# Staff Report – August 3<sup>rd</sup>, 2022

### August 3rd MEETING

# **Administrative Approvals:**

- 1. 266 Middle St. (LUHD-495)
- 2. 404 Islington St. (LUHD-499)
- 3. 11 Walden St. (LUHD-502)
- 4. 53 Rogers St. (LUHD-503)
- 5. 407 The Hill, Unit 6 (LUHD-504)
- Recommend Approval

## **PUBLIC HEARINGS - OLD BUSINESS:**

- A. 531 Islington Street (LU-22-38) (signage and siding)
- B. 138 Gates St. (LU-22-55) (windows, siding and trim)
- C. 33 Richmond St. (LU-22-105) (windows, siding & trim)
- D. 3 Walton Alley (LU-22-100) (window, storm windows and HVAC)
- E. 1 Congress St. (LU-22-12) (3 ½ story infill building)
- F. 43 Holmes Court (LU-22-72) (demo and new single family)

# **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 50 Daniel St. (LU-22-140) (windows)
- 2. 35 Wibird St. (LU-22-142) (windows)
- 3. 82-86 Congress St. (LU-22-143) (windows and awning)
- 4. 41 Salter St. (LU-22-146) (2<sup>nd</sup> floor addition)
- 5. 9 Sheafe St. (LUHD-489) (window replacement)

## August 10th MEETING

# **PUBLIC HEARINGS – NEW BUSINESS:**

- 6. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- 7. 2 Russell St. (LU-22-145) (3 infill buildings)

# **WORK SESSIONS – OLD BUSINESS:**

- A. 179 Pleasant St. (LUHD-463) (outbuildings)
- B. 161 Deer St. (LUHD-462) (4 story infill building)
- C. 324 Maplewood Ave. (LUHD-481) (carriage house)

# **WORK SESSIONS - NEW BUSINESS:**

- 1. 39 Holmes Court (LUHD-498) (shed dormer)
- 2. 147 Congress St. (LUHD-501) (one story addition)



# **DISTRICT COMMISSION HISTORIC**

MEETING DATE: August 3<sup>rd</sup> and 10<sup>th</sup>
APPLICATIONS: 23

Project Evaluation Form: 531 ISLINGTON STREET (LU-22-38)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

A. Property Information - General:
<ul><li>Existing Conditions:</li><li>Zoning District: CD4-L2</li></ul>
<ul> <li>Land Use: <u>Commercial</u></li> </ul>
<ul> <li>Land Area: 11,325 SF +/-</li> <li>Estimated Age of Structure: c.1999</li> </ul>
<ul> <li>Building Style: Commercial</li> </ul>
<ul> <li>Number of Stories: 1</li> </ul>
<ul> <li>Historical Significance: <u>NA</u></li> <li>Public View of Proposed Work: <u>View from Islington Street</u></li> </ul>
<ul> <li>Unique Features: NA</li> </ul>
<ul> <li>Neighborhood Association: <u>Islington Creek</u></li> </ul>
B. Proposed Work: To replace signage, siding and other misc. changes.
C. Other Permits Required:
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council
D. Lot Location:
$\square$ Terminal Vista $\square$ Gateway $oxedsymbol{arDelta}$ Mid-Block
$\square$ 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 $oxedsymbol{oxedge}$ 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 alterations, additions or expansions)

#### I. Neighborhood Context:

• This structure is located along Islington Street. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

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

- The applicant proposes to revise the previous approval for the following items:
  - Replace and add signage to the drive through; and
  - Reside the existing structure using hardi-boards (smooth side out?)

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

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





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT									
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b> </b>				
		GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & AS	SESSOR'S INFO)						
	1	Gross Floor Area (SF)									
	2	Floor Area Ratio (GFA/ Lot Area)									
	3	Building Height / Street-Width Ratio		MINOR PROJECT							
	4	Building Height – Zoning (Feet)			MINOKIKOJEC	<b>≯ I</b>	<b>L</b>				
	5	Building Height – Street Wall / Cornice (Feet)	_	- NEW SIGNAGE	SIDING AND MISC A	ALTERATIONS ONLY -					
	6	Number of Stories		- ILW SIGNAGE	, SIDING AND MISC. F	ALIERATIONS ONLI -					
	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
Þ	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate					
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate					
δſ	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	$\square$ (				
Ŭ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
	12	Roofs				□ Appropriate □ Inappropriate					
Ī	13	Style and Slope				□ Appropriate □ Inappropriate					
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	<b></b>				
	15	Roof Materials	,			□ Appropriate □ Inappropriate					
	16	Cornice Line	,			□ Appropriate □ Inappropriate	<b>-&gt;</b>				
	17	Eaves, Gutters and Downspouts	,			□ Appropriate □ Inappropriate					
ALS	18	Walls				□ Appropriate □ Inappropriate					
TERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	<b>─ &gt;</b>				
¥.	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	<b>⊣ Ĺ</b>				
₹_	21	Doors and windows				□ Appropriate □ Inappropriate	∠ة ⊢				
∞ Z	22	Window Openings and Proportions				□ Appropriate □ Inappropriate					
ᅙ	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	ЩЩ				
DES	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate					
<u>N</u>	25	Awnings				□ Appropriate □ Inappropriate	$\neg$				
	26	Doors				□ Appropriate □ Inappropriate					
BUILDI	27	Porches and Balconies				□ Appropriate □ Inappropriate	<u> </u>				
8	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate					
_	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate					
_	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate					
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate					
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate					
, L	33	Decks				□ Appropriate □ Inappropriate	24.46				
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate					
_	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate	i a				
<u>5</u>	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate					
SITE DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate					
필	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate					
S	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate					
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate					
1	. Pre 2. Ass	te and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value	□ Yes □ N □ Yes □ N es: □ Yes □ N	lo 5. Com	ntain the special character of the Enplement and enhance the architenote the education, pleasure and v		sitors:				

**Project Evaluation Form:** 138 GATES ST. (LU-22-55) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #B** 

<u>A.</u>	Propert	<u>y intormation -</u>	General:
Е	xisting	Conditions:	

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 2,240 SF +/-
- Estimated Age of Structure: <u>c.1775</u> Building Style: <u>Federal</u>
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from Gates Street</u>
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	<u>Proposed Work:</u>	To add one-stor	<u>y rear addition</u>	with steps 8	<u>k landing.</u>
	_		-		

B. Proposed Work: 10 add one-story rear addition with steps & landing.						
C. Other Permits Required:						
Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
$\Box$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished:					
Principal	Accessory	$\hfill \square$ Significant Demolition				
F. Sensitivity of Context:						
$lacktriangle$ Highly Sensitive $\Box$ Sensitive	tive $\ \square$ Low Sensitivit	y $\square$ "Back-of-House"				
G. 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	ngress Street)				
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
H. Project Type:						

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

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

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

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

#### Neighborhood Context:

• This 2.5 story wood-sided structure is located on Gates Street and is surrounded with many contributing historic structures. Most buildings on Gate Street have little to no front-yard setbacks, shallow side-yards with deeper rear yards.

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

The project includes:

- Adding a rear mudroom and ½ bath
- Note that this project obtained a dimensional variance in April
- Design Guideline Reference: Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), and Windows and Doors (08)

