Staff Report – December 7th & 14th, 2022

December 7th MEETING

Administrative Approvals:

- 1. 591 Middle St. (LUHD-549)
- 2. 40 Court St. (LUHD-550)
- 3. 11 Sheafe St. (LUHD-552)
- 4. 55 Gates St. (LUHD-553)
- 5. 47 Howard St. (LUHD-554)

- Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

- A. 43 Holmes Court (LU-22-72) (demolition & new single family)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 33 South Mill Pond St. (LU-22-171) (solar panels)
- D. 93 Pleasant St. (LU-21-183) (one story addition)
- E. 15 Mt. Vernon St. (LU-19-126) (extend roofline over garage)
- F. 1 Raynes Ave. (LU-21-54) (2 infill buildings)

WORK SESSIONS - OLD BUSINESS:

1. 95 Daniel St. (LUHD-530) (demolition & reconstruction)

December 14th MEETING

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 195 Hanover St. (LU-22-203) (awnings)
- 2. 46 Mark St. (LU-22-214) (Solar panels)
- 3. 44 Humphrey's Court. (LU-22-223) (windows & chimney)
- 4. 295 Maplewood Ave.. (LU-22-218) (door and windows)
- 5. 66 Marcy St. (LU-22-222) (patio enclosure)

WORK SESSIONS – NEW BUSINESS:

1.765 Middle Street (LUHD-551) (demolition & reconstruction)



LOCATOR MAP

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

 A. Property Information - General: 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: Contributing Public View of Proposed Work: View from Holmes Court Unique Features: NA Neighborhood Association: South End 						
B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.						
C. Other Permits Required:						
$lacktriangledown$ Board of Adjustment \Box Planning Board \Box City Council						
D. Lot Location:						
$lacksquare$ Terminal Vista \Box Gateway \Box Mid-Block						
☐ Intersection / Corner Lot ☐ Rear Lot						
E. Existing Building to be Altered/ Demolished:						
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition						
F. Sensitivity of Context:						
$lacktriangle$ Highly Sensitive \Box Sensitive \Box Low Sensitivity \Box "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 alterations, additions or expansions)

☐ Minor Project (i.e. small 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.

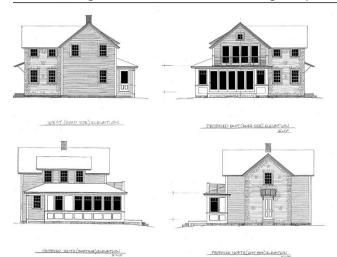
J. Staff Comments and Suggestions for Consideration:

- 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.

Note that the applicant has requested to postpone this application to the January 4th meeting as they are scheduled for a variance application at the Boa for December.

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

Project Information GENERAL BUILDING INFORMATION Floor Area (SF) Area Ratio (GFA/ Lot Area) Ing Height / Street-Width Ratio Ing Height – Zoning (Feet) Ing Height – Street Wall / Cornice (Feet) Ing Height – Street Wall / Cornice (Feet) Ing Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Fig. (i.e. height, volume, coverage) Fement (i.e. setbacks, alignment) Ing (i.e. modules, banding, stepbacks) Intectural Style (i.e. traditional – modern) Gand Slope	Existing Building (ESTIMAT		Abutting Structures (Average)		FORM
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Project Address: 3 WALTON ALLEY (LU-22-100) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #B**

Existing	Co	ndition	s:
			••

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

		-					
<u>B.</u>	B. Proposed Work: To add a picture window	and replac	ce bulkhead & storm windows.				
<u>C.</u>	C. Other Permits Required:						
	\square Board of Adjustment \square Plan	ning Board	☐ City Council				
<u>D.</u>	D. Lot Location:						
	☐ Terminal Vista ☐ Gar	reway	☑ Mid-Block				
	\Box Intersection / Corner Lot \Box Rec	ır Lot					
<u>E.</u>	E. Existing Building to be Altered/ Demolished:						
	✓ Principal □ Acc	cessory	Demolition				
<u>F.</u>	F. Sensitivity of Context:						
	$lacktriangle$ Highly Sensitive \Box L	ow Sensitivity	√ 🗌 "Back-of-House"				
<u>G.</u>	G. Design Approach (for Major Projects):						
	☑ Literal Replication (i.e. 6-16 Congress,	Jardinière Buildi	ng, 10 Pleasant Street)				
	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
	Abstract Reference (i.e. Portwalk, 51 I	slington, 55 Con	gress Street)				
	☐ Intentional Opposition (i.e. McIntyre E	Building, Citizen'	s Bank, Coldwell Banker)				
<u>H.</u>	H. Project Type:						
	\square Consent Agenda (i.e. very small alt	erations, add	ditions or expansions)				
	☑ Minor Project (i.e. small alterations	additions or	expansions)				
	☐ Moderate Project (i.e. significant o	additions, alte	erations 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.
- Add a condenser in the rear yard.

NOTE THE APPLICANT MAY BE REQUESTING A CONTINUANCE DUE TO INSUFFICEINT INFORMATION BEING SUBMITTED FOR THE CONDENSOR LOCATION AND SCREENING.

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

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





Rear Elevation and Streetscape View



Zoning Map

INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY		NEIGH	HBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
	N-	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	•		•						
	2	Floor Area Ratio (GFA/ Lot Area)									
	3	Building Height / Street-Width Ratio		,	MODERATE PROJI	F ∕ T					
	4	Building Height – Zoning (Feet)		•	MODERAILIROJI						
L	5	Building Height – Street Wall / Cornice (Feet)		 Add HVAC, picture window, & replace storm windows – 							
-	Number of Stories Add HVAC, PICTURE WINDOW, & REPIACE STOTH WINDOWS — Padd HVAC, PICTURE WINDOW, & REPIACE STOTH WINDOWS —										
		PROJECT REVIEW ELEMENT	ΔΡΡΙΙΟΔ	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
$^{+}$	8	Scale (i.e. height, volume, coverage)	AITECA	IN 3 COMMENTS	1100 300013110143						
ONIEXI	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate					
ŀ	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate					
ŀ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
t	12	Roofs				□ Appropriate □ Inappropriate					
f	13	Style and Slope				□ Appropriate □ Inappropriate					
ľ	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate					
	15	Roof Materials				☐ Appropriate ☐ Inappropriate					
	16	Cornice Line				□ Appropriate □ Inappropriate					
L	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate					
L	18	Walls				☐ Appropriate ☐ Inappropriate					
-	19	Siding / Material				☐ Appropriate ☐ Inappropriate					
L	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate					
	21	Doors and Windows				☐ Appropriate ☐ Inappropriate					
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate					
	23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate					
	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate					
	25	Awnings				☐ Appropriate ☐ Inappropriate					
	26 27	Porches and Balconies				□ Appropriate □ Inappropriate					
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate					
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate					
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate					
۱	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate					
l	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate					
İ	33	Decks				□ Appropriate □ Inappropriate					
J	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate					
Ţ	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate					
SIIE DESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate					
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: -	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate					
1	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate					
ŀ	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate					

Project Address: 33 SOUTH MILL STREET (LU-22-171) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #C**

A. Property Information - General:	
Existing Conditions:	
 Zoning District: <u>General Residence B (GRB)</u> 	
 Land Use: <u>Single Family</u> 	
 Land Area: 3,495 SF +/- 	
- Estimated Ago of Structures a 19/0	

- Estimated Age of Structure: c. 1860
 Building Style: Federal
 Number of Stories: 2.5

 Historical Significance: <u>Contribu</u> Public View of Proposed Work: Unique Features: <u>Significant al</u> Neighborhood Association: <u>So</u> 	<u>View from South M</u> terations	lill and Salter Streets						
	B. Proposed Work: To replace rear window and door with French doors.							
C. Other Permits Required:								
\square Board of Adjustment	☐ Planning Board	☐ City Council						
D. Lot Location:								
\square Terminal Vista	☐ Gateway	☑ Mid-Block						
\square Intersection / Corner Lot	Rear Lot							
E. Existing Building to be Altered/ Demol	ished:							
Principal	Accessory	Demolition						
F. Sensitivity of Context:								
$lacktriangle$ Highly Sensitive \Box Sensitive	ve \square Low Sensitivity	☐ "Back-of-House"						
G. Design Approach (for Major Projects only):								
\Box Literal Replication (i.e. 6-16 Cd	ongress, Jardinière Buildinç	g, 10 Pleasant Street)						
\square Invention within a Style (i.e.,	Porter Street Townhouses,	100 Market Street)						
Abstract Reference (i.e. Port	valk, 51 Islington, 55 Cong	gress Street)						
☐ Intentional Opposition (i.e. №	IcIntyre Building, Citizen's	Bank, Coldwell Banker)						
H. Project Type:								
\square Consent Agenda (i.e. very s	mall alterations, add	itions or expansions)						
Minor Project (i.e. small alter	rations additions or e	avnancione)						

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

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

I. Neighborhood Context:

• The building is located along South Mill Street. It is surrounded with many wood-sided 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Replace the rear window and door with a set of French doors...

NOTE THAT THE APPLICANT HAS REQUESTED THIS APPLICATION BE WITHDRAWN AT THIS TIME

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





Aerial and Streetview Images



Zoning Map

		INFO/ EVALUATION CRITERIA	CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
	NO.	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)					
	1	Gross Floor Area (SF)	(=0:::::::::							
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width Ratio		A	MODERATE PR	∩ IECT				
	4	Building Height – Zoning (Feet)		N	NODERAILTR	OJLCI				
	5	Building Height – Street Wall / Cornice (Feet)		_ 11	AAA AA IO2 IIATZI	NEIS ONLY _				
	6	Number of Stories		– INSTALL SOLAR PANELS ONLY –						
	7	Building Coverage (% Building on the Lot)								
_		PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGEST					
,	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate				
	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate				
	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate				
_	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate				
	12	Roofs				☐ Appropriate ☐ Inappropriate				
	13	Style and Slope				☐ Appropriate ☐ Inappropriate				
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate				
	15	Roof Materials				□ Appropriate □ Inappropriate				
	16	Cornice Line				☐ Appropriate ☐ Inappropriate				
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate				
	18	Walls Sidia of A Actorial				□ Appropriate □ Inappropriate				
	19	Siding / Material				□ Appropriate □ Inappropriate				
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate				
֡	21 22	Doors and Windows				□ Appropriate □ Inappropriate				
֡	23	Window Openings and Proportions Window Casing/ Trim				□ Appropriate □ Inappropriate				
	24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inappropriate				
	25	Awnings				□ Appropriate □ Inappropriate				
<u> </u> -	26	Awnings Doors				□ Appropriate □ Inappropriate				
	27	Porches and Balconies				□ Appropriate □ Inappropriate				
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate				
1	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate				
F	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate				
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate				
	33	Decks				□ Appropriate □ Inappropriate				
	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate				
_	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate				
DESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate				
S	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate				
SE	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate				

Project Evaluation Form: 93 PLEASANT STREET (LU-21-183) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type:** PUBLIC HEARING #D

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: <u>Commercial</u> Land Area: <u>11,325 SF +/-</u>
- Estimated Age of Structure: c.1818

- Building Style: Federal
 Historical Significance: Focal
 Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: Downtown

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B. Proposed Work: To remove an	d reconstruct the historic wall along Court Street.
C. Other Permits Required:	
☐ Board of Adjustment	$lacktriangledown$ Planning Board $\ \Box$ City Council
D. Lot Location:	
☐ Terminal Vista	\square Gateway \square Mid-Block
✓ Intersection / Corner I	Lot 🗌 Rear Lot
E. Existing Building to be Altered/ D	emolished / Constructed
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
$lacktriangle$ Highly Sensitive \Box Se	ensitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Proj	ects):
☑ Literal Replication (i.e.	6-16 Congress, Jardinière Building, 10 Pleasant Street)
\square Invention within a Style	(i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e	e. Portwalk, 51 Islington, 55 Congress Street)
\square Intentional Opposition	(i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
\square Consent Agenda (i.e. v	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. ver	y large alterations, additions or expansions)

Neighborhood Context:

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

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Add a three-story addition to the parking lot area along Court Street a connector to the Treadwell
- Removal and reconstruction of the existing granite wall. Preliminary concern from the HDC for the quality of the reconstruction versus structural shoring during constriction.

NOTE, AS REQUESTED, THE APPLICANT HAS SUBMITTED A DETAILED WORK PLAN TO REMOVE AND, AFTER CONSTRUCTION OF THE PROPOSED ADDITION, RECONSTRUCT THE EXISTING HISTORIC WALL ALONG COURT STREET.

Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)

K. Aerial Images and Maps:





Renderings of the Proposed Addition and Connector Buildings



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEI	GHBORHOOD CONTEXT		
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			
	1 Gross Floor Area (SF)	,		-			
	2 Floor Area Ratio (GFA/ Lot Area)						
	3 Building Height / Street-Width Ratio			MAJOR PROJE			
	4 Building Height – Zoning (Feet)			MAJORIKOJE			
	5 Building Height – Street Wall / Cornice (Feet)	 REMOVE AND RESTORE HISTORIC WALL & MODIFY SIDING MATERIAL 					
	6 Number of Stories		- KLAIC VE AIND KESTOKE TIISTOKIC WALL & MODII I SIDING MATERIAL -				
	7 Building Coverage (% Building on the Lot)						
4	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGESTION			
	8 Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate		
ONIEXI	9 Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate		
)					☐ 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		
Ļ	18 Walls				□ Appropriate □ Inappropriate		
	19 Number and Material				☐ Appropriate ☐ Inappropriate		
L	20 Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate		
	21 Doors and windows				□ Appropriate □ Inappropriate		
Ļ	22 Window Openings and Proportions 23 Window Casing / Trim				□ Appropriate □ Inappropriate		
	23 Window Casing/ Trim 24 Window Shuttors / Hardware				□ Appropriate □ Inappropriate		
Ļ	24 Window Shutters / Hardware25 Storm Windows / Screens / Awnings				□ Appropriate □ Inappropriate		
L					□ Appropriate □ Inappropriate		
	26 Doors 27 Porches and Balconies				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
L	28 Projections (i.e. porch, portico, canopy)29 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate		
F					□ Appropriate □ Inappropriate		
	30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate		
	32 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate		
_					☐ Appropriate ☐ Inappropriate		
	33 Decks				☐ Appropriate ☐ Inappropriate		
	34 Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate		
ļ	35 Fence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate		
	36 Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate		
	37 Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate		
	38 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate		
	39 Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate		
P	urpose and Intent:						
	 Preserve the integrity of the District: 	☐ Yes ☐ 1		ntain the special character of th			
	2. Assessment of the Historical Significance:	☐ Yes ☐ 1		·	hitectural and historic character:		
	3. Conservation and enhancement of property val	ues: 🗆 Yes 🗆 1	No 6. Pror	mote the education, pleasure ar	nd welfare of the District to the city residents and visitors:		
	Review Criteria / Findings of Fact:						

Project Evaluation Form: 15 MOUNT VERNON ST. (LU-19-126) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #E**

A. Property Information - General

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: <u>3,920SF</u> +/-
- Estimated Age of Structure: c.1790 (relocated to the site)
- Building Style: Cape

	 Historical Significance: Contributing Public View of Proposed Work: Vie Unique Features: Relocated from Neighborhood Association: South 	ew from Mt. Verranother lot in th	non Street. e 1950s						
<u>B.</u>	B. Proposed Work: Ext. Request to add a	dormer and sec	cond story over the garage						
<u>C.</u>	C. Other Permits Required:								
	$lackim$ Board of Adjustment \Box I	Planning Board	☐ City Council						
D.	D. Lot Location:								
	☐ Terminal Vista ☐	Gateway	✓ Mid-Block						
	\Box Intersection / Corner Lot \Box	Rear Lot							
<u>E.</u>	E. Existing Building to be Altered/ Demolishe	ed / Constructed:							
	✓ Principal	Accessory	☐ Demolition						
<u>F.</u>	F. Sensitivity of Context:								
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive $[$	Low Sensitivity	☐ "Back-of-House"						
<u>G.</u>	G. Design Approach (for Major Projects):								
	\Box Literal Replication (i.e. 6-16 Congre	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
	☑ Invention within a Style (i.e., Port	er Street Townhouses	s, 100 Market Street)						
	Abstract Reference (i.e. Portwalk,	51 Islington, 55 Cong	gress Street)						
	☐ Intentional Opposition (i.e. McInt	yre Building, Citizen's	Bank, Coldwell Banker)						

H. Project Type:

oxdot Consent Agenda (i.e. very small alterations, additions or ex	(pansions)
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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)

I. Neighborhood Context:

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
 - i. Increase the height of the existing garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on the rear elevation.
 - iv. The garage door will be replaced

Note that this project was approved in 2019 and it received two extensions that have expired. Thus, a new public hearing is required. The design is unchanged from 2019.

Design Guideline Reference: Guidelines for Roofing (04) and Windows & **Doors** (08)

K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

	Abutting Structures (Average) X MAPS & ASSESSOR'S INFO) MODERATE I ND STORY OVER GARA	PROJECT AGE & ADD REAR DORMER GESTIONS APPROI Appropriate	PRIATENESS Inappropriate
Building (ESTIMATED FROM THE TAX - ADD A SECON	MODERATE I ND STORY OVER GARA	PROJECT AGE & ADD REAR DORMER GESTIONS APPROI Appropriate	PRIATENESS Inappropriate
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HDC COMMENTS	HDC SUC	Appropriate	Inappropriate Inappropriat
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	Yes No Yes No Yes No Yes No	☐ Yes ☐ No 5. Complement and enhance	Appropriate

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

Existing Con	ditions:	•
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- Zoning District: <u>CD4</u> Land Use: <u>Vacant / Gym</u>
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: <u>c.1960s</u> Building Style: <u>Contemporary</u>

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

<u>B.</u>	Proposed Work:	To construct a 4 s	<u>tory mixed-use build</u>	<u>ding and 5 story hotel.</u>
<u>C.</u>	Other Permits Re	quired:		
	\square Board o	of Adjustment	☑ Planning Board	☐ City Council
<u>D.</u>	Lot Location:			
	✓ Termir	nal Vista	☐ Gateway	☑ Mid-Block

		
Terminal Vista	☐ Gateway	☑ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivity	/ 🗌 "Back-of-Hou
G. Design Approach (for Major Project	<u>s):</u>	

	□ Demolition
e $oldsymbol{arDelta}$ Sensitive \square Low Sensitivit	y 🗌 "Back-of-House'
ajor Projects):	
ion (i.e. 6-16 Congress, Jardinière Buildin	ng, 10 Pleasant Street)
n a Style (i.e., Porter Street Townhouse	s, 100 Market Street)
ence (i.e. Portwalk, 51 Islington, 55 Cor	ngress Street)
position (i.e. McIntyre Building, Citizen	's Bank, Coldwell Banker)
da (i.e. very small alterations, add	ditions or expansions)
.e. small alterations, additions or	expansions)
ii (Accessory e ✓ Sensitive ☐ Low Sensitivity agior Projects): tion (i.e. 6-16 Congress, Jardinière Buildir in a Style (i.e., Porter Street Townhouse rence (i.e. Portwalk, 51 Islington, 55 Cor aposition (i.e. McIntyre Building, Citizen) da (i.e. very small alterations, additions or

☐ 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).

K. Aerial Image, Street View and Zoning Map:





Mixed-Use and Hotel Building Renderings



Zoning Map

1 & 31 RAYNES AVE. (LU-21-54) - PUBLIC HEARING #F (MAJOR PROJECT)

	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	~
	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & A	SSESSOR'S INFO)		
1 2 3	Gross Floor Area (SF)					FOR MISSION Date: 12-
2						
3				MAJOR PRO) IFCT	
4				MAJORING	JILCI	L
5	Building Height – Street Wall / Cornice (Feet)	- 00	NSTRIICT A A S'	TORY MIXED-IISE	BUILDING AND 5 STORY HOTEL -	≥ ŏ
6	Number of Stories		MSIKOCI A 4 3	IOKI MINED-03L	DOILDING AND 3 STORT HOTEL	Z ₹
/	Building Coverage (% Building on the Lot)					- 6 ≒
	PROJECT REVIEW ELEMENT	APPLICANT	'S COMMENTS	HDC SUGG		_ O O O
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9 10	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	UAT ISTRIC Case
<u>o</u> 10					☐ Appropriate ☐ Inappropriate	_ ⋖ ≅ ö
Ö 11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate	
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38 39	, ,				□ Appropriate □ Inappropriate	0
<i>I</i> 39	7 7				□ Appropriate □ Inappropriate	
11 0	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
1. F 2. A	ose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	□ Yes □ N □ Yes □ N es: □ Yes □ N	o 5. Cor	•	er of the District: ne architectural and historic character: sure and welfare of the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ Sitors: ☐ Yes ☐
1. (w Criteria / Findings of Fact: Consistent with special and defining character of sompatibility of design with surrounding properties				ectural value of existing structure: \[\text{Yes} \text{No} \] chnologies with surrounding properties: \[\text{Yes} \text{No} \]	

Project Address: 95 DANIEL ST. (LUHD-530) CERTIFCATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #A

A. Property Information - General:

- Zoning District: <u>CD4</u> Land Use: <u>Mixed-Use</u>
- Land Area: 1,682 SF +/Estimated Age of Structure: c.1850 (95) & c.1960 (99)
 Building Style: Gothic Revival
 Number of Stories: 2.0

- Historical Significance: <u>C</u>

•	Unique Features: <u>NA</u> Neighborhood Association: <u>D</u>		<u> </u>
<u>B. P</u>	roposed Work: To renovate the	two existing structu	res (versus demolition
<u>c. o</u>	ther Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
<u>D. L</u>	ot Location:		
	\square Terminal Vista	☐ Gateway	☑ Mid-Block
	\square Intersection / Corner Lot	☐ Rear Lot	
<u>E. Ex</u>	cisting Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	✓ Demolition
F. Se	ensitivity of Context:		
	\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivity	y 🗌 "Back-of-House"
<u>G. D</u>	esign Approach (for Major Project	<u>s):</u>	
	\square Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	$oxedsymbol{arDelta}$ Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
	☐ Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Pr	roject Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or	expansions)
	☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)

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

I. Neighborhood Context:

• These buildings are located along Daniel St. The properties are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

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

The Applicant is proposing to:

• Redesign the project to renovate and/ or alter the two existing historic structures.

NOTE, THE APPLICANT IS REQUESTING A CONTINUANCE TO JANUARY 11TH IN ORDER TO REDESIGN THE PROJECT AS DIRECTED BY THE HDC AT THE NOVEMBER MEETING.

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

I. Aerial Image, Street View and Zoning Map:





Street View Image & Proposed Elevation



Zoning Map

95 DANIEL ST. (LUHD-530) – WORK SESSION #A (MODERATE) 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) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) Date: 1- RENOVATION OF THE TWO EXISTING STRUCTURES -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate .; NO. DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Case Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate ROPERTY:9 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware OP □ Appropriate □ Inappropriate DISTRICT BUILDING 25 Storm Windows / Screens ecision: □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Δ Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type... □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No 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: 195 HANOVER STREET (LU-22-203) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use / Commercial
- Land Area: 84,174 SF +/-
- Estimated Age of Structure: 2013

- Building Style: New Commercial
 Historical Significance: NA
 Public View of Proposed Work: View from Deer St. and Portwalk Place
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work:	<u>Replace (</u>	<u>existing</u>	<u>awnings.</u>
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C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
☐ Principal	✓ Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	"Back-of-House"

G. Design Approach (for Major Projects):

Literal Replication	(i.e. 6-16	Congress,	Jardinière B	Building, i	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:

□ Cons	ent Agenda	(i.e. ver	y small	alterations,	additions of	or expansions
--------	------------	-----------	---------	--------------	--------------	---------------

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

I. Neighborhood Context:

• The structure is located along the intersection of Deer Street and Portwalk Place Street. It is surrounded with many multi-story commercial infill buildings within the North End.

J. Background & Suggested Action:

The applicant proposed to:

Install 5 new awnings with the name of the establishment on each awning.

Design Guideline Reference – Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:





Proposed Site Plan and Street View Image



Zoning Map

INFO/ EVA	LUATION CRITERIA	SUBJE	CT PROPERTY	NE	IGHBORHOOD CONTEXT			
Pro	ject Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
CENEDAL D	UILDING INFORMATION	(ESTIAA A T	ED FROM THE TAX MAPS & AS	SESSOD'S INIEO)				
Gross Floor Area (SF)		(ESIIIWAI	ED FROM THE TAX MAPS & AS.	SESSOR S INFO)				
Floor Area Ratio (GF.								
Building Height / Stre				AAINIOD DDO IE	ECT .			
Building Height – Zor				MINOR PROJE				
	eet Wall / Cornice (Feet)		- REPLACE AWNINGS ONLY -					
Number of Stories			_	REPLACE AWINING.	S ONL! -			
	% Building on the Lot)							
PROJEC	CT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIO	NS APPROPRIATENESS			
Scale (i.e. height, vo	lume, coverage)				□ Appropriate □ Inappropriat			
Placement (i.e. setbo					□ Appropriate □ Inappropriat			
	es, banding, stepbacks)				□ Appropriate □ Inappropriat			
· ·	e. traditional – modern)				□ Appropriate □ Inappropriat			
Roofs					□ Appropriate □ Inappropriat			
Style and Slope					□ Appropriate □ Inappropriat			
	chimneys, vents, dormers)				□ Appropriate □ Inappropriat			
Roof Materials					☐ Appropriate ☐ Inappropriat			
Cornice Line					☐ Appropriate ☐ Inappropriat			
ves, Gutters and D	ownspouts				☐ Appropriate ☐ Inappropriat			
Walls					☐ Appropriate ☐ Inappropriat			
Siding / Material	To all a series and a series an				☐ Appropriate ☐ Inappropriat			
Projections (i.e. bays	, balconies)				☐ Appropriate ☐ Inappropriat			
Doors and Windows	and Duning and a second				☐ Appropriate ☐ Inappropriat			
Window Openings a Window Casing/ Trim					□ Appropriate □ Inappropriat			
Vindow Casing/ Init Vindow Shutters / Ho					□ Appropriate □ Inappropriat□ Appropriate □ Inappropriat			
Storm Windows / Scre					□ Appropriate □ Inappropriat			
oors	O1 13				□ Appropriate □ Inappropriat			
orches and Balcon	ies				□ Appropriate □ Inappropriat			
Projections (i.e. porc					□ Appropriate □ Inappropriat			
ndings/ Steps / Sto					□ Appropriate □ Inappropriat			
ghting (i.e. wall, po					□ Appropriate □ Inappropriat			
Signs (i.e. projecting					□ Appropriate □ Inappropriat			
Mechanicals (i.e. HV					□ Appropriate □ Inappropriat			
Decks					□ Appropriate □ Inappropriat			
Garages/Barns/Sh	eds (i.e. doors, placement)				□ Appropriate □ Inappropriat			
	enwalls (i.e. materials, type)				□ Appropriate □ Inappropriat			
• •	floor height, street edge)				□ Appropriate □ Inappropriat			
	rdens, planters, street trees)				□ Appropriate □ Inappropriat			
	ion, material, screening)				□ Appropriate □ Inappropriat			
Parking (i.e. location					☐ Appropriate ☐ Inappropriat			
	(i.e. sheds, greenhouses)				🗆 Appropriate 🗅 Inappropriat			
dscaping (i.e. go reways (i.e. location king (i.e. location cessory Buildings ad Intent: e the integrity nent of the His	ridens, planters, street trees) ion, material, screening) , access, visibility) (i.e. sheds, greenhouses) of the District: torical Significance: shancement of property value	□ Yes □ Unit Yes □ Ye	No 5. Com	•	□ Appropriate □ Inappropriat □ Appropriate □ Inappropriat □ Appropriate □ Inappropriat □ Appropriate □ Inappropriat			

Project Address: 46 MARK ST. (LU-22-214)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:	
 Existing Conditions: Zoning District: CD4-L1 Land Use: Single-Family Land Area: 5,663 SF +/- Estimated Age of Structure: c. Building Style: Colonial Historical Significance: Contrib Public View of Proposed Work Unique Features: NA Neighborhood Association: Do 	outing : <u>View from Mark Street</u>
B. Proposed Work: To install 51 solar p	<u>oanels.</u>
C. Other Permits Required: Board of Adjustment	☐ Planning Board ☐ City Council
D. Lot Location:	- Harming board - City Cooricii
Terminal Vista	☐ Gateway ☐ Mid-Block
☐ Intersection / Corner Lot	,
E. Existing Building to be Altered/ Demo	olished/ Constructed:
Principal	Accessory Demolition
F. Sensitivity of Context:	
☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Building, 10 Pleasant Street)
\square Invention within a Style (i.e.	, Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
	small alterations, additions or expansions)
☐ Minor Project (i.e. small alte	erations, additions or expansions)
· '	nificant additions, alterations or expansions)
\square Major Project (i.e. very larg	ge alternations, additions or expansions)

I. Neighborhood Context:

• The building is located at the end of Mark Street and is surrounded with many contributing structures. The neighborhood is predominantly $2-2\frac{1}{2}$ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

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

• The applicant proposes to install 51 solar panels on the roof,

Design Guideline Reference – Guidelines for Roofing (4).

K. Aerial Images and Maps:





Aerial and Streetview Image



Zoning Map

HISTORIC SURVEY RATING

C

46 MARK STREET (LU-22-214) - PUBLIC HEARING #2 (MODERATE PROJECT)

			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
			Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	\	
_			GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		' _ '	
SIAFF		1	Gross Floor Area (SF)				— 5 ₹ 4	
_		2	Floor Area Ratio (GFA/ Lot Area)				O 8 2-1	
7		3	Building Height / Street-Width Ratio	Λ	MODERATE PR	ROJECT		
		4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)	•	MODERALE II	NOJEO1		
		<u>5</u> 6	Number of Stories	- INS	TALL 51 SOLAR PA	ANELS ONLY -	AM A	
		7	Building Coverage (% Building on the Lot)					
		<u> </u>	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGE	ESTIONS APPROPRIATENESS		
-		8	Scale (i.e. height, volume, coverage)	AFFLICANI 3 COMMENIS	HDC 30GGE		_ O റ് 네	
	ONTEXT	9	Placement (i.e. setbacks, alignment)			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate		
	ŽΗ	10	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate	- , <u> </u>	
	ყ⊢	11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate		
		12	Roofs			□ Appropriate □ Inappropriate		
2		13	Style and Slope			□ Appropriate □ Inappropriate	LUA DISTRI Case	
		14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate	– – 0	
		15	Roof Materials			□ Appropriate □ Inappropriate		
֝֞֞֜֞֜֜֝֝֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֡		16	Cornice Line			□ Appropriate □ Inappropriate	_ 🤝 ટે હા	
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate	EV HISTOR	
	SI	18	Walls			□ Appropriate □ Inappropriate		
	<u>₩</u>	19	Number and Material			□ Appropriate □ Inappropriate		
3	ATE	20	Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriate		
	Š	21	Doors and windows			☐ Appropriate ☐ Inappropriate		
	∞ Z	22	Window Openings and Proportions			□ Appropriate □ Inappropriate	~ 0 4	
5	5	23	Window Casing/ Trim			□ Appropriate □ Inappropriate		
)	DES	24	Window Shutters / Hardware			□ Appropriate □ Inappropriate	_ ₽ ₹ ₹	
	DING	25	Storm Windows / Screens / Awnings			☐ Appropriate ☐ Inappropriate	RTS.	
<u>'</u>	5	26	Doors			☐ Appropriate ☐ Inappropriate	_ O o =	
	ਡੁੱ∟	27	Porches and Balconies			☐ Appropriate ☐ Inappropriate	PROPERTY	
		28	Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate		
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate	_ •	
<u>ا د</u>	L	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate		
$\leq $		31	Signs (i.e. projecting, wall)			☐ Appropriate ☐ Inappropriate		
	-	32	Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate		
-	\vdash	33	Decks			□ Appropriate □ Inappropriate		
•	+	34	Garages/ Barns/ Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate		
	ᅺ	35 36	Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate		
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate		
	<u>ا</u>	38	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate		
	SITE	39	Parking (i.e. location, access, visibility)			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate		
	~	40	Screening/ Enclosures (i.e. sheds, dumpsters)			□ Appropriate □ Inappropriate		
<u>H</u>	1 2 3	urpos . Pre . Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	☐ Yes ☐ No 5. Con	•		☐ Yes ☐ ☐ Yes ☐ itors: ☐ Yes ☐	
<u>l.</u>	3 Re	. Co eview . Co	_	surrounding properties: \square Yes \square No 3. Rela	note the education, pleasuation to historic and architec	ure and welfare of the District to the city residents and vis		

Project Address: 44 HUMPHREY'S CT. (LU-22-223) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u> Land Use: <u>Single Family</u>
- Land Area: 8,276 SF +/-
- Estimated Age of Structure: c.1908
 Building Style: Queen Anne
 Number of Stories: 2.5

- Historical Significance: C
 Public View of Proposed Work: View from Humphrey's Court

Unique Features: <u>NA</u>Neighborhood Association: <u>N</u>	<u>IA</u>	
B. Proposed Work: To replace wind	ows, remove chimn	ey and add condenser.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
Principal	Accessory	☑ Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	itive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>ls):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
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)

K. Neighborhood Context:

• The building is located along Humphrey's Court. The property is surrounded with many historically significant structures. The structures in this neighborhood have shallow front yard setbacks along the street and narrow side yards and deeper rear yards.

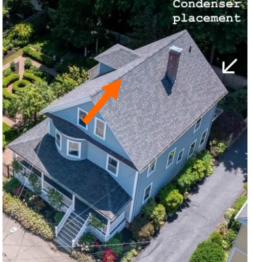
L. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Applicant is proposing to:

- Replace all windows with a Green Mountain SDL Window.
- Remove a chimney
- Add a condenser to the rear yard.

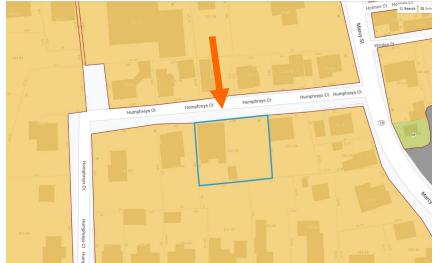
Design Guideline Reference - Guidelines for Windows and Doors (08), Guidelines for Roofing (05) and Guidelines for Site Elements and Streetscapes (09).

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





Street View Image & Proposed Elevation



Zoning Map

☐ Yes ☐ No

44 HUMPREY'S COURT (LU-22-223) – PUBLIC HEARING #3 (MODERATE) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures FORM** No. (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Date: 1Withdrawn Building Height – Zoning (Feet) - REPLACE ALL WINDOWS, REMOVE CHIMNEY & ADD CONDENSER -Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 **Placement** (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows ☐ Appropriate ☐ Inappropriate ER Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim ☐ Appropriate ☐ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP PROPERTY DISTRICT 25 Storm Windows / Screens □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type... □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ 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: ☐ 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 Review Criteria / Findings of Fact:

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

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

2. Compatibility of design with surrounding properties:

Project Address: 295 MAPLEWOOD AVE. (LU-22-218) Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #4

<u>A.</u>	<u>Pro</u>	<u>perty</u>	<u> Information -</u>	<u>- General:</u>

- Zoning District: <u>CD4-L2</u> Land Use: <u>Mixed-Use</u>
- Land Area: 2,382 SF +/-
- Estimated Age of Structure: c.1805
- Building Style: <u>Federal</u> Number of Stories: 3<u>.0</u>

- Historical Significance: C
 Public View of Proposed Work: View from Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>B.</u>	Proposed Work:	<u>Io rep</u>	<u>place the</u>	tront c	<u>door and</u>	<u> 6 C</u>	<u>windows</u>
		-					

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

M. Neighborhood Context:

• This structure is located along the intersection of Maplewood Ave. and Marsh Lane. The property is surrounded with many historically significant structures. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

N. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace the front door.
- Replace 5 windows with the Andersen 400 series window.

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

K. Aerial Image, Street View and Zoning Map:







Street View Image & Proposed Elevation



Zoning Map

		295 N	MAPLEWOOD A	AVE. (LU-22-218)	– PUBLIC HEARI	ING #4 (M	ODERATE)			
		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORE	HOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures		urrounding Structures (Average)	─ 4		
STAFF	No.	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & ASSE	SSOR'S INFO)			− ≥ ;		
	1	Gross Floor Area (SF)			, , , , , , , , , , , , , , , , , , ,					
	2	Floor Area Ratio (GFA/ Lot Area)		AAODEDATE DDO JECT						
	3									
	4	Building Height – Zoning (Feet)		DOOR	AND WINDOW	DEDI A CEA	AENIT	FO ISSIC Date		
	5	Building Height – Street Wall / Cornice (Feet)		- DOOR /	AND WINDOW	KEPLACEN	ACINI -	≥ 4⊓		
	6	Number of Stories						7 5 %		
	7	Building Coverage (% Building on the Lot)						NO:4 Date:12		
	+ -	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS			
5	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate			
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate			
		Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
	- 11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate			
ا بخ	12						☐ Appropriate ☐ Inappropriate			
MEMBERS	13	, ,					☐ Appropriate ☐ Inappropriate			
∑	14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropriate			
 	15	Cornice Line					□ Appropriate □ Inappropriate			
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	EVO EWO		
OMMISSION	18	Walls					□ Appropriate □ Inappropriate	⊣ ш ⊱ ≲		
	[——	Number and Material					□ Appropriate □ Inappropriate	– – ৮ ৯		
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
	21	Doors and windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	MAIN MAIN		
 	22	Window Openings and Proportions					□ Appropriate □ Inappropriate			
$\mathbf{O} \mid \mathbf{c}$	23	Window Casing/ Trim					□ Appropriate □ Inappropriate			
ַ נַ	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	— — ₹ %		
֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓	25	Storm Windows / Screens					□ Appropriate □ Inappropriate	— פר אָז אָדּי		
	26	Doors					□ Appropriate □ Inappropriate			
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	ROPE PORTSM PERTY: 29		
ਤੇ ∣ੂੰ	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate			
	29						☐ Appropriate ☐ Inappropriate			
=	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	~ ~		
<u>ה</u>	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
_	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
HISTORIC	33	Decks					□ Appropriate □ Inappropriate			
	34	Garages / Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
2	35	, , , , ,					□ Appropriate □ Inappropriate			
	36						□ Appropriate □ Inappropriate			
2		Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
E	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
	1. Pr 2. As 3. C	and Intent: reserve the integrity of the District: ssessment of the Historical Significance: conservation and enhancement of property va w Criteria / Findings of Fact:	□ Yes □ N □ Yes □ N Iues: □ Yes □ N	lo 5. Comp	ain the special characte lement and enhance th te the education, pleas	e architectural d	and historic character: of the District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ itors: ☐ Yes ☐		
<u>l. </u>	1. C	w Criteria / Findings of Fact: consistent with special and defining character of compatibility of design with surrounding propert	= : :		on to historic and archite atibility of innovative ted		=			

Project Address: 66 MARCY ST. (LU-22-222) **CERTIFCATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #5**

A. Property Information - General:

- Zoning District: MRO
- Land Use: Mixed-Use
- Land Area: 8.5 Acres +/-
- Estimated Age of Structure: c.1870
- Building Style: <u>Gothic Revival</u> Number of Stories: <u>2.5</u>
- Historical Significance: C
- Public View of Proposed Work: View from Marcy St.

	 Unique rediures: NA Neighborhood Association: South End 						
<u>B.</u>	B. Proposed Work: To replace existing p	<u>atio structure wi</u>	th enclosed bar.				
<u>C.</u>	C. Other Permits Required:						
	\Box Board of Adjustment \Box	Planning Board	☐ City Council				
<u>D.</u>	D. Lot Location:						
	\Box Terminal Vista \Box	Gateway	☑ Mid-Block				
	\Box Intersection / Corner Lot \Box	Rear Lot					
<u>E.</u>	E. Existing Building to be Altered/ Demolish	ed / Constructed:					
	☐ Principal ☑	Accessory	✓ Demolition				
<u>F.</u>	F. Sensitivity of Context:						
	\square Highly Sensitive \square Sensitive \square	☑ Low Sensitivity	☐ "Back-of-House				
<u>G.</u>	G. Design Approach (for Major Projects):						
	\Box Literal Replication (i.e. 6-16 Congr	ess, Jardinière Buildinç	g, 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>	H. Project Type:						
	$\hfill \Box$ 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 Marcