-21-84) - PUBLIC HEARING #6 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information Existing Abutting Structures Proposed Surrounding Structures** FORM Building (+/-) (Average) (Average) Building **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 MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - Convert Attic to Living Space and Add 2 Dormers -Number of Stories No.:6 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT 8 Scale (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate ase **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 O Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate Approved 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** PROPERTY: 50 MI. ERT 20 Projections (i.e. bays, balconies...) ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING Awnings 25 ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

□ Yes □ No

2. Compatibility of design with surrounding properties:

**Project Address:** 420 PLEASANT ST. (LU-21-126) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #7** 

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

#### **Existing Conditions:**

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 4,791 SF +/-

- Estimated Age of Structure: c.1820
  Building Style: Federal
  Historical Significance: C
  Public View of Proposed Work: View from Franklin Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck, add staircase, & new front p	<u>orch</u>
---	-------------

<u>B.</u>	Proposed Work: Construct a rear of	<u>addition with deck,</u>	add staircase, & new from
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
	☐ Condo Association	☐ Abutting Propert	y Owner
<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 / Constructed	<u>l:</u>
	✓ Principal	Accessory	☐ Demolition
<u>F.</u>	Sensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensiti	ive $\square$ Low Sensitivity	"Back-of-House"
<u>G.</u>	Design Approach (for Major Projects	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	<u>Project Type:</u>		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	Minor Project (i.e. small alte	erations, additions or	expansions)

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

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

#### I. Neighborhood Context:

• The building is located along the intersection of Pleasant and Franklin Streets. It is surrounded with many 2 to 3 story wood- and brick-sided structures with shallow front yard setbacks, narrow side yards, and deeper rear yards.

#### J. Background & Suggested Action:

The applicant is proposing to:

- Renovate the rear elevation by adding a rear addition with a roof deck, a 3-story stair enclosure and a new rear entry porch.
- Note that there are letters of support in the file from the abutters.

#### Design Guideline Reference – Guidelines for Small-Scale New Construction and Additions (10).

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





Elevations & Street view Image



Zoning Map

#### 420 PLEASANT ST. (LU-21-126) - PUBLIC HEARING #7 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information Existing Abutting Structures Proposed Surrounding Structures** (Average) (Average) Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Date: Withdrawn Building Height – Zoning (Feet) with Stipulations Building Height – Street Wall / Cornice (Feet) - Replace Chimney & Decks and Stairs -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 4 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** Roofs 12 □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate easant 15 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate ш COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued Siding / Material 19 □ Appropriate □ Inappropriate PROPERTY: 420 PI **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** EP. □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate **\_** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 Storm Windows / Screens □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate 2 Porches and Balconies 27 □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) 31 □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate Garages/ Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) Appropriate | Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

**Project Address:** 33 GARDNER ST. (LU-21-135) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #8** 

Existing	Con	iditions:
-/		

- Zoning District: GRB
- Land Use: Multi- Family
- Land Area: 13,860 SF +/-
- Estimated Age of Structure: c.1740

- Building Style: Colonial
  Historical Significance: C
  Public View of Proposed Work: View from Gardner ST. & Walton Alley
  Unique Features: One of the oldest buildings in the neighborhood
- Neighborhood Association: South End

<u> 3. Proposed Work: To reconstruct a removed chimney</u>
--

B. Prop	osea work: 10 reconstruct a r	<u>emoved Chimney.</u>	
C. Othe	r Permits Required:		
	$\square$ Board of Adjustment	Planning Board	☐ City Council
D. Lot L	ocation:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existir	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensi	tivity of Context:		
	$lacktriangledown$ Highly Sensitive $\Box$ Sensitive	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House'
G. Desig	gn Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H. Proje</u>	<u>ct Type:</u>		
	$\square$ 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 large alternations, additions or expansions)

Page 17 of 38

#### I. Neighborhood Context:

• The building is located along Gardner Street and is surrounded by many historically significant structures in the heart of the historic district. It has a shallow front yard setback and a small lot consistent with the surrounding properties.

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

The Application is proposing to:

- Replace the recently-removed chimney which was removed to below the roofline without a permit from the city or approval from the HDC.
- As a response, the applicant proposes a restoration brick (Morin) and a mortar mix compatible with historic brick.
- This is a replacement-in-kind with the same dimensions and design of the removed

#### Design Guideline Reference - Guidelines for Roofing (04).

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





**HISTORIC** 

**SURVEY** 

**RATING** 

Aerial and 3D Massing Model Image



Zoning Map

Withdrawn

Approved with Stipulations

Continued

-21

Date:

Case

GARDNER

33

**PROPERTY** 

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

COMMISSION

DISTRICT

**HISTORIC** 

**PORTSMOUTH** 

FORM

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#### 33 GARDNER STREET (LU-21-135) - PUBLIC HEARING #9 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information Existing Abutting Structures Proposed**

#### **Surrounding Structures** (Average) (Average) Building Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Building Height - Street Wall / Cornice (Feet) - Replace Chimney In-Kind -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS APPROPRIATENESS APPLICANT'S COMMENTS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate 18 Walls ☐ Appropriate ☐ Inappropriate 19 Siding / Material □ Appropriate □ Inappropriate Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING Awnings 25 ☐ Appropriate ☐ Inappropriate 26 □ Appropriate □ Inappropriate Doors 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... □ Appropriate □ Inappropriate **Signs** (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening... □ Appropriate □ Inappropriate

## Accessory Buildings (i.e. sheds, greenhouses... □ Appropriate □ Inappropriate

- 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character:
- 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

#### I. Review Criteria / Findings of Fact:

- 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
- 3. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Evaluation Form: <u>53 GREEN STREET (LU-21-55)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #9</u>

A. Property Information - General:
Existing Conditions:  • Zoning District: CD5  • Land Use: Commercial  • Land Area: 78.843 SF +/-  • Estimated Age of Structure: c.1920/1970  • Building Style: Industrial  • Number of Stories: 2.0  • Historical Significance: Non-Contributing  • Public View of Proposed Work: View from Market and Green Streets  • Unique Features: NA  • Neighborhood Association: North End
B. Proposed Work: To add a new 5-Story Mixed-Use Apartment Building
C. Other Permits Required:
$\square$ Board of Adjustment $lackiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii$
D. Lot Location:
$\square$ Terminal Vista $oxedsymbol{arDelta}$ Gateway $\square$ Mid-Block
$\square$ Intersection / Corner Lot $\square$ Rear Lot
E. Existing Building to be Altered/ Demolished:
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Demolition
F. Sensitivity of Neighborhood Context:
$\square$ Highly Sensitive $\square$ Sensitive $oxedsymbol{arDelta}$ Low Sensitivity $\square$ "Back-of-House"
G. Design Approach (for Major Projects):
$\square$ 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, AC Hotel)
H. Project Type:
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)
$\square$ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

#### I. Neighborhood Context:

• This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still be implemented by the developer.

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

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

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

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





Proposed Design Renderings



Aerial View

## HISTORIC SURVEY RATING

NC

			53 GREEN SI	REET (LU-21-55) -	- PUBLIC HEAKIN	G #7 (MAJOK)		
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Struc (Average)	ures	<b>                   </b>
_	- No	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
- -	1	Gross Floor Area (SF)	•		•			<b>  24</b> ≥ ;
	2	Floor Area Ratio (GFA/ Lot Area)						
STAFF	3	Building Height / Street-Width Ratio				\ IF \ T		
	4	Building Height – Zoning (Feet)			MAJOR PRO	JJECI		∣ <b>╙</b> ╡╡
	5	Building Height – Street Wall / Cornice (Feet)	<b>D</b> -	I'-l- Cl l		Chara Albard Han Da	21 -12	N FO
	6	Number of Stories	– De	molish structure	es & Construct a s	5-Story, Mixed-Use Bu	liaing –	<b>∠</b> ≥ 3
		Building Coverage (% Building on the Lot)		20111170		10T1 0 110		0 0
	_	PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGE		ROPRIATENESS	
TX SEE	8	Scale (i.e. height, volume, coverage)					ate 🗆 Inappropriate	
	10	Placement (i.e. setbacks, alignment)					ate 🗆 Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)					ate 🗆 Inappropriate	
$\vdash$	12	Roofs					ate Inappropriate	
	13	Style and Slope					ate 🗆 Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					ate 🗆 Inappropriate	<b>⊣ 🖊</b> ს 🏻
	15						ate 🗆 Inappropriate ate 🗆 Inappropriate	با ۾ <b>ک</b>
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	19	Siding / Material					ate 🗆 Inappropriate	
	20	Projections (i.e. bays, balconies)					ate 🗆 Inappropriate	
1	21	Doors and windows					ate 🗆 Inappropriate	<b>                                     </b>
9	8	Window Openings and Proportions					ate 🗆 Inappropriate	
0	23	Window Casing/ Trim					ate 🗆 Inappropriate	дшξ
<u>ן</u>	24	Window Shutters / Hardware					ate 🗆 Inappropriate	∣ 🗖 ਨੇ ≯
		Awnings					ate 🗆 Inappropriate	<b>P</b> RTS
	26	Doors					ate 🗆 Inappropriate	
	27	Porches and Balconies					ate 🗆 Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					ate 🗆 Inappropriate	1 <del></del>
	29	Landings/ Steps / Stoop / Railings					ate 🗆 Inappropriate	ے ہے ∖
	30	Lighting (i.e. wall, post)					ate 🗆 Inappropriate	7
	31	Signs (i.e. projecting, wall)					ate 🗆 Inappropriate	7
)	32	Mechanicals (i.e. HVAC, generators)					ate 🗆 Inappropriate	
	33	Decks					ate 🗆 Inappropriate	
	34	Garages (i.e. doors, placement)					ate 🗆 Inappropriate	
	35	Fence / Walls (i.e. materials, type)					ate 🗆 Inappropriate	
170	36						ate 🗆 Inappropriate	
		Landscaping (i.e. gardens, planters, street trees)				☐ Appropr	ate 🗆 Inappropriate	
1							ate 🗆 Inappropriate	
FIS		, ,					ate 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropr	ate 🗆 Inappropriate	
<u>H.</u>	1. Pr 2. A	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property valu	□ Yes □ 1 □ Yes □ 1 ∪es: □ Yes □ 1	No 5. Com	•	r of the District: e architectural and historic charact ure and welfare of the District to the		□ Ye □ Ye ors: □ Ye

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## **Historic District Commission**

A. Property Information - General:

Project Address: 10 STATE STREET (LUHD-343)
Permit Requested: CERTIFICATE OF APPROVAL
WORK SESSION #3

Existing Conditions:  • Zoning District: CD4  • Land Use: Multi-Family Reside  • Land Area: 10,827 SF +/-  • Estimated Age of Structure: 20  • Building Style: NA  • Number of Stories: 3.0  • Historical Significance: NA  • Public View of Proposed Work  • Unique Features: NA  • Neighborhood Association: De	)14 : <u>View from State a</u>	nd Marcy Streets
B. Proposed Work: Add a recessed e	entrywa <u>y.</u>	
C. Other Permits Required:  Board of Adjustment	Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	Gateway	☐ Mid-Block
☐ Intersection / Corner Lot	RearLot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	☐ Significant Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☐ Sensiti	ive 🗹 Low Sensitivity	/ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 c	Congress, J <mark>ardinière Buildi</mark> r	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e.	., Porter Street Townhouse	s, 100 Market Street)
☐ Abstract Reference (i.e. Por	rtwalk, 51 Islington, 55 Cor	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	s Bank, Coldw <mark>e</mark> ll Banker)
H. Project Type:		
☐ 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 large	ge alternations, addit	ions or expansions)

#### I. Neighborhood Context:

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

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

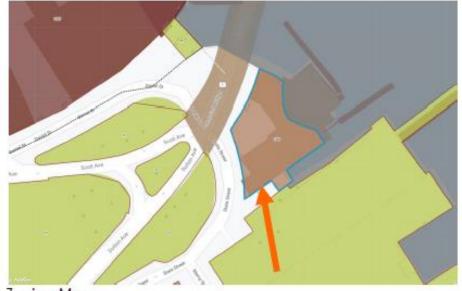
The applicant proposes the following design changes:

Create a new state street side entrance with vestibule within the existing footprint.

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



Aerial and Street View Image



# HISTORIC SURVEY RATING

Zoning Map

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	10 STATE STREET (LUHD-343) - WORK SESSION #3 (MINOR PROJECT)									
			INFO/ EVALUATION CRITERIA	RIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT						
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surro	unding Structures (Average)	<b>S</b> -I <sup>p</sup>	
			GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASSE	SSOR'S INFO)			-21 -21 -21 -21 -21 -21 -21 -21 -21 -21	
STAFF		1	Gross Floor Area (SF)						Sion	
ַ		2	Floor Area Ratio (GFA/ Lot Area)							
S	L	3	Building Height / Street-Width Ratio			MINOR PRO	) IECT		O 5 % -	
	Ļ	4	Building Height – Zoning (Feet)				JICI		<b>TT S o</b> ≥ ≥	
	-	5	Building Height – Street Wall / Cornice (Feet)		- New	Recessed Entry	way Portico -		MIS ate	
		6	Number of Stories		- INCW	Recessed Lilli	way ronico -			
	$\rightarrow$	7	Building Coverage (% Building on the Lot)						ON F COMMIS 3 Date pulations	
	$\rightarrow$		PROJECT REVIEW ELEMENT	API	PLICANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ON I	
	ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
	불	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	LUAT DISTRIC Case No oved with	
	8	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	- <b>4 8 9</b> ≥ 3	
	_	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	ALUA RIC DISTR EET Case Approved a	
S	-	12	Roofs					□ Appropriate □ Inappropriate		
F		13	Style and Slope					□ Appropriate □ Inappropriate	<b></b>	
ΑB	-	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate		
MEMBERS	- 1	15	Roof Materials					☐ Appropriate ☐ Inappropriate	EVA HISTORIC TE STREET  Pd   App	
₹		16	Cornice Line					☐ Appropriate ☐ Inappropriate	<b>→ &gt; 5 월 □ □</b>	
	S	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	⊣ш б ;;	
ō	RIALS	18	Walls					□ Appropriate □ Inappropriate		
S	뜶	19	Siding / Material					☐ Appropriate ☐ Inappropriate	<b>→ → •</b> • •	
S	¥.	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	TY UTH F STA prove	
OMMISSION	∞ŏ	21	Doors and Windows					□ Appropriate □ Inappropriate	ERTY  OUTH H  10 STAT  Approved  Continued	
Ž	공	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	<b>□ \$</b> ₹ ₹ °°	
	DESI	23	Window Casing/ Trim Window Shutters / Hardware					□ Appropriate □ Inappropriate		
Ö								□ Appropriate □ Inappropriate	ר אַ אַ ה. ⊔	
C	일	25 26	Awnings Doors					□ Appropriate □ Inappropriate	<b>⊣∧≋</b> ⊭ 5	
DISTRIC	BUILDIN	27	Porches and Balconies					□ Appropriate □ Inappropriate	PROPERTY:	
ST	8	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	ت کے ہے <b>کے</b> ا	
	H	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate		
Ö	ŀ	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate		
ž	ŀ	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	-	
0	-	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	1	
HISTOR	-	33	Decks					☐ Appropriate ☐ Inappropriate	THE RESERVE OF THE PERSON NAMED IN	
王		34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	辯 一	
_		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	411	
	S	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
	DESIG	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
	E D	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
	SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
	ŀ	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	$\dashv$	
		1. Pre	se and Intent: eserve the integrity of the District: sessment of the Historical Significance:	□ Yes I		ain the special characte	er of the District: ne architectural and histo		□ Yes □ No □ Yes □ No	
			onservation and enhancement of property value					istrict to the city residents and visit		
	I. R	eview	Criteria / Findings of Fact:						2,002,10	
		1. Co	onsistent with special and defining character of	f surrounding prop						
	1	2. Co	<ol> <li>Compatibility of design with surrounding properties:</li> <li>□ Yes □ No 4. Compatibility of innovative technologies with surrounding properties:</li> <li>□ Yes □ No 4. Compatibility of innovative technologies with surrounding properties:</li> </ol>							

Project Evaluation Form: 322 ISLINGTON STREET (LU-21-355)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #11

<ul> <li>A. Property Information - General:</li> <li>Existing Conditions: <ul> <li>Zoning District: CD4-L2</li> <li>Land Use: Two- Family</li> <li>Land Area: 4,422 SF +/-</li> <li>Estimated Age of Structure: c.1890</li> <li>Building Style: Mansard</li> <li>Number of Stories: 1.5</li> <li>Historical Significance: Contributing</li> <li>Public View of Proposed Work: View from Cabot and Islington Streets</li> <li>Unique Features: NA</li> <li>Neighborhood Association: Islington Creek</li> </ul> </li> </ul>						
B. Proposed Work: To extend or replace the 2 story garage and add a connector.						
C. Other Permits Required:						
☑ Board of Adjustment ☐ Planning Board ☐ City Council						
D. Lot Location:						
$\square$ Terminal Vista $\square$ Gateway $\square$ Mid-Block						
$lacktriangledown$ Intersection / Corner Lot $\ \square$ Rear Lot						
E. Existing Building to be Altered/ Demolished:						
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition						
F. Sensitivity of Context:						
$\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"						
G. Design Approach (for Major Projects):						
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:						
Consent Agenda (i.e. very small alterations, additions or expansions)						
☐ Minor Project (i.e. small alterations, additions or expansions)						
Moderate Project (i.e. significant additions, alterations or expansions)						
☐ Major Project (i.e. very large alternations, additions or expansions)						

#### I. Neighborhood Context:

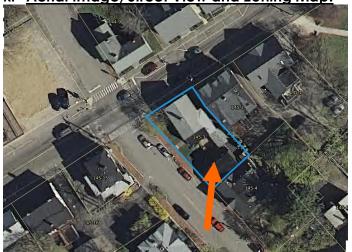
• This contributing historic structure is located along Cabot and Islington Streets. It is surrounded with many other wood, 2-2.5 story contributing structures with shallow frontyard setbacks.

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

- The applicant proposes to:
  - Remodel the existing carriage house in a new location.
  - Add a single story connector.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

					J - PUBLIC HEARII	NG #11 (MODERATE)						
INFO/ EVALUATION CRITERIA				ECT PROPERTY	A b	NEIGHBORHOOD CONTEXT	21					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)						
	No.		Dollaring	boliding ( · / - )	(,	(,5,235)	<b>\\ \\ \</b>					
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)							
	1	Gross Floor Area (SF)			•		_ ^					
	2	Floor Area Ratio (GFA/ Lot Area)					FO 11SS10 Date:					
	3	Building Height / Street-Width Ratio		MODERATE PROJECT								
	4	Building Height – Zoning (Feet)		– REMODEL CARRIAGE HOUSE AND ADD CONNCETOR ONLY –								
	5	Building Height – Street Wall / Cornice (Feet)	_									
	6	Number of Stories		KEMODEL CARR	IAGE HOUSE AIN	D ADD COMMOLION ONLY						
	/	Building Coverage (% Building on the Lot)			-		0 2 3					
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG		$\mathbf{\underline{\bigcirc}} \mathbf{\underline{\triangleright}} \mathbf{z}$					
NTEXT	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate						
Ĕ	7	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate						
8	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	UAT DISTRIC					
_	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)  Roof Materials				□ Appropriate □ Inappropriate	A STR					
	15					☐ Appropriate ☐ Inappropriate	> 0 -					
	16	Cornice Line				☐ Appropriate ☐ Inappropriate						
<i>ν</i> ⊢	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate	EV HISTO					
ĕ⊢	18	Walls				☐ Appropriate ☐ Inappropriate						
MATERIALS	19	Siding / Material				☐ Appropriate ☐ Inappropriate	FZ					
<b>\delta</b>	20	Projections (i.e. bays, balconies)  Doors and windows				□ Appropriate □ Inappropriate	E H					
<u>«خ</u>	21	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate	RT OUTH ISLIN					
<u>გ</u>	22	Window Openings and Proportions  Window Casing/ Trim				☐ Appropriate ☐ Inappropriate	ШЎЗ					
DESIG	23 24	Window Casing/ IIIII Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	<b>P</b> 75/					
	25	Awnings				□ Appropriate □ Inappropriate	$\sim$ $\sim$ $\sim$					
ĭĕ⊢	26	Doors				□ Appropriate □ Inappropriate	ORTS/					
BUILDING	27	Porches and Balconies				□ Appropriate □ Inappropriate	S & Y					
BB ⊢	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate						
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	<b>a</b> 6					
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	چ					
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	-					
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate						
	33	Decks				□ Appropriate □ Inappropriate						
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate						
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate						
<u>ان</u>	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate						
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate						
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						
1. 2. 3.	Pre Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Co	·	er of the District: ne architectural and historic character: sure and welfare of the District to the city residents and visitor	☐ Yes ☐ Yes rs: ☐ Yes					
1.	Сс	Criteria / Findings of Fact:  onsistent with special and defining character of mpatibility of design with surrounding properties				ectural value of existing structure:   Yes  No chnologies with surrounding properties:  Yes  No						

**Project Address: 64 VAUGHAN MALL (LU-21-214) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A** 

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900

- Building Style: <u>Vernacular Commercial</u>
  Historical Significance: <u>C</u>
  Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: <u>NA</u>
- Neighborhood Association: Downtown

3. Proposed Work:	<u>To make fac</u>	<u>cade im</u>	<u>provements</u>	<u>s to t</u>	<u>he stc</u>	<u>orefront</u>	<u>and a</u>	<u>add c</u>	<u>a pent</u>	<u>house</u>

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

<u>E.</u>	Existing Building to be Altered/	<u>Demolishe</u>	<u>ed:</u>
	Principal		Access

▶ Principal	□ Accessory	□ Demolition
F. Sensitivity of Context:		

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

G. Design Approach (for Major Projects):

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

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

#### H. Project

riype:
$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansions)
$\square$ Minor Project (i.e. small alterations, additions or expansions)
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
Major Project (i.e. very large alternations, additions or expansions)

#### **Neighborhood** Context:

• The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

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

The Application is proposing to:

- Add three story addition with an attic to the existing historic structure.
- The revised elevations show a variety of modifications suggested by the Commission.

### Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

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





Aerial and Street View Image



**Zoning Map** 

## 64 VAUGHAN MALL (LU-21-214) – PUBLIC HEARING #A (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA		CT PROPERTY	11210	SHBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
	NA.	GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)					
	1	Gross Floor Area (SF)	(							
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio			AAA IOD DDO IE	<b>~</b> T				
	4	Building Height – Zoning (Feet)		MAJOR PROJECT						
	5	Building Height – Street Wall / Cornice (Feet)		۷ ما ما ما ۲ د ۱	law. Addiliam la lba E	Svietie a Duildie a				
	6	Number of Stories		- Add d 3-31	ory Addition to the E	existing building –				
	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS				
;	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate				
CNEX	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate				
,	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate				
į	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				
j		Walls				☐ Appropriate ☐ Inappropriate				
IERIALS	19	Siding / Material				☐ Appropriate ☐ Inappropriate				
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate				
	21	Doors and Windows				☐ Appropriate ☐ Inappropriate				
I	22	Window Openings and Proportions				□ Appropriate □ Inappropriate				
ŀ	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate				
İ	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				
		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				
-		Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate				
5	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate				
SILE DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate				
H. Purpose and Intent:										
		eserve the integrity of the District:	□ Yes □	No. 4 Mair	ntain the special character of the	District:				
		sessment of the Historical Significance:	□ Yes □		nplement and enhance the archi					
		<del>_</del>			·	d welfare of the District to the city residents and visi				
_		onservation and enhancement of property value	es:	1NO 0, PIOII	iore the education, pleasure and	wendle of the distinct to the city residents and visi				
-	<u>Review</u>	<u>Criteria / Findings of Fact:</u>								
ť	1 ^	ensistent with special and defining character of s				value of existing structure: □ Yes □ No				

#### Page 11 of 26

### **Historic District Commission**

Project Address: 238 DEER ST. (LUHD-340)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

Existing Conditions:  Zoning District: CD4  Land Use: Commercial  Land Area: 6,098 SF +/- Estimated Age of Structure: c.1960  Building Style: Modern (1960)  Historical Significance: NC  Public View of Proposed Work: View from Deer and Bridge Streets  Unique Features: NA  Neighborhood Association: Downtown							
B. Proposed Work: To replace existing building with a 4 story residential building.							
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/ Demolished:							
✓ Principal □ Accessory □ Demolition							
F. Sensitivity of Context:							
$\square$ Highly Sensitive $\square$ Sensitive $oxdot \square$ Low Sensitivity $\square$ "Back-of-House"							
G. Design Approach (for Major Projects):							
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
△ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project Type:							
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)							
☐ Minor Project (i.e. small alterations, additions or expansions)							
☐ Moderate Project (i.e. significant additions, alterations or expansions)							
☑ Major Project (i.e. very large alternations, additions or expansions)							

#### Neighborhood Context:

 The building is located along Deer Street. It is surrounded with many 3-4 story masonry structures with shallow setbacks.

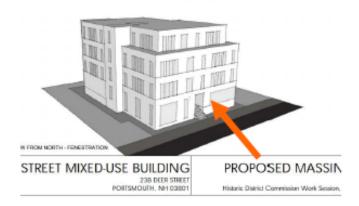
#### J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- REMOVAL OF EXISTING BUILDING DOWN TO GRADE (SUBGRADE FOUNDATION WALLS AND BASEMENT SLAB TO REMAIN).
- CONSTRUCT NEW 3-4 STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL AND UPPER FLOORS WITH (7) APARTMENTS ON EACH FLOOR BETWEEN 400-500 SF EACH.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10).

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





Proposed Alterations and Existing Conditions



Zoning Map

## HISTORIC SURVEY RATING

NC

			238 DEER ST. (LU	HD-340) –	<b>WORK SESSION </b>	#B (MAJOR)		
		INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORHOOD	CONTEXT	
	NI -	Project Information	Existing Building B	Proposed Building (+/-)	Abutting Structures (Average)	Surro	ounding Structures (Average)	
L		GENERAL BUILDING INFORMATION	(ESTIMATED FROM	THE TAX MAPS & AS	SESSOR'S INFO)			
L L	1	Gross Floor Area (SF)						
<u> </u>	2	Floor Area Ratio (GFA/ Lot Area)						
?	3	Building Height / Street-Width Ratio			MAJOR PRO	DIFCT		
	4	Building Height – Zoning (Feet)						I
	<u> </u>	Building Height – Street Wall / Cornice (Feet)  Number of Stories		- C	onstruct a 4-Stor	v Buildina –		
	7	Building Coverage (% Building on the Lot)		•		, , , , , , , , , , , , , , , , , , , ,		1
	•	PROJECT REVIEW ELEMENT	APPLICANT'S COM	MENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	
5	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriat	e
<u>~</u>	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriat	
N O	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriat	
ပ	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriat	
, 🦳	12	Roofs					□ Appropriate □ Inappropriat	
MEMBERS	13	Style and Slope					□ Appropriate □ Inappropriat	
ا دُ	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriat	
	15	Roof Materials					□ Appropriate □ Inappropriat	e
!	16	Cornice Line					🗆 Appropriate 🗆 Inappropriat	e
SIGN & MATERIALS	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriat	e
ALS	18	Walls					🗆 Appropriate 🗆 Inappropriat	
ER.	19	Siding / Material					□ Appropriate □ Inappropriat	
₽	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriat	
≥ ∞	21	Doors and Windows					□ Appropriate □ Inappropriat	
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriat	
- SIC	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriat	
<u> </u>	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriat	
N N	25	Awnings					☐ Appropriate ☐ Inappropriat	
I D	26	Porches and Balconies					☐ Appropriate ☐ Inappropriat	
BUILDING	27 28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriat	
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriat	
	30	Lighting (i.e. wall, post)					<ul> <li>□ Appropriate</li> <li>□ Inappropriat</li> <li>□ Appropriate</li> <li>□ Inappropriat</li> </ul>	
<u>.</u>	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriat	
,	32	Mechanicals (i.e. HVAC, generators)					<ul> <li>□ Appropriate</li> <li>□ Inappropriat</li> </ul>	
	33	Decks					□ Appropriate □ Inappropriat	
<u>:</u>	34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriat	
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriat	
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriat	
ESI	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriat	
	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriat	/
SIT	39	Parking (i.e. location, access, visibility)					🗆 Appropriate 🗆 Inappropriat	100
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriat	
Н.	-	se and Intent:						
		eserve the integrity of the District:	☐ Yes ☐ No		ntain the special characte			
	2. Ass	sessment of the Historical Significance:	☐ Yes ☐ No	5. Con	nplement and enhance th	e architectural and histo	oric character:	
	3. Cc	onservation and enhancement of property values	: □ Yes □ No	6. Pron	note the education, pleas	ure and welfare of the D	istrict to the city residents and	d visitors:
I. R	eview	Criteria / Findings of Fact:						
		onsistent with special and defining character of su	urrounding properties: 🗆 Ye	es 🗆 No 3. Rela	tion to historic and archite	ectural value of existina s	tructure:	
		mpatibility of design with surrounding properties:			npatibility of innovative tec			
		i			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3.13.11	5  - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	

Project Address: 137 NORTHWEST ST. (LUHD-296) Permit Requested: **CERTIFICATE OF APPROVAL WORK SESSION #B Meeting Type:** 

Existing	Con	ditions:

- Zoning District: GRA
- Land Use: Single Family

- Land Area: 23,522 SF +/Estimated Age of Structure: c.1890
  Building Style: Queen Anne
  Historical Significance: C
  Public View of Proposed Work: View from Northwest Street & the Rte.1 Bypass.
- Unique Features: NA
- Neighborhood Association: Christian Shore

В.	Proposed Work:	To construct	a new single	family	/ house o	on the lot <u>.</u>

C. Other Permits Required:									
	☑ Board of Adjustment	✓ Planning Board	City Council						
D. Lot Location:									
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block						
	☐ Intersection / Corner Lot	RearLot							
E. Existing	E. Existing Building to be Altered/ Demolished:								
	✓ Principal	☐ Accessory	☐ Demolition						
F. Sensitiv	ity of Context:								
☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"									
G. Design Approach (for Major Projects):									
	Literal Replication (i.e. 6-16 c	Congress, Jardinière Buildin	ng, 10 Pleasant Street)						
	✓ Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)						
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)						
☐ Intentional Opposition (i.e. MoIntyre 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)									

#### L. Neighborhood Context:

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

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

The Application is proposing to:

- Construct a new single-family residence on the north eastern portion of the property.
- Note that a variance was granted to support this application.
- Earlier this week I met with the applicant and the builder and suggested a different house design based on the many design constraints presented by the shape and topography of the lot and its placement directly beside the Route 1 bypass.
- Based on the feedback from the May meeting, the applicant will submit revised plans and elevations for the June 9th meeting.

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

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





Proposed Alterations and Existing Conditions



Zoning Map

137 NORTHWEST ST. (LUHD-296) – WORK SESSION #B (MINOR)								
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
	l	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>21</b>	
		GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASSE	SSOR'S INFO)		45	
Ξ.	1	Gross Floor Area (SF)	,		•		<b> </b>	
STA	- 2	Ploor Area Ratio (GFA/ Lot Area)					O S 3	
~		Building Height / Street-Width Ratio		AA	ODERATE PI	PO IFCT		
	4	0 0 0		/4/	ODLKAILII	KOJLCI	T S a s	
		Building Height - Street Wall / Cornice (Feet)		- Construc	t a New Single.	-Family Structure -	_ ≥ ≥ 5	
	_	Number of Stories		Consilion	i a itew omigie	-raining on octors	<b>Z S L</b> 5	
_	- '	Building Coverage (% Building on the Lot)					ONMI COMMI Date Date	
$\perp$		PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGI		ON COMMINICATIONS	
	×	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate		
	N 1	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	─ <b>⋝</b> ⋝७₹	
	•	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	AT AT TRIC	
μ,	-					☐ Appropriate ☐ Inappropriate		
	_	2 Roofs				□ Appropriate □ Inappropriate	ALU IC DIS IC DIS IST. C PProve	
	_	3 Style and Slope				☐ Appropriate ☐ Inappropriate		
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	_	5 Roof Materials				☐ Appropriate ☐ Inappropriate		
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	⋖ —	8 Walls				☐ Appropriate ☐ Inappropriate		
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	3					☐ Appropriate ☐ Inappropriate		
	3					☐ Appropriate ☐ Inappropriate		
	3	7 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate		
1	3	B Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	7	
	3					□ Appropriate □ Inappropriate		
		O Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate		
Н	1. 2.	Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property val	□ Yes □ Yes ues: □ Yes	□ No 5. Comp			□ Yes □ No □ Yes □ No itors: □ Yes □ No	
L	Revi	ew Criteria / Findings of Fact; Consistent with special and defining character of Compatibility of design with surrounding propertic	f surrounding prop	erties: 🗆 Yes 🗆 No 3. Relatio	on to historic and archite	,		

#### Page 19 of 26

### **Historic District Commission**

**Project Evaluation Form:** 93 PLEASANT STREET (LUHD-235) Permit Requested: **CERTIFICATE OF APPROVAL** Meeting Type: WORK SESSION #C

A. Property Information - Gen	ral:
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#### Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: <u>Commercial</u> Land Area: <u>11,325 SF +/-</u>
- Estimated Age of Structure: c.1818
- Building Style: Federal
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: <u>Downtown</u>

В	3. I	Prop	<u>osed</u>	Work:	To a	<u>dd</u>	<u>a 3</u>	<u>3-stor</u>	y a	<u>ddi</u>	<u>tion</u>	with	cor	nec	tor	buil	di	ng
		•							•									

	-							
C. Other Permits Required:								
☐ Board of Adjustment	Planning Board	☐ City Council						
D. Lot Location:								
☐ Terminal Vista	☐ Gateway	☐ Mid-Block						
Intersection / Corner L	ot 🗌 RearLot							
E. Existing Building to be Altered/ De	emolished / Constructed	<u> </u>						
✓ Principal	☐ Accessory	☐ Demolition						
F. Sensitivity of Context:								
$lacktriangle$ Highly Sensitive $\Box$ Se	ensitive $\square$ Low Sensitivit	y 🗌 "Back-of-Hou						
G. Design Approach (for Major Proje	ects):							
Literal Replication (i.e. 6-	16 Congress, Jardinière Buildi	ng, 10 Pleasant Street)						
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
✓ Abstract Reference (i.e.)	e. Portwalk, 51 Islington, 55 Co	ngress Street)						
☐ Intentional Opposition	(i.e. McIntyre Building, Citizen	's Bank, Coldwell Banke						
H. Project Type:								

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

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

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

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

#### Neighborhood Context:

 This historically significant and <u>focal</u> building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the

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

The Applicant is seeking to:

- Add a three-story addition to the parking lot area along Court Street and add a glass connector to the Treadwell House.
- Based on the feedback from the May meeting, the applicant will submit revised plans and elevations for the June 9th meeting. We will also have this inserted in the 3-D Massing Model.
- Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)

#### K. Aerial Images and Maps:



Elevations



93 PLEASANT STREET (LUHD-235) - WORK SESSION #C (MAJOR)										
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT										
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>12 8</b> Iiied			
		GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		(1)			
	1	Gross Floor Area (SF)			·		FOR MISSION ate: 6-9.			
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio			MAJOR PROJ	FCT	S :: -			
	4	4 Building Height - Zoning (Feet)			<b>□ □ □ □ □ □ □ □ □ □</b>					
	5			– Construct a 3-Story Addition and a Connector Building –						
	6	Number of Stories								
_	7	7 Building Coverage (% Building on the Lot)			ON FI COMMI O.:C Dat Stipulations					
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTION		☐ <b>O</b> ŏ Ṣ ≩			
5	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate				
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						☐ Appropriate ☐ Inappropriate				
	38	, , , , , , , , , , , , , , , , , , , ,				☐ Appropriate ☐ Inappropriate				
	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate				
l.	1. P	ose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance:	□ Yes □ □ Yes □	No 5. Com		rchitectural and historic character:	□ Yes □ N			
l.	Revie	Conservation and enhancement of property value  We Criteria / Findings of Fact:  Consistent with special and defining character of				and welfare of the District to the city residents and visional value of existing structure:	tors:			
<ol> <li>Consistent with special and defining character of surrounding properties:</li> <li>Yes</li> <li>No</li> <li>Compatibility of design with surrounding properties:</li> <li>Yes</li> <li>No</li> <li>Compatibility of innovative technologies with surrounding properties:</li> <li>Yes</li> <li>No</li> </ol>										

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

Existing	Con	iditions:
-/		

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/Estimated Age of Structure: c.1960s
  Building Style: Contemporary
  Historical Significance: NA

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

<u>B.</u>	Proposed Work: To construct a 4-5	story mixed-use bu	<u>vilding(s).</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			
	✓ Intersection / Corner Lot	☐ Rear Lot				
<u>E.</u>	Existing Building to be Altered/ Demo	olished:				
	✓ Principal	Accessory	Demolition			
<u>F.</u>	Sensitivity of Context:					
	☐ Highly Sensitive ☑ Sensit	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-Hous			
<u>G</u> .	Design Approach (for Major Project:	<u>s):</u>				
	Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)			
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
	Abstract Reference (i.e. Por	twalk, 51 Islinaton, 55 Con	aress Street)			

#### H. Project Type:

Minor Project (i.e. sm	all alterations,	additions o	r expansions	5)
Moderate Project (i	e. significant c	additions, al	terations or e	expansions)

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

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

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

#### I. Neighborhood Context:

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

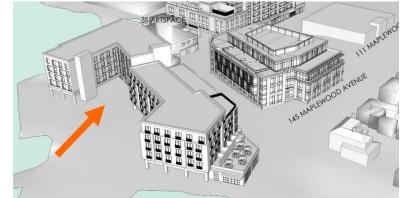
#### Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- Note that the applicant has requested a continuance of this application until August.

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

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





Aerial and Street View Image



Zoning Map

		I & 3 I KAYENE	:3 AVE. (LUHD-23	34) – WORK SESSIC	JN #D (MAJOK)						
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT						
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)						
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)							
	1 Gross Floor Area (SF)	·		•							
	2 Floor Area Ratio (GFA/ Lot Area)										
	3 Building Height / Street-Width Ratio		MAJOR PROJECT								
	4 Building Height – Zoning (Feet)										
	5 Building Height – Street Wall / Cornice (Feet)		- Constr	uct two 5 Story Mi	ixed-Use Buildings –						
	Number of Stories	_	CONSII	oci iwo o ololy ivii	ixed-ose bolidings						
_	7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	ADDUCAL	NIT'S COAAAAENITS	LIDC SUCCES	A DDD ODDI A TENESS						
-		APPLICAL	NT'S COMMENTS	HDC SUGGES							
ONTEXT	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate						
<u>:</u>  -	9 Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate						
,⊢	10 Massing (i.e. modules, banding, stepbacks)  11 Architectural Style (i.e. traditional modern)				□ Appropriate □ Inappropriate						
	<ul> <li>11 Architectural Style (i.e. traditional – modern)</li> <li>12 Roofs</li> </ul>				□ Appropriate □ Inappropriate						
	13 Style and Slope				□ Appropriate □ Inappropriate						
-	14 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate						
	15 Roof Materials				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate						
<del>                                     </del>	16 Cornice Line			1	□ 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 Decks				☐ Appropriate ☐ Inappropriate						
_	34 Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate						
_	35 Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate						
	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate						
_	27 Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate						
	38 Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate						
	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate						
	40 Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate						
<u>Pυ</u>	rpose and Intent:  Preserve the integrity of the District:		No 4. Mai	intain the special character							
2.	Assessment of the Historical Significance:			•	architectural and historic character:						
	Conservation and enhancement of property v			•	re and welfare of the District to the city residents and v						
	,										
<u>ке\</u>	view Criteria / Findings of Fact:	r of currounding proper	tion: DVon DNo 2 Date	ation to historia and archite-	atural value of existing atrustures.						
١.	Consistent with special and defining character	<u> </u>			<u> </u>						
۷.	Compatibility of design with surrounding prope	rties:	$\sqcup$ res $\sqcup$ No 4. Cor	mpatibility of innovative fech	nnologies with surrounding properties: 🗆 Yes 🗆 No						

**Project Address:** 

**Meeting Type:** 

H. Project Type:

**Permit Requested:** 

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

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

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- NOTE The applicant has submitted a request to postpone this application until the August meeting.

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

Existing Conditions:

• Zoning District: GRB

• Land Use: Single Family

• Land Area: 5,660 SF +/
• Estimated Age of Structure: c.1875

• Building Style: Greek Revival

• Historical Significance: C

• Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.

• Unique Features: Non-Contributing

Neighborhood Association: <u>South End</u>
 <u>B. Proposed Work:</u> <u>To add a recessed roof dormer.</u>

<u>C.</u>	Other Permits Required:	
	☑ Board of Adjustment	☐ Planning Board
<u>D.</u>	Lot Location:	

<u>Location:</u>		
☐ Terminal Vista	☐ Gateway	☑ Mid-Bloc
☐ Intersection / Corner Lot	☐ Rear Lot	
ling Duilding to be Alleged / Demo	aliah a di	

279 MARCY ST. (LUHD-259)

**CERTIFICATE OF APPROVAL** 

☐ City Council

**WORK SESSION #E** 

E. Existing Building to be Altered	d/ Demolished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $lacksquare$	$oldsymbol{1}$ Sensitive $\Box$ Low Sensitivity	☐ "Back-of-Hous
G. Design Approach (for Major	Projects):	
Literal Replication (i	i.e. 6-16 Congress, Jardinière Building	g, 10 Pleasant Street)
lacktriangle Invention within a	Style (i.e., Porter Street Townhouses	s, 100 Market Street)
☐ Abstract Reference	e (i.e. Portwalk, 51 Islington, 55 Conç	gress Street)

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

☐ 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)

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

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		<u> </u>	2/9 MARCY 31.	(LUHD-2	99) – MOKK 2F22IO	N #E (MODER	(AIE)		
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
		Project Information	Existing Building	Proposed Building (+,			Surrounding Structures (Average)	3	<b> </b>
	A1 ~	GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX M	APS & ASSESSOR'S INFO)				<b>                   </b>
느	1	Gross Floor Area (SF)			•				FOR MISSION te: 4-14-
STA	2	Floor Area Ratio (GFA/ Lot Area)							
S	3	Building Height / Street-Width Ratio			MODERATE	PRO IFCT			O 3 4
	4	Building Height – Zoning (Feet)			MODERAIL	INOJECI			L S :
	5	Building Height – Street Wall / Cornice (Feet)		- Con	struct a Recessed	Roof Dormer	and Deck -		
	6	Number of Stories		COI	isiloci a kecessea	KOOI DOIIIICI	and beek		ZŞÖ
		Building Coverage (% Building on the Lot)	A DDI LC A NITIC	COMMENTS	LIDC 6	UCCECTIONS	ADDDOD	DIATENIECO	ON COMMI
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENIS	HDC 2	UGGESTIONS		RIATENESS	<b>O</b> & #!
E	8	Scale (i.e. height, volume, coverage)						□ Inappropriate	┤ <b>置</b> ≒♀
뉟	10	Placement (i.e. setbacks, alignment)						☐ Inappropriate	
8	10	Massing (i.e. modules, banding, stepbacks)						☐ Inappropriate	Se
<b>⊢</b>	11	Architectural Style (i.e. traditional – modern)						□ Inappropriate	ALU/ RIC DIST ST. Cas
SS	12	Roofs Style and Slope						☐ Inappropriate	
MEMBERS	13 14	Roof Projections (i.e. chimneys, vents, dormers)						□ Inappropriate	<u>ا</u> ن ن <b>ک</b>
N N	15	Roof Materials						<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	
<b>画</b>	16	Cornice Line							
<b>≥</b>	17	Eaves, Gutters and Downspouts						<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	
<b>Z</b>	18	Walls						□ Inappropriate	EV HISTO ARCY
<u>Q</u>   ₹	19	Siding / Material						<ul><li>□ Inappropriate</li></ul>	- <del>-</del> - >
2   E	20	Projections (i.e. bays, balconies)						<ul><li>☐ Inappropriate</li></ul>	<b>RTY</b> OUTH H
¥∣¥	21	Doors and Windows						□ Inappropriate	<b>RT</b> OUTH
≨   ≼	22	Window Openings and Proportions						<ul><li>□ Inappropriate</li></ul>	<b>2</b> 0 2
OMMISSION SIGN & MATERIALS	23	Window Casing/ Trim						<ul> <li>□ Inappropriate</li> </ul>	
	24	Window Shutters / Hardware						<ul> <li>□ Inappropriate</li> </ul>	OPERTY:
	25	Awnings						□ Inappropriate	
	26	Doors						□ Inappropriate	
DISTRICT	27	Porches and Balconies						□ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)						□ Inappropriate	_
	29	Landings/ Steps / Stoop / Railings					□ Appropriate	□ Inappropriate	
<u>ပ</u>	30	Lighting (i.e. wall, post)					☐ Appropriate	□ Inappropriate	
~	31	Signs (i.e. projecting, wall)						□ Inappropriate	
$\succeq$	32	Mechanicals (i.e. HVAC, generators)						□ Inappropriate	
HISTORIC	33	Decks						□ Inappropriate	
┻┝	34	Garages/ Barns / Sheds (i.e. doors, placement)						□ Inappropriate	
z	35	Fence / Walls (i.e. materials, type)						□ Inappropriate	
ESIGN	36	Grading (i.e. ground floor height, street edge)						☐ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)						☐ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)						☐ Inappropriate	
\ \	39	Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)						□ Inappropriate	
	40 Purpor						Appropriate	□ Inappropriate	
п.	-	se and Intent:	□ V 00 □ k!-		4 Maintain the area sign start	ractor of the District			□ <b>V</b> • • □
		eserve the integrity of the District:	□ Yes □ No		4. Maintain the special char		and historia abaraatar		☐ Yes ☐
		sessment of the Historical Significance:	☐ Yes ☐ No		5. Complement and enhan			والتناب سواطور والمارة	☐ Yes ☐
	3. Cc	onservation and enhancement of property val	ues:		6. Promote the education, p	pieasure and welfare	or the district to the city	resiaents and visitor	ors:
<u>I.</u> F	eview	Criteria / Findings of Fact:							
	1. Cc	onsistent with special and defining character o	f surrounding properties:	☐ Yes ☐ No	3. Relation to historic and a	chitectural value of e	existing structure:	□ Yes □ No	
	2. Co	mpatibility of design with surrounding propertie	es:	□ Yes □ No	4. Compatibility of innovative	e technologies with s	surrounding properties:	☐ Yes ☐ No	

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

<u>A.</u>	Property Information - General:
	Existing Conditions:
	700ing District CD 1 1

- Zoning District: <u>CD4-L1</u> Land Use: Multi-Family
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c. 1996

	<ul> <li>Historical Significance: NA</li> <li>Public View of Proposed Work</li> </ul>	: View from Court S	<u>treet</u>
	<ul><li>Unique Features: <u>NA</u></li><li>Neighborhood Association: <u>Sc</u></li></ul>	outh End	
В.	Proposed Work: Add a 4th Floor Ad	ddition and roof de	ck along Court Street
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
	☐ Condo Association	☐ Abutting Propert	y Owner
<u>D.</u>	Lot Location:		
	$\square$ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive <b>☑</b> Sensit	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"
<u>G.</u>	Design Approach (for Major Project:	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e.	., Porter Street Townhouse:	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

☐ 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)

#### L. Neighborhood Context:

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

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

The Application is proposing to:

- Change the roof design by adding a 4<sup>th</sup> floor addition and roof deck.
- The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.
- NOTE The Applicant has requested a postponement of this application until August while they continue to study the visual impacts of the project.
- <u>Design Guideline Reference</u>: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and Additions (10).

N. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



Zoning Map

	449 COURT STREET (LUHD-235) – WORK SESSION #F (MODERATE)  INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT						
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		A b	NEIGHBORE		
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
1	Gross Floor Area (SF)						
2	Floor Area Ratio (GFA/ Lot Area)						
3	Building Height / Street-Width Ratio		A	<b>MODERATE P</b>	RO IFCT		O
4	Building Height – Zoning (Feet)		IV	COLKAIL	WO1FC!		<b>I</b> III I
5	Building Height – Street Wall / Cornice (Feet)	<ul> <li>Add 4<sup>th</sup> Floor Addition and Roof Deck –</li> </ul>					
6	Number of Stories		- Aud 4	- Hoor Addition	dila kool	DCCK -	7
7	Building Coverage (% Building on the Lot)						
	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
≥ 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
9 9 10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
<u>5</u> 10						□ Appropriate □ Inappropriate	<b>⊿</b>
<del>ن</del> 11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
12						□ Appropriate □ Inappropriate	<b></b>
13	, ,					□ Appropriate □ Inappropriate	_
14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	_
15						□ Appropriate □ Inappropriate	
16						□ Appropriate □ Inappropriate	<b>」</b>
17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
18 T						□ Appropriate □ Inappropriate	
19 19	<u> </u>					□ Appropriate □ Inappropriate	<b>→</b>
	, , ,					□ Appropriate □ Inappropriate	<b>∐</b>
≥ 21	Doors and Windows					□ Appropriate □ Inappropriate	<b>−</b> 🕶
Z 22						□ Appropriate □ Inappropriate	
23 24						□ Appropriate □ Inappropriate	⊒ Щ
						□ Appropriate □ Inappropriate	
25 26 27						□ Appropriate □ Inappropriate	
26						□ Appropriate □ Inappropriate	
<u> </u>	Porches and Balconies					□ Appropriate □ Inappropriate	
28	, , , , , , , , , , , , , , , , , , , ,					□ Appropriate □ Inappropriate	_
29						□ Appropriate □ Inappropriate	
30						□ Appropriate □ Inappropriate	
31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
32	, ,					☐ Appropriate ☐ Inappropriate	
33						□ Appropriate □ Inappropriate	
34	Garages/Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
Z 35	, , , ,					☐ Appropriate ☐ Inappropriate	
36 36 37						☐ Appropriate ☐ Inappropriate	
37						☐ Appropriate ☐ Inappropriate	
世 38	, ,					☐ Appropriate ☐ Inappropriate	
						☐ Appropriate ☐ Inappropriate	
40 L Burro	,					☐ Appropriate ☐ Inappropriate	
	ose and Intent:		NI_	A adia dia ana ana anto tropico de la companya di	f 11 15:11:11		
	reserve the integrity of the District:	□ Yes □		ntain the special characte			
	ssessment of the Historical Significance:			nplement and enhance th			•
3. C	Conservation and enhancement of property value	es: 🗆 Yes 🗆 I	No 6. Prom	note the education, pleas	ure and welfare	of the District to the city residents and visi	tors:
	w Criteria / Findings of Fact:			1			
	Consistent with special and defining character of					=	
2. Co	ompatibility of design with surrounding properties	:	☐ Yes ☐ No 4. Com	npatibility of innovative te	chnologies with s	surrounding properties: 🗆 Yes 🗆 No	