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





Elevations and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

	138 GATES STREET (LU-22-55) – PUBLIC HEARING #B (MODERATE)										
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	•	<b>22</b> Jied	
			GENERAL BUILDING INFORMATION		TED FROM THE TAX MAP				•	NN -3-22 Denied	
STAFF	Ī	1	Gross Floor Area (SF)								
⊴	Ī	2	Floor Area Ratio (GFA/ Lot Area)				S				
S		3	Building Height / Street-Width Ratio		MINOR PROJECT						
		4	Building Height – Zoning (Feet)			MINORFRO	JILUI			r S ¥	
		5	Building Height – Street Wall / Cornice (Feet)		_ ADD 1 STOI	RY REAR ADDITION V	VITH STEDS A	ND I ANDING -		_ <b>Z S</b>	
	L	6	Number of Stories	•	- ADD I SIOI	NI KLAK ADDIIION V	VIIII SILI S F	IND LANDING -			
		7	Building Coverage (% Building on the Lot)			-				COMMIS COMMIS Co.:B Date Pulations	
			PROJECT REVIEW ELEMENT	HDC (	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATE	ENESS	COMMI COMMI No.:B Da Stipulations	
	×	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inc	appropriate	<b>ૻ</b> ઌ૱ ૽૾ૢ	
	ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inc	appropriate	<b>– ὑ ϣ</b> ⊊ ՝	
	Ó	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inc		TRIC TRIC Case	
	၁	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inc		\$ 15 05 p	
S		12	Roofs					☐ Appropriate ☐ Inc			
ER		13	Style and Slope					☐ Appropriate ☐ Inc		ALUARIC DISTIREET CO	
BE		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inc			
≥ .		15	Roof Materials					☐ Appropriate ☐ Inc		V V V ORI	
COMMISSION MEMBERS		16	Cornice Line					☐ Appropriate ☐ Inc		<b>&gt;</b> 0 ∞ □ [	
		17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inc		S S	
	TERIALS	18	Walls					☐ Appropriate ☐ Inc	appropriate		
	ER	19	Siding / Material					☐ Appropriate ☐ Inc	appropriate	138 GAI Approved	
	⋖	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inc	appropriate		
₹	×	21	Doors and windows					☐ Appropriate ☐ Inc	appropriate		
₹	Z.	22	Window Openings and Proportions					☐ Appropriate ☐ Inc		<b>₹</b> 0 % 0 4	
Ō	DESIG	23	Window Casing/ Trim					☐ Appropriate ☐ Inc	appropriate	┗╶╱┈┌	
C	DE	24	Window Shutters / Hardware					☐ Appropriate ☐ Inc	appropriate	∟େ୍ଧ୍	
$\vdash$	Š	25	Awnings					☐ Appropriate ☐ Inc	appropriate	ORTS, ORTS, ERTY ion:	
$\cong$	ᆿ	26	Doors					☐ Appropriate ☐ Inc		$\mathcal{J} \circ \mathbb{Z} \stackrel{\circ}{\sim}$	
DISTRICT	BUILDING	27	Porches and Balconies					☐ Appropriate ☐ Inc			
S		28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inc			
_	-	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inc	appropriate		
2	-	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inc			
2	-	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inc			
Ϋ́		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inc			
HISTORIC		33	Decks					☐ Appropriate ☐ Inc			
_		34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inc			
	z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inc			
	DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inc			
	DE	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inc			
	SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inc		· · · · · · · · · · · · · · · · · · ·	
	S	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inc			
		40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inc	appropriate		
	<u>H. I</u>	Purpo:	se and Intent:								
		1. Pre	eserve the integrity of the District:	□ Yes □	No 4	. Maintain the special characte	r of the District:			☐ Yes ☐ No	
		2. As	sessment of the Historical Significance:		No 5	. Complement and enhance th	e architectural and	d historic character:		□ Yes □ No	
			onservation and enhancement of property valu	Jes: ☐ Yes ☐	No 6	. Promote the education, pleas	ure and welfare of	the District to the city resid	dents and visitors:	□ Yes □ No	
			Criteria / Findinas of Fact:			• •		·			
			onsistent with special and defining character of	surrounding propert	ties: □ Yes □ No 3	. Relation to historic and archite	ectural value of exis	ting structure: $\Box$ Y	'es □ No		
		2. Co	mpatibility of design with surrounding propertie	s:	□ Yes □ No 4	. Compatibility of innovative tea	chnologies with surr	rounding properties: $\Box$ Y	'es □ No		

33 RICHMOND ST. (LU-22-105) **Project Address: Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION/PUBLIC HEARING #C Meeting Type:** 

A. Property Inform	ation - General:
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#### **Existing Conditions:**

- Zoning District: MRO
- Land Use: Two-Family
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Richmond Street
- Unique Features: NA
- Neighborhood Association: South End

#### B. Proposed Work: To replace sunroom, windows and siding.

<u>C.</u>	Other Permits Required:
	<b>☑</b> Board of Adjus

	✓ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	$\square$ Terminal Vista	Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	

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

☑ Principal

☐ Highly Sensitive	✓ Sensitive	Low Sensitivity	√ 🗌 "Back-of-House"
	<b>—</b> 5011311140 —		

Accessory

☐ Demolition

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

E. Existing Building to be Altered/ Demolished:

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Stre	et
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street	<b>†)</b>
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 Agendo	(i.e. ve	ry small (	alterations,	additions	or expansions)
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- ☐ 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 property is located along Richmond Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

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

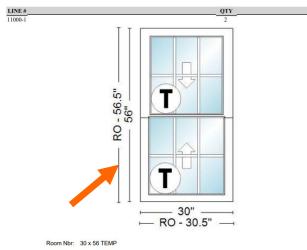
This application proposes to:

- Replace the existing windows and siding
- Note that the proposed windows are vinyl Harvey windows and vinyl siding is being considered.
- Staff provided the design guidelines and suggested a higher-quality window and siding material.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPONE THIS PUBLIC HEARING AND REQUESTED A WORK SESSION TO PRECEED THE PUBLIC HEARING.

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

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





Aerial and Street View Image



Zoning Map

#### 33 RICHMOND ST. (LU-22-105) - PUBLIC HEARING #C (MINOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY -3-22 **Project Information** Existina **Abutting Structures Proposed Surrounding Structures FORM** Building (+/-) (Average) (Average) Building **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) $\dot{\infty}$ COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) No.:C - REPLACE SIDING AND WINDOWS ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS APPROPRIATENESS APPLICANT'S COMMENTS** DISTRICT 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Case **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate RICHMOND 16 **Cornice Line** □ Appropriate □ Inappropriate ш Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION Approved Walls 18 □ Appropriate □ Inappropriate 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** ERT 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions ☐ Appropriate ☐ Inappropriate 33 Window Casing/Trim □ Appropriate □ Inappropriate چ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate ROPERTY DISTRICT BUILDING 25 **Awnings** ☐ 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 **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 10 Accessory Ruildings (i.e. sheds 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

**Project Address:** 3 WALTON ALLEY (LU-22-100) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #D** 

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LVictina	CAN	NA iti A	nc.
Existing	COL	IUIIIO	1113.
	•••		

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 1,680 SF +/-

- Estimated Age of Structure: c.1750-1800
  Building Style: Georgian/ Federal
  Historical Significance: C
  Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: <u>NA</u>
- Neighborhood Association: South End

B. Proposed Work: To add a picture	window and replac	ce bulkhead & storm windows.				
C. Other Permits Required:						
$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council				
D. Lot Location:						
$\Box$ Terminal Vista	Gateway	☑ Mid-Block				
$\ \square$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Dem	olished:					
✓ Principal	☐ Accessory	☐ Demolition				
F. Sensitivity of Context:						
$lacktriangle$ Highly Sensitive $\ \square$ Sensi	tive $\square$ Low Sensitivity	y $\square$ "Back-of-House"				
G. Design Approach (for Major Project	<u>'s):</u>					
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ing, 10 Pleasant Street)				
$\square$ Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)				
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)				
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)				
H. Project Type:						
$\Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
☑ Minor Project (i.e. small al	terations, additions or	expansions)				
☐ Moderate Project (i.e. significant additions, alterations or expansions)						

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

#### I. Neighborhood Context:

• This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

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

The Application is proposing to:

- Replace the storm windows and doors.
- Replace bulkhead using pvc materials.
- Add a picture window on the rear wall.
- Make repairs to the roof, and
- Add a condenser in the rear yard.

NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPONE UNTIL SEPTEMBER 7th IN ORDER TO ADDRESS OTHER CODE-RELATED ISSUES WITH THE INSPECTION DEPARTMENT.

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

Aerial Image, Street View and Zoning Map:





Rear Elevation and Streetscape View



Zoning Map

		3 W	/ALTON ALLEY (LU-	22-100) –	<b>PUBLIC HEARING</b>	#D (MODERAT	<b>E)</b>	
		INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORHOOD	CONTEXT	
		Project Information		Proposed uilding (+/-)	Abutting Structures (Average)	Surro	unding Structures (Average)	<b>\S</b> \$
:		GENERAL BUILDING INFORMATION	(ESTIMATED FROM T	HE TAX MAPS & A	SSESSOR'S INFO)			
	1	Gross Floor Area (SF)				·		O S S S S S S S S S S S S S S S S S S S
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio			MODERATE P	RO IFCT		
-	4	Building Height – Zoning (Feet)						MISS C
	5	Building Height – Street Wall / Cornice (Feet)  Number of Stories	- Add	HVAC. p	icture window, &	replace storm	windows –	≥ ≥
	7	Building Coverage (% Building on the Lot)	7100	, to,				- <b>T C C C C C C C C C C</b>
		PROJECT REVIEW ELEMENT	APPLICANT'S COM	MENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
-	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
Ā	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	<b>一戸</b> 5 4
	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
ŏ  1	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
1	12	Roofs					□ Appropriate □ Inappropriate	
1	13	Style and Slope					□ Appropriate □ Inappropriate	
1	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
1	15	Roof Materials					☐ Appropriate ☐ Inappropriate	~~~
1 1 1	16	Cornice Line					□ Appropriate □ Inappropriate	<b>ା &gt;</b> ହର୍
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	— <b>ш</b> гу
ALS	18	Walls					□ Appropriate □ Inappropriate	— <b>—</b> SH 2
1 1 1	19	Siding / Material					□ Appropriate □ Inappropriate	
SIGN & MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	RT)
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	21	Doors and Windows					□ Appropriate □ Inappropriate	— <b>ભ</b> રે રે
$ \hat{z} ^2$	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	
<b> </b>	25	Awnings					☐ Appropriate ☐ Inappropriate	
	26	Doors Paleonics					□ Appropriate □ Inappropriate	- · · ·
	27 28	Projections (i.e. perch perties agree)					□ Appropriate □ Inappropriate	<b>~</b> ~ 6
	26 29	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
•	33	Decks					□ Appropriate □ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
_ 3	35	Fence / Walls (i.e. materials, type)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
ESI	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	P
<u>П</u>	38	Driveways (i.e. location, material, screening)		·			□ Appropriate □ Inappropriate	
SIT	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
4	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	-	<u>e and Intent:</u>						
		serve the integrity of the District:	□ Yes □ No		intain the special characte			□ Ye
		essment of the Historical Significance:	□ Yes □ No		mplement and enhance th			□Y€
3.	Со	nservation and enhancement of property value	es: 🗆 Yes 🗆 No	6. Pro	mote the education, pleas	ure and welfare of the D	istrict to the city residents and vi	isitors: $\Box$ Y $\epsilon$
<u>I.</u> Revi	iew	Criteria / Findings of Fact:						
		nsistent with special and defining character of s	surrounding properties: $\square$ Ye	s □ No 3. Rel	ation to historic and archite	ectural value of existina st	ructure: 🗆 Yes 🗆 No	
		mpatibility of design with surrounding properties	_ · · · · · · · · · · · · · · · · · · ·		mpatibility of innovative ted			

**Project Address:** 1 CONGRESS ST. (LU-22-12) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #E** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4& CD5</u>
  Land Use: <u>Commercial</u>
- Land Area: 13,940 SF +/-
- Estimated Age of Structure: c1860 & 1892

- Building Style: <u>Italianate & Richardsonian Romanesque</u>
  Number of Stories: <u>3 & 3.5</u>
  Historical Significance: <u>Contributing (1860) & Focal (1892)</u>
- Public View of Proposed Work: View from Congress and High Streets
- Unique Features: NA

	Neighborhood Association. <u>Downtown</u>	<u>[]                                    </u>	
В.	B. Proposed Work: To renovate the existing b	ouildings and add a new 4-story building	<u>g.</u>
<u>C.</u>	C. Other Permits Required:		
	$\square$ Board of Adjustment $\square$ Plann	ning Board 🗌 City Council	
<u>D.</u>	D. Lot Location:		
	☐ Terminal Vista ☐ Gate	eway 🗌 Mid-Block	
	$lacktriangle$ Intersection / Corner Lot $\ \square$ Rear	rLot	
<u>E.</u>	E. Existing Building to be Altered/ Demolished / C	Constructed:	
	☑ Principal ☐ Acce	essory Demolition	
<u>F.</u>	F. Sensitivity of Context:		
	$\square$ Highly Sensitive $oxrightarrow$ Sensitive $\square$ Lc	ow Sensitivity $\ \square$ "Back-of-House"	
<u>G.</u>	G. Design Approach (for Major Projects):		
	Literal Replication (i.e. 6-16 Congress, Jar	rdinière Building, 10 Pleasant Street)	
	Invention within a Style (i.e., Porter Stree	eet Townhouses, 100 Market Street)	
	Abstract Reference (i.e. Portwalk, 51 Isli	lington, 55 Congress Street)	
	☐ Intentional Opposition (i.e. McIntyre Bu	uilding, Citizen's Bank, Coldwell Banker)	
<u>H.</u>	H. Project Type:		
	$\square$ Consent Agenda (i.e. very small alte	erations, additions or expansions)	
	☐ Minor Project (i.e. small alterations, o	additions or expansions)	
	☐ Moderate Project (i.e. significant ac	dditions, alterations or expansions)	

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

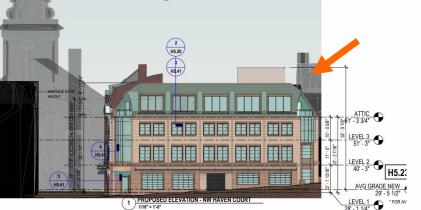
#### **Neighborhood Context:**

• The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

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

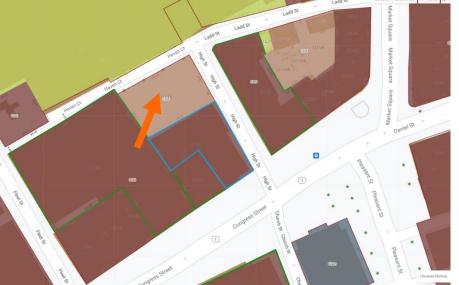
- The applicant is proposing to:
  - Make significant renovations to the existing historic structures and add a three-story building addition to fill the existing surface parking lot.
  - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.
  - NOTE ON JULY 19<sup>TH</sup> THE BOA DENIED A VARIANCE APPLICATION FOR THE PREVIOUSLY REVIEWED BUILDING HEIGHT OF 42' 9". THUS, THE PROPOSED BUILDING HAS BEEN REDUCED IN HEIGHT TO 40' IN ORDER TO COMPLY WITH THE BUILDING HEIGHT REQUIREMENTS.
  - Design Guideline Reference Guidelines for Commercial Development and Storefronts (12)

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





Elevation and Rendering of Proposed New Building



Zoning Map

#### 1 CONGRESS ST. (LU-22-12) - PUBLIC HEARING #E (MAJOR PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn -ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A 3.5-STORY BUILDING -Stipulations Building Height - Street Wall / Cornice (Feet) NOL Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** .: 0 V **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** RES □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate CONG Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate PROPERTY:1 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate **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

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

43 HOLMES COURT (LU-22-72) **Project Evaluation Form: CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #F** 

Α.	Pro	perty	<u>Information</u>	-	General:
	•		1414		

**Existing Conditions:** 

- **Zoning District: WB**
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
  Building Style: Late Gothic Revival
  Number of Stories: 1.5

- Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from Holmes Court</u>
- Unique Features: NA

	Neighborhood Association: <u>South End</u>
В.	<b>Proposed Work:</b> To replace the existing house with a 2 story traditionally-designed house.
<u>C.</u>	Other Permits Required:
	lacktriangledown Board of Adjustment $lacktriangledown$ Planning Board $lacktriangledown$ City Council
<u>D.</u>	Lot Location:
	$lacksquare$ Terminal Vista $\Box$ Gateway $\Box$ Mid-Block
	$\square$ Intersection / Corner Lot $\square$ Rear Lot
<b>E</b> .	Existing Building to be Altered/ Demolished:
	lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition
F.	Sensitivity of Context:
	$lacktriangle$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"
<u>G.</u>	Design Approach (for Major Projects):
	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
<u>H.</u>	Project Type:
	$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)
	$\square$ Minor Project (i.e. small alterations, additions or expansions)
	☑ Moderate Project (i.e. significant additions, alterations or expansions)
	☐ Major Project (i.e. very large alterations, additions or expansions)

#### I. Neighborhood Context:

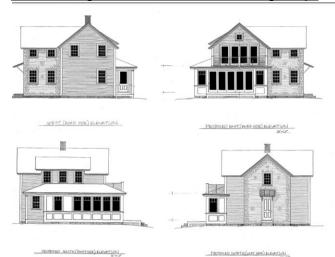
• This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

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

- The applicant proposes to revise the previous approval for the following items:
  - Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

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

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





Aerial and Street View Image



Zoning Map

					PUBLIC HEARING		-		
		INFO/ EVALUATION CRITERIA	CRITERIA SUBJECT PROPERTY			NEIGHBORHO			
	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	:	Surrounding Structures (Average)		
		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		N.	NODERATE PI	RO IFCT			
	4	Building Height – Zoning (Feet)		/4	ODLKAILII	NOJECI			
	5	Building Height – Street Wall / Cornice (Feet)		- REMOVAL & RE	PLACEMENT OF	A SINGLE FA	MILY HOUSE -		
	6	Number of Stories		- REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE -					
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGI	<u>ESTIONS</u>	APPROPRIATENESS		
INIENI	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
l	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate		
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
	12	Roofs					□ Appropriate □ Inappropriate		
	13	Style and Slope					□ Appropriate □ Inappropriate		
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate		
	15	Roof Materials					□ Appropriate □ Inappropriate		
_	16	Cornice Line					□ Appropriate □ Inappropriate		
_	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate		
_	18 19	Walls Siding / Material					Appropriate I Inappropriate		
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
	21	Doors and windows					□ Appropriate □ Inappropriate		
		Window Openings and Proportions					□ Appropriate □ Inappropriate		
	22 23	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate		
	23 24	Window Casing/ IIIm  Window Shutters / Hardware					□ Appropriate □ Inappropriate		
	24 25	Awnings					□ Appropriate □ Inappropriate		
		Awnings  Doors					□ Appropriate □ Inappropriate		
	26 27	Porches and Balconies					□ Appropriate □ Inappropriate		
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate		
	<u> 20</u> 29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate		
	30	Lighting (i.e. wall, post)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>		
	31	Signs (i.e. projecting, wall)					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>		
	32	Mechanicals (i.e. HVAC, generators)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>		
_		· ·							
_	33	Decks					☐ Appropriate ☐ Inappropriate		
	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate		
-	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate		
_	36 37	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
_	38	Landscaping (i.e. gardens, planters, street trees)  Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
_	38	, ,					□ Appropriate □ Inappropriate		
_	40	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
-		Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
		se and Intent:		NI-		on af the a District			
		eserve the integrity of the District:	☐ Yes ☐		ntain the special characte		historia abarrastar:		
		sessment of the Historical Significance:	☐ Yes ☐		plement and enhance th				
	3. C	onservation and enhancement of property value	es:	NO 6. Prom	note the education, pleas	ure and weltare of th	ne District to the city residents and vi		
		Criteria / Findings of Fact: onsistent with special and defining character of sections.	surrounding proper	ties: TYes TNO 3 Pola	tion to historic and archite	actural value of evicti	ng structure: 🗆 Yes 🗆 No		

Project Evaluation Form: 50 DANIEL ST. (LU-22-140)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:					
Existing Conditions:  • Zoning District: CD4  • Land Use: Mixed-Use  • Land Area: 2,665 SF +/-  • Estimated Age of Structure: c.1810  • Building Style: Federal  • Number of Stories: 3.0  • Historical Significance: Contributing  • Public View of Proposed Work: View from Daniel Street  • Unique Features: NA  • Neighborhood Association: Downtown					
B. Proposed Work: To replace windows	<u>.</u>				
C. Other Permits Required:	1				
☐ 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/ Demolish	ned:				
✓ Principal	Accessory	$\hfill \square$ Significant Demolition			
F. Sensitivity of Context:					
☐ Highly Sensitive ☑ Sensitive	$\square$ Low Sensitivity	"Back-of-House"			
G. Design Approach (for Major Projects):					
☑ Literal Replication (i.e. 6-16 Cor	gress, Jardinière Buildir	ng, 10 Pleasant Street)			
☐ Invention within a Style (i.e., Po	rter Street Townhouses,	, 100 Market Street)			
Abstract Reference (i.e. Portwo	lk, 51 Islington, 55 Cong	gress Street)			
☐ Intentional Opposition (i.e. McI	ntyre Building, Citizen's	Bank, Coldwell Banker)			
H. Project Type:					
Consent Agenda (i.e. very sm	all alterations, add	itions or expansions)			
☑ Minor Project (i.e. small altero	tions, additions or	expansions)			
☐ Moderate Project (i.e. signific					
☐ Major Project (i.e. very large alterations, additions or expansions)					

#### I. Neighborhood Context:

• This 3 story wood-sided structure is located on Daniel Street and is surrounded with many contributing and focal historic structures. It is surrounded with many 3-4 story wood- and brick sided historic structures with no front yard setback along the street and narrow side yards.

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

The project includes:

- The replacement of the existing windows with Green Mountain Milestone wood windows.
- <u>Design Guideline Reference</u>: Guidelines Windows and Doors (08).

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

	50 DANIEL STREET (LU-22-140) – PUBLIC HEARING #1 (MINOR)								
	INFO/ EVALUATION CRITERIA			SUBJE	CT PROPERTY	-	NEIGHBORHO	OD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b> </b>
			GENERAL BUILDING INFORMATION		ED FROM THE TAX MAP				
STAFF	Ī	1	Gross Floor Area (SF)	•		•			<u>က</u> နွက် ျ
ַ ַ		2	Floor Area Ratio (GFA/ Lot Area)						
S		3	Building Height / Street-Width Ratio			MINOR PRO	) IECT		
		4	Building Height – Zoning (Feet)				JILOI		AIS afe
	L	5	Building Height – Street Wall / Cornice (Feet)			- REPLACE WIN	IDOWS –		
		6	Number of Stories			- KLI LACL WII	100113 -		
		7	Building Coverage (% Building on the Lot)			<del>-</del>		T	DON F COMMIS No.:1 Date Stipulations
			PROJECT REVIEW ELEMENT	HDC (	COMMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS	<b>O</b> ŏ o ₫ ≥
	ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inapproprie	
	빌	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inapproprie	<u>ate</u> μυψ ≦ —
	S	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inapproprie	
		11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropri	
S	-	12	Roofs					□ Appropriate □ Inappropri	
MEMBERS		13	Style and Slope					□ Appropriate □ Inapproprie	
B		14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inapproprie	
<b>≥</b>	-	15	Roof Materials					□ Appropriate □ Inappropri	
₹	-	16	Cornice Line					□ Appropriate □ Inapproprie	
	S	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropri	ote
ō	TERIALS	18	Walls					☐ Appropriate ☐ Inappropri	nte — 5
S	푎	19	Siding / Material					☐ Appropriate ☐ Inappropri	
COMMISSION	W	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropri	
₹	∞ ~	21	Doors and windows					☐ Appropriate ☐ Inappropri	
Ž	N.	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropri	
Ö	DESIG	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropri	
		24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropri	<u>ate</u>
$\Box$	N N	25 26	Awnings Doors					□ Appropriate □ Inappropri	
DISTRICT	BUILDING	27	Porches and Balconies					<ul><li>□ Appropriate □ Inappropri</li><li>□ Appropriate □ Inappropri</li></ul>	
ST	BU	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropri	
	-	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropri	
U		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropri	
Ž	-	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropri	
0	-	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropri	
HISTORIC		33	Decks					☐ Appropriate ☐ Inappropri	
王		34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropri	
		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropri	
	S	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropri	
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropri	The same of the sa
		38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropri	ate
	SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropri	ate
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropri	ate
	<u>H.</u>	1. Pre	se and Intent: eserve the integrity of the District: sessment of the Historical Significance:	☐ Yes ☐ I		. Maintain the special characte c. Complement and enhance th		l historic character	□ Yes □ No □ Yes □ No
			onservation and enhancement of property valu			•		the District to the city residents a	
	<u>I. R</u>	eview	Criteria / Findings of Fact:						
			onsistent with special and defining character of mpatibility of design with surrounding propertie	<u> </u>		. Compatibility of innovative te		_	

**Project Address: 35 WIBIRD STREET (LU-22-142) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: GRA
- Land Use: <u>Single Family</u>
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1815
  Building Style: Federal
  Number of Stories: 2.0

- Historical Significance: C
  Public View of Proposed Work: View from Wibird and Chauncey Streets.
- Unique Features: NA
- Neighborhood Association: Richards Ave.

<u>B.</u>	Proposed Work: To replace 11 wir	<u>ndows.</u>	
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
	✓ Principal	Accessory	☐ Demolition
<u>F.</u>	Sensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	√ 🗌 "Back-of-House'
<u>G.</u>	Design Approach (for Major Projects	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16 0	Congress, Jardinière Buildi	ng, 10 Pleasant Street)

#### H. Project Type:

 <del>**</del>
Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)

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

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

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

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

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

#### I. Neighborhood Context:

• This historic structure fronts along Wibird and Chauncey Streets. It is located along the edge of the Middle Street Historic District and is surrounded with many other historically-significant structures.

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

- The project proposal includes the following:
  - Replace 11 second story windows.
  - Note that some existing windows are replacement windows

Design Guideline Reference – Guidelines for Roofing (04), Windows and Doors (08) & Commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Front and Rear Axonometric Drawings



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NI	EIGHBORHOOD CONTEXT
		Project Information	Existing Building	Proposed Building (+	/-) Abutting Structures	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS 8	& ASSESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)			MINOR PROJ	ECT .
	3	Building Height / Street-Width (ROW) Ratio			MINOK PROJ	
	4	Building Height – Zoning (Feet)			- REPLACE 11 WINDO	OW\$ -
		Building Height – Street Wall / Cornice (Feet)			- KLI LACL II WIND	OW3 -
	7	Number of Stories  Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	A DDI ICA	NT'S COMMENTS	HDC SUGGESTION	NS APPROPRIATENESS
_	8	Scale (i.e. height, volume, coverage)	AFFLICA	INT 3 COMMENTS	HDC 30GGESTIO	AFFROFRIATENESS  □ Appropriate □ Inappropriate
Ä	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
NO	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
ပ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate
	12	Roofs				□ Appropriate □ Inappropriate
	13	Style and Slope				□ Appropriate □ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate
	15	Roof Materials				□ Appropriate □ Inappropriate
	16	Cornice Line				□ Appropriate □ Inappropriate
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
LS	18	Walls				□ Appropriate □ Inappropriate
È	19	Number and Material				□ Appropriate □ Inappropriate
į	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
í	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate
,	25	Storm Windows / Screens				□ Appropriate □ Inappropriate
	26	Doors				□ Appropriate □ Inappropriate
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate
1	28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate
	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate
	33	Decks (St. 1. C. 1				☐ Appropriate ☐ Inappropriate
	34	Garages / Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate
z	35	Fence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate
ESIGN	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate
ES	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
SITE	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate
S	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
<u>I.</u>		se and Intent:	.,			
		eserve the integrity of the District:			Maintain the special character of	
		sessment of the Historical Significance:			•	rchitectural and historic character:
	3. C	onservation and enhancement of property valu	es:	No 6. F	Promote the education, pleasure	and welfare of the District to the city residents and v

**Project Address:** 82-86 CONGRESS ST. (LU-22-143) **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #3 Meeting Type:** 

#### **Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1930
- Building Style: <u>Federal</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Congress and Chestnut Streets
- Unique Features: NA
- Neighborhood Association: Downtown

#### B. Proposed Work: To install awnings and extend storefront & relocate glass blocks.

C. Other Per	mits Required:		
	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Locat	ion:		
	Terminal Vista	☐ Gateway	☐ Mid-Block
	Intersection / Corner Lot	☐ Rear Lot	

✓ intersection / Co	omertor — Reartor	
E. Existing Building to be Alter	ed/ Demolished:	
✓ Principal	☐ Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive	$lacktriangledown$ Sensitive $\Box$ Low Sensiti	vity $\square$ "Back-of-House"
G. Design Approach (for Majo	or Projects):	
Literal Replication	n (i.e. 6-16 Congress, Jardinière Bu	ilding, 10 Pleasant Street)
$\Box$ Invention within $\circ$	a Style (i.e., Porter Street Townhou	uses, 100 Market Street)
☐ Abstract Referen	nce (i.e. Portwalk, 51 Islington, 55 C	Congress Street)

#### H. Project Type:

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

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

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

#### J. Neighborhood Context:

• The property is located along the intersection of Congress and Chestnut Streets. It is surrounded with many 3-4 story historic structures with no front yard setbacks or side yards. It also front on a shared pedestrian street.

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

This application proposes to:

- Add an awning
- Extend the storefront along Chestnut Street
- Relocate glass blocks to Congress Street façade.

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

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map



#### 82-86 CONGRESS ST. (LU-22-143) – PUBLIC HEARING #3 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 8-3-22 **Project Information** Existina **Abutting Structures Proposed Surrounding Structures** R (Average) (Average) Building Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Date: Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn No.:3 with Stipulations Building Height - Street Wall / Cornice (Feet) ADD AWNINGS, EXTEND STOREFRONT AND RELOCATE GLASS BLOCKS ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Case DISTRICT 8 Scale (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate REET Approved 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate ш Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate COMMISSION 18 Walls NO □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) 20 ERT □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate Window Openings and Proportions ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate <u>\_</u> OPERTY:82 24 Window Shutters / Hardware □ Appropriate □ Inappropriate ecision: DISTRICT BUILDING 25 **Awnings** ☐ 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 **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 10 Accessory Ruildings (i.e. sheds 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

**Project Address:** 41 SALTER ST. (LU-22-146) **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>WB</u>
- Land Use: Single-Family
- Land Area: 2,920 SF +/-
- Estimated Age of Structure: <u>c.1850</u>
  Building Style: <u>Greek Revival</u>
  Number of Stories: <u>2</u>

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

#### Proposed Work: To construct a 2nd floor addition

<u>D.</u>	Floposed Wolk. 10 Constitution 2	<u> 11001 addillon.</u>	
<u>C.</u>	Other Permits Required:		
	Board of Adjustment	☐ Planning Board	$\square$ City Council
<u>D.</u>	<u>Lot Location:</u>		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	Principal	Accessory	Demolition

#### F. Sensitivity of Context:

$\square$ Highly Sensitive	✓ Sensiti	ve $\square$ Low	/ Sensitivity	$\square$ "Back-of-House"
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Accessory

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

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Stre	et
☐ 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:

$\hfill\Box$ Consent Agenda (i.e. very small alterations, additions or expansion
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- ☐ 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 property is located along Salter Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

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

This application proposes to:

• Add a rear addition.

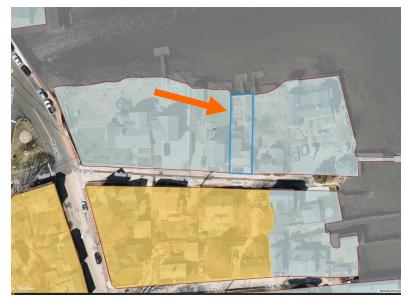
Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction & Additions (10)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### 41 SALTER ST. (LU-22-146) - PUBLIC HEARING #4 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information** Existina **Abutting Structures Proposed Surrounding Structures** (Average) (Average) Building Building (+/-) FORM **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Date: Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE SIDING AND WINDOWS ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS APPROPRIATENESS APPLICANT'S COMMENTS** DISTRICT 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Case **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** STREET Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate SALTER ш Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION Walls 18 □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** ERT Projections (i.e. bays, balconies...) 20 □ Appropriate □ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate PROPERTY:41 Window Openings and Proportions ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 **Awnings** ☐ 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 **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 10 Accessory Ruildings (i.e. sheds 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address: 9 SHEAFE ST. (LU-22-148)
Permit Requested: CERTIFCATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

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

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 1,290 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u>
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: <u>View from Sheafe St. and Custom House Way</u>
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

<u>B.</u>	Proposed Work: To replace 16 wi	indows.	
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council
<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/ Dem	olished / Constructed	<u>l:</u>
	✓ Principal	☐ Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	itive $\square$ Low Sensitivity	√ □ "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>'s):</u>	
	$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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 building is located along Sheafe Street and Custom House Way. The property is surrounded with many historically significant brick-sided structures. The structures in this neighborhood have little to no front yard setbacks along the street and narrow side and rear yards.

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

The Applicant is proposing to:

- Replace 16 existing double hung wood windows with 6/6 Marvin Integrity windows.
- Proposed to fit in the existing openings.
- Note that a half screen should be required.
- Additional windows specifications will be provided at the meeting.

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

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

#### Proposed Window Replacement

- Marvin Ultimate Double Hung G2
- Double Hung Window
- 6 over 6
- · Simulated Divided Lite
- Wood frame and Grille
- All windows same width
   First & second floor same height
- · Third floor shorter height
- Windows will be custom built to remain same size as present sizes





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

# 9 SHEAFE ST. (LUHD-148) – PUBLIC HEARING #5 (MINOR)

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT	
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
NO.	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASSES	SSOR'S INFO)		<b>-</b>
1	Gross Floor Area (SF)					
2	Floor Area Ratio (GFA/ Lot Area)			AAINIOD DDO	NIECT	
3	Building Height / Street-Width (ROW) Ratio			MINOR PRO	JECI	
4	Building Height – Zoning (Feet)		ľ	DEDIACE 14 WIN	NDOWS	Ľ
5	Building Height – Street Wall / Cornice (Feet)		- r	REPLACE 16 WIN	ADOM2 -	
6	Number of Stories	_				7
7	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGEST		$ \mathbf{O}$
<u>8</u>	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
ול	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
12	Roofs				□ Appropriate □ Inappropriate	$\square$
13	Style and Slope	-			□ Appropriate □ Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	<b>-</b> ₹
15	Roof Materials				□ Appropriate □ Inappropriate	.┪
16	Cornice Line				□ Appropriate □ Inappropriate	<b>  &gt;</b>
2 17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	- ம்
18 19	Walls	<u> </u>			□ Appropriate □ Inappropriate	
19	Number and Material				□ Appropriate □ Inappropriate	<b></b>   <b>&gt;</b> -
20	Projections (i.e. bays, balconies)	<u> </u>			□ Appropriate □ Inappropriate	
∡ <del></del>	Doors and windows	<u> </u>			□ Appropriate □ Inappropriate	
22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
22 23 24	Window Casing/ Trim	<u> </u>			□ Appropriate □ Inappropriate	<b>L</b> L
ב <del>- ב</del>	Window Shutters / Hardware	<u> </u>			□ Appropriate □ Inappropriate	—
25	Storm Windows / Screens				□ Appropriate □ Inappropriate	
26	Doors				□ Appropriate □ Inappropriate	$ \cup$
27	Porches and Balconies				□ Appropriate □ Inappropriate	<u> </u>
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
		+				
-						
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27						
38						
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5 4n						
32 33 34 35 36 37 38 39 40 Purpos	Mechanicals (i.e. HVAC, generators)  Decks  Garages / Barns / Sheds (i.e. doors, placement)  Fence / Walls / Screenwalls (i.e. materials, type)  Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)  Driveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)  se and Intent: esserve the integrity of the District:	□ Yes □	No 4. Mainto	ain the special character	Appropriate   Inapprop   Appropriate   Inapp	riate

**Project Address:** 1 & 31 RAYNES AVE. (LUHD-234) **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #6 Meeting Type:** 

Existing	Cor	nditions:

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

	<ul> <li>Public View of Proposed Work:</li> </ul>	: <u>View from Maplev</u>	<u>vood and Raynes Av</u>
	<ul><li>Unique Features: NA</li><li>Neighborhood Association: Dc</li></ul>	<u>owntown</u>	
B.	Proposed Work: To construct a 4 s	tory mixed-use build	<u>ding and 5 story hote</u>
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	✓ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	Terminal Vista	Gateway	☑ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
Ε.	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F	Sensitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	"Back-of-House
G.	Design Approach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)

#### H. Project Type:

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

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

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

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

- ☐ 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(s) 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.

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

The Application is proposing to:

- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.

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

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





Mixed-Use and Hotel Building Renderings



Zoning Map

#### 1 & 31 RAYNES AVE. (LU-21-54) - PUBLIC HEARING #6 (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Existing Abutting Structures Proposed Surrounding Structures** 0-22 FORM (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) Date: Building Height / Street-Width Ratio **MAJOR PROJECT** Withdrawn Building Height - Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - CONSTRUCT A 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL -Number of Stories No.:6 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Scale (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT with ase 9 Placement (i.e. setbacks, alignment...) Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate ◁ Postponed Approved Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate ayn Eaves, Gutters and Downspouts ÍШ 17 □ Appropriate □ Inappropriate **OMMISSION** 18 Walls ☐ Appropriate ☐ Inappropriate Approved Continued Siding / Material 19 □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies... □ Appropriate □ Inappropriate 31 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate Ш Window Casing/Trim 23 ☐ Appropriate ☐ Inappropriate PROPERTY: 1 **\_** Window Shutters / Hardware ☐ Appropriate ☐ Inappropriate ecision: 25 **Awnings** ☐ Appropriate ☐ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 28 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 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 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 Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: ☐ Yes ☐ No 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: ☐ 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

Historical Significance: NA

Unique Features: <u>Surface Parking Lot</u>
Neighborhood Association: North End

Project Address:

Permit Requested:

Meeting Type:

A. Property Information - General:

Existing Conditions:

I Caning District: CD5

Land Use: Vacant /Parking
Land Area: 85,746 SF +/Estimated Age of Structure: NA

Building Style: NA

Number of Stories: NA

Public View of Proposed Work: <u>View from Deer & Russell Streets & Maplewood Ave.</u>

В.	Proposed Work:	To construct 3, 4-5 story mixed-use	buildinas.

#### C. Other Permits Required: ✓ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☑ Gateway Terminal Vista Mid-Block ✓ Intersection / Corner Lot Rear Lot E. Existing Building to be Altered/ Demolished / Constructed: ✓ Principal Accessory Demolition F. Sensitivity of Context: $\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type:

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. Neighborhood Context:

• The new buildings are located along Maplewood Ave., Russell and Deer Streets. The site is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

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

• The revised plans show three independent buildings on three separate lots. One building is 4 stories and 2 are 5 story mixed-use buildings.

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

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





Aerial and Street View Image



Zoning Map

#### 2 RUSSELL & 0 DEER STREET (LU-22-145) - PUBLIC HEARING #8 (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 8-10-22 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT THREE, 4-5 STORY BUILDINGS ONLY -Stipulations Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) .. 0 **N PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 0 COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** RUSELL Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate R 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** ROPERTY:2 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: $\Box$ Yes $\Box$ 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 Evaluation Form: 179 PLEASANT STREET (LUHD-463)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

<ul> <li>A. Property Information - General:</li> <li>Existing Conditions: <ul> <li>Zoning District: MRO</li> <li>Land Use: Single-Family</li> <li>Land Area: 32,410 SF +/-</li> <li>Estimated Age of Structure: c.1860</li> <li>Building Style: Georgian</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: Focal</li> <li>Public View of Proposed Work: View from Pleasant Street</li> <li>Unique Features: Thomas Thompson House</li> <li>Neighborhood Association: South End</li> </ul> </li> </ul>							
B. Proposed Work: To renovate the accessory buildings.							
C. Other Permits Required:							
☐ Board of Adjustment ☐ Planning Board ☐ City Council							
D. Lot Location:							
lacksquare Terminal Vista $lacksquare$ Gateway $lacksquare$ Mid-Block							
$\square$ Intersection / Corner Lot $\square$ Rear Lot							
E. Existing Building to be Altered/ Demolished:							
$lacktriangleq$ Principal $\Box$ Accessory $\Box$ Significant Demolition							
F. Sensitivity of Context:							
$lacktriangle$ 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)							
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 focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

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

- The applicant proposes to revise the previous approval for the following items:
  - Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.

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

K. Aerial Image, Street View and Zoning Map:



Bird's Eye View



**Zoning Map** 

INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs  Style and Slope Roof Projections (i.e. chimneys, vents, dormers)	Existing Building (ESTIMATE		NODERATE PR	TO THE OUTBUILDINGS -	FORM
GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Style and Slope Roof Projections (i.e. chimneys, vents, dormers)	Building (ESTIMATE	Building (+/-)  D FROM THE TAX MAPS & ASS  N  - SUBSTANTIAL	(Average) SESSOR'S INFO)  AODERATE PR RENOVATIONS	ROJECT TO THE OUTBUILDINGS -	L FORM
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Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)	HDC C	- SUBSTANTIAL	RENOVATIONS	TO THE OUTBUILDINGS -	
Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)	HDC C				7
Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)	HDC C				
PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)	HDC C	OMMENTS	HDC SUGGE	ESTIONS ADDRODUATINGS	
Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)	HDC C	OMMENTS	HDC SUGGE	TOTIONS ADDRODUATENESS	
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Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inapprop	
Walls Siding / Material				□ Appropriate □ Inappropri	Y
Siding / Material				☐ Appropriate ☐ Inapprop	
Projections (i.e. bays, balconies)				□ Appropriate □ Inapprop	
Doors and windows				☐ Appropriate ☐ Inapprop	
Window Openings and Proportions				☐ Appropriate ☐ Inapprop	oriate
Window Casing/ Trim				☐ Appropriate ☐ Inapprop	_
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				☐ Appropriate ☐ Inappropri	oriate
serve the integrity of the District: essment of the Historical Significance:	□ Yes □ N	lo 5. Com	nplement and enhance the	ne architectural and historic character:	and visitors:
P P L L L L L L L L L L L L L L L L L L	window Shutters / Hardware winings  poors  orches and Balconies rojections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Railings ighting (i.e. wall, post) igns (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)  pecks Garages (i.e. doors, placement) ence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) andscaping (i.e. gardens, planters, street trees) priveways (i.e. location, material, screening) arking (i.e. location, access, visibility) accessory Buildings (i.e. sheds, greenhouses) and Intent: erve the integrity of the District: essment of the Historical Significance:	Window Shutters / Hardware  Works and Balconies  Trojections (i.e. porch, portico, canopy)  And and i.e. porch, portico, canopy)  Window Shutters / Hardware  Window Shutters / Window Shutters / Hardware  Window Shutters / Window Shutters / Hardware  Window Shutters / Hardware  Window Shutters / Hardware  Window Shutters / Window Shutters / Hardware	Window Shutters / Hardware winings Doors Orches and Balconies rojections (i.e. porch, portico, canopy) andings / Steps / Stoop / Railings ighting (i.e. wall, post) igns (i.e. projecting, wall) Acchanicals (i.e. HVAC, generators) Percks Barages (i.e. doors, placement) ence / Walls (i.e. materials, type) brading (i.e. ground floor height, street edge) andscaping (i.e. gardens, planters, street trees) viveways (i.e. location, material, screening) arking (i.e. location, access, visibility) arking (i.e. sheds, greenhouses) and Intent: eve the integrity of the District: eve the integrity of the District: eve the integrity of the District: everyation and enhancement of property values:    Yes   No   S. Comervation and enhancement of property values:   Yes   No   S. Comervation and enhancement of property values:   Yes   No   S. Pron	Window Shutters / Hardware winings Doors Doors Orches and Balconies rojections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Railings ighting (i.e. wall, post) igns (i.e. projecting, wall) Alechanicals (i.e. HVAC, generators) Alechanicals (i.e. HVAC, generators) Alechanicals (i.e. materials, type) Brading (i.e. ground floor height, street edge) andscaping (i.e. gardens, planters, street trees) Ariveways (i.e. location, material, screening) arking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) and Intent: Areve the integrity of the District:  Areve the integrity of the District:  Are we the integrity of the District:  Are No S. Complement and enhance the ervation and enhancement of property values:  Are No S. Promote the education, pleasi	Appropriate   Inappropriate

Project Evaluation Form: 161 DEER STREET (LUHD-462)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

<u>A.</u>	Prop	erty	<u>Informatio</u>	<u>n -</u>	<b>General:</b>

**Existing Conditions:** 

- Zoning District: <u>CD5</u>
  Land Use: Commercial
- Land Area: 22,650 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: Contemporary
- Number of Stories: 1
- Historical Significance: Non-Contributing
- Public View of Proposed Work: <u>View from Maplewood Ave. and Deer Street</u>

	<ul> <li>Unique Features: Former Rail Static</li> <li>Neighborhood Association: North E</li> </ul>	<u>n</u>	700d 7tve, drid Deer sireer
<u>В.</u>	B. Proposed Work: To replace the existing		a 4 ½ story mixed-use building.
<u>C.</u>	C. Other Permits Required:		
	☑ Board of Adjustment ☑	Planning Board	☐ City Council
<u>D.</u>	D. Lot Location:		
	✓ Terminal Vista	Gateway	✓ Mid-Block
	$\Box$ Intersection / Corner Lot $\Box$ F	Rear Lot	
<u>E.</u>	E. Existing Building to be Altered/ Demolishe	<u>d:</u>	
	☑ Principal □ /	Accessory	$\square$ Significant Demolition
<u>F.</u>	F. Sensitivity of Context:		
	$\square$ Highly Sensitive $\square$ Sensitive $ar{f  u}$	1 Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	G. Design Approach (for Major Projects):		
	Literal Replication (i.e. 6-16 Congre	ss, Jardinière Building	g, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e., Porte	r Street Townhouses,	100 Market Street)
	Abstract Reference (i.e. Portwalk,	51 Islington, 55 Cong	gress Street)
	☐ Intentional Opposition (i.e. McInty	re Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	H. Project Type:		
	$\square$ Consent Agenda (i.e. very small	alterations, add	itions or expansions)
	☐ Minor Project (i.e. small alteratio	ns, additions or e	expansions)

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

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

#### I. Neighborhood Context:

• This property is located within the Urban Renewal Area of the North End. The existing building was constructed in the 1970s and is non-contributing. The structure is surrounded with many brick non-contributing structure constructed in the 1960s-1980s. Many building in the surrounding neighborhood are now being replaced with multi-story, mixed-use buildings.

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

- The applicant proposes to revise the previous approval for the following items:
- Remove the existing building.
- Construct a 4 story building with a penthouse on the 5<sup>th</sup> floor.

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

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

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			IOI DEEK 3	INLLI (LUIID-402)	- WORK SESSION			
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>S</b>	
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)			
	1	Gross Floor Area (SF)					~	
ŀ	2	Floor Area Ratio (GFA/ Lot Area)					0	
ļ	3	Building Height / Street-Width Ratio			<b>MAJOR PRO</b>	) IFCT	- Z	
	4	Building Height – Zoning (Feet)		- NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL -				
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories		INLW 4 SIOKI II	THE BUILDING V	TILL A LEIGHTOUSE LEVEL	Z	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGE	STIONS APPROPRIA	ATENESS O	
<b>\</b>	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐	Inappropriate	
NTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □	Ingopropriato	
0	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □	Inappropriate	
Ü	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □	Inappropriate	
	12	Roofs				□ Appropriate □		
, F	13	Style and Slope				□ Appropriate □	Inappropriate	
,	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □		
, [	15	Roof Materials				□ Appropriate □		
	16	Cornice Line				□ Appropriate □		
ا ـ ـ ا	17	Eaves, Gutters and Downspouts				□ Appropriate □		
ALS	18	Walls				□ Appropriate □	Inappropriate	
TERIA	19	Siding / Material				☐ Appropriate ☐		
¥	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐		
<b>≥</b>	21	Doors and windows				☐ Appropriate ☐		
Z	22	Window Openings and Proportions				☐ Appropriate ☐	inappropriate	
ESIGN	23	Window Casing/ Trim				☐ Appropriate ☐		
DE	24	Window Shutters / Hardware				☐ Appropriate ☐		
Ď	25	Awnings				☐ Appropriate ☐	1 4 4	
5	26	Doors				☐ Appropriate ☐		
BUILDING	27	Porches and Balconies				☐ Appropriate ☐		
-	28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐		
-	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐		
-	30	Lighting (i.e. wall, post)				☐ Appropriate ☐		
ŀ	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐		
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐		
	33	Decks				☐ Appropriate ☐		
	34	Garages (i.e. doors, placement)				☐ Appropriate ☐		
z	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐		
DESIGN	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐		
	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐	A CONTRACTOR OF THE PARTY OF TH	
SITE	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐		
S	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐		
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐	Inappropriate	
	1. Pre 2. As	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. Com	•	r of the District: e architectural and historic character: ure and welfare of the District to the city re	esidents and visitors:	

**Project Address:** 324 MAPLEWOOD AVE. (LUHD-481) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #C** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4-L2</u>Land Use: <u>Mixed-Use</u>
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1948 Building Style: Commercial
- Number of Stories: 1.0
- Historical Significance: <u>NC</u>
  Public View of Proposed Work: View from Dennett Street and Maplewood Ave.

<ul> <li>rubile view of rroposed work</li> </ul>	<u>view irom Denne</u>	<u>11 311661 and Maplewa</u>
<ul><li>Unique Features: <u>NA</u></li><li>Neighborhood Association: <u>C</u></li></ul>	Christian Shore	
B. Proposed Work: To renovate the	existing building for	a single family use.
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sensiti	ive 🗹 Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	rs):	
✓ Literal Penlication (i.e. 4.14	Congress Jardinière Puildi	ing 10 Plaggant Street

- 🔼 LITERAL REPLICATION (i.e. 6-16 Congress, Jardiniere 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
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- 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)

#### J. Neighborhood Context:

• This building is located along Maplewood Ave. The property is surrounded with many modern and historically significant structures. The structures in this neighborhood have shallow setbacks along the street and narrow side yards and deeper rear yards.

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

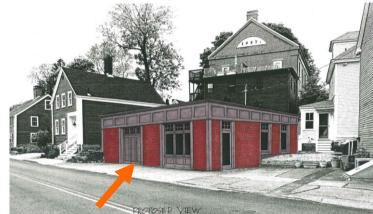
The Applicant is proposing to:

- Clad the exterior walls with clapboards
- Add windows and doors.
- Convert the accessory structure for a residential use.

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

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





Street View Image & Proposed Elevation



Zoning Map

#### 324 MAPLEWOOD AVE. (LUHD-481) - WORK SESSION #C (MINOR) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** Date: 8-10-22 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures FORM** No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - EXTERIOR CLADDING, WINDOWS AND DOORS -Appoved with Stipulations Building Height – Street Wall / Cornice (Feet) CaseNo.:C Number of Stories ATION Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT **APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 OD 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate 0 Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш MAPLEW COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim **ERTY:**324 □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate Decision: DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... ROPI □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks ☐ Appropriate ☐ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate DESIGN **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) ☐ Appropriate ☐ Inappropriate 39 **Parking** (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...)

#### **H. Purpose and Intent:**

١.	Preserve	the	integrity	/ Of	the	District:
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☐ Yes ☐ No □ Yes □ No 4. Maintain the special character of the District:

2. Assessment of the Historical Significance:

Ш	I	E2	Ш	INC

5. Complement and enhance the architectural and historic character:

$\square$ Yes $\square$	No
□ Yes □	No

3. Conservation and enhancement of property values:

2. Compatibility of design with surrounding properties:

Yes	П	N	0
1 03		ıv	$\mathbf{\mathcal{C}}$

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

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

☐ Yes ☐	No
	Nο

☐ Appropriate ☐ Inappropriate

Project Evaluation Form: 39 HOLMES COURT (LUHD-498)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:								
<ul> <li>Existing Conditions:</li> <li>Zoning District: GRB</li> <li>Land Use: Single-Family</li> <li>Land Area: 2,520 SF +/-</li> <li>Estimated Age of Structure: c</li> </ul>	<u>.1900</u>							
<ul> <li>Building Style: <u>Late Gothic Reserved</u></li> <li>Number of Stories: <u>2.5</u></li> <li>Historical Significance: <u>Contrient</u></li> <li>Public View of Proposed World</li> <li>Unique Features: <u>NA</u></li> <li>Neighborhood Association: <u>S</u></li> </ul>	<u>buting</u> k: <u>View from Holmes</u>	<u>Court</u>						
B. Proposed Work: To add a shed d	ormer, window repla	acement & faux chimney.						
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/ Dem	olished:							
✓ Principal	Accessory	$\ \square$ Significant Demolition						
F. Sensitivity of Context:								
$lacktriangle$ Highly Sensitive $\Box$ Sens	itive $\square$ Low Sensitivity	"Back-of-House"						
G. Design Approach (for Major Projec	<u>ts):</u>							
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)						
$\square$ Invention within a Style (i.e	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. Po	ortwalk, 51 Islington, 55 Con	gress Street)						
☐ Intentional Opposition (i.e	. McIntyre Building, Citizen'	s Bank, Coldwell Banker)						
H. Project Type:								
Consent Agenda (i.e. very	y small alterations, add	ditions or expansions)						
☑ Minor Project (i.e. small a	Iterations, additions or	expansions)						
☐ Moderate Project (i.e. sig								
☐ Major Project (i.e. very lar								

#### I. Neighborhood Context:

• This historic structure is located near the terminal vista of Holmes Court in the South End. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

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

- The applicant proposes to revise the previous approval for the following items:
- Add a shed dormer;
- Restore or replace windows
- Restore or replace siding
- Replace chimney with faux chimney.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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		39 HOLMES COURT (	(LUHD-498)	<u> – WORK SESSI</u>	ON #1 (MIN(	OR)	
	INFO/ EVALUATION CRITERIA	SUBJECT PROPI	ERTY		NEIGHBORHO	OD CONTEXT	
<b>A</b> 1	Project Information		roposed Iding (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>S</b>
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE	E TAX MAPS & ASSES	SSOR'S INFO)			
1	Gross Floor Area (SF)	•		•			
2	` '						
3	<u> </u>			MINOR PRO	) IFCT		FC MISSIA
4	Building Height – Zoning (Feet)				JLCI		₩ ≨
5	Building Height – Street Wall / Cornice (Feet)	- Add I	Dormar Ra	place Window	e and Ramo	ve Chmney -	<b>⊢</b> ≥
6		- Add I	Donnier, Ke	Place Millaum	3 unu kemo	ve Cilliney -	Z
7	Building Coverage (% Building on the Lot)						
	PROJECT REVIEW ELEMENT	HDC COMMENTS		HDC SUGG	ESTIONS	APPROPRIATENESS	
<b>⋈</b> 8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
9 9 10	riaconion (i.e. seriedens) angrimeri)					□ Appropriate □ Inappropriate	
0 10						□ Appropriate □ Inappropriate	
ان 1	1 Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
12	2 Roofs					□ Appropriate □ Inappropriate	
13	3 Style and Slope					□ Appropriate □ Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
1.	5 Roof Materials					☐ Appropriate ☐ Inappropriate	<b>70 10 10</b>
16	6 Cornice Line					☐ Appropriate ☐ Inappropriate	
17	7 Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	<b>□ Ⅲ</b> ∑
ALS 15						□ Appropriate □ Inappropriate	
19 19 20	5.					☐ Appropriate ☐ Inappropriate	<b>→ →</b>
<b>□ ⋖ −−−</b>	, , , , , , , , , , , , , , , , , , , ,					☐ Appropriate ☐ Inappropriate	<b>⊣                                    </b>
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						☐ Appropriate ☐ Inappropriate	<b>⊣ ~</b> ~
						☐ Appropriate ☐ Inappropriate	<b>⊣</b>
29						☐ Appropriate ☐ Inappropriate	
30						☐ Appropriate ☐ Inappropriate	
31						☐ Appropriate ☐ Inappropriate	
32	,					□ Appropriate □ Inappropriate	
33						□ Appropriate □ Inappropriate	
34	,					□ Appropriate □ Inappropriate	
z 35	, , , ,					□ Appropriate □ Inappropriate	
<u>5</u> 36	<b>U</b> ( )					□ Appropriate □ Inappropriate	
DESIGN	. •					□ Appropriate □ Inappropriate	
<u>ш</u> 38	, ,					□ Appropriate □ Inappropriate	
	, ,					□ Appropriate □ Inappropriate	
40	, ,					□ Appropriate □ Inappropriate	
1. I 2. / 3. (	Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property values.	□ Yes □ No □ Yes □ No □ Yes □ No	5. Compl	ain the special characte lement and enhance th te the education, pleas	ne architectural and	historic character: he District to the city residents and visi	itors:
3. ( <b>I. Revie</b> 1. (	<del>_</del>	ues:	6. Promo	te the education, pleas	ure and welfare of t ectural value of exist	he District to the city residents and visi ing structure:	itors:

Project Evaluation Form: 147 CONGRESS ST. (LUHD-501)
Permit Requested: CERTIFICATE OF APPROVAL
WORK SESSION #2

A. Property Information - General:
<ul> <li>Existing Conditions: <ul> <li>Zoning District: CD5</li> <li>Land Use: Commercial</li> <li>Land Area: 6,908 SF +/-</li> <li>Estimated Age of Structure: c.1950</li> <li>Building Style: Modern Vernacular</li> <li>Number of Stories: 2</li> <li>Historical Significance: Non-Contributing</li> <li>Public View of Proposed Work: View from Congress St. and Maplewood Ave</li> <li>Unique Features: NA</li> <li>Neighborhood Association: Downtown</li> </ul> </li> </ul>
B. Proposed Work: To add a single story side addition.
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:
$lacktriangleq$ Principal $\Box$ Accessory $\Box$ Significant Demolition
F. Sensitivity of Context:
$\square$ Highly Sensitive $oldsymbol{oldsymbol{arDelta}}$ 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:
$\square$ 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 alterations, additions or expansions)

#### I. Neighborhood Context:

• This non-contributing structure is located at the intersection of Maplewood Ave. and Congress St. It is located within the Urban Renewal Area. Most buildings have a no front- and side-yard setbacks with shallow rear yards.

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

- The applicant proposes to revise the previous approval for the following items:
  - Adding a new side addition along the Maplewood Ave. façade.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

					<u>– WORK SESSION</u>			
INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY NEIGHBORHOOD CONTEXT		NTEXT			
	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		ng Structures erage)	<b>S</b>
		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		Λ	MODERATE PI	ROJECT		
	4	Building Height – Zoning (Feet)		A	NODERAILII	COSLOI		
	5	Building Height – Street Wall / Cornice (Feet)	1	- REMOVAL & RE	PLACEMENT OF	A SINGLE FAMILY	HOUSE -	
	6	Number of Stories		KLINIO VAL & KL	II LACEMENT OF	A SINGLE I AMILI	10031	
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	
Ż	8	Scale (i.e. height, volume, coverage)					Appropriate 🗆 Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					Appropriate 🗆 Inappropriate	
ć	10						Appropriate 🗆 Inappropriate	
C	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	<b>7</b>
	17	Eaves, Gutters and Downspouts					Appropriate 🗆 Inappropriate	Т
7	18						Appropriate   Inappropriate	<b></b>
TFPIA	19	Siding / Material					Appropriate 🗆 Inappropriate	<b>→</b>
Z	: <del></del>						Appropriate 🗆 Inappropriate	
2	21	Doors and windows					Appropriate 🗆 Inappropriate	کم ⊢
× Z	22						Appropriate 🗆 Inappropriate	
FOLD	23	•					Appropriate 🗆 Inappropriate	
E E	1						Appropriate 🗆 Inappropriate	
C N						i	Appropriate 🗆 Inappropriate	
<u>z</u>	26						Appropriate 🗆 Inappropriate	
	27	Porches and Balconies					Appropriate 🗆 Inappropriate	
α	28	Projections (i.e. porch, portico, canopy)					Appropriate 🗆 Inappropriate	<b>⊣</b>
	29	Landings/ Steps / Stoop / Railings					Appropriate 🗆 Inappropriate	
	30						Appropriate 🗆 Inappropriate	
	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)				i	Appropriate 🗆 Inappropriate	
_	35	Fence / Walls (i.e. materials, type)					Appropriate 🗆 Inappropriate	A.T.
DECIDA	36	Grading (i.e. ground floor height, street edge)					Appropriate 🗆 Inappropriate	
NT.	37	Landscaping (i.e. gardens, planters, street trees)					Appropriate 🗆 Inappropriate	
_	38	Driveways (i.e. location, material, screening)					Appropriate 🗆 Inappropriate	
T T	39	Parking (i.e. location, access, visibility)					Appropriate 🗆 Inappropriate	4 ·
	40						Appropriate 🗆 Inappropriate	
•	1. Pi	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: conservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Con	•	r of the District: e architectural and historic c ure and welfare of the Distric		tors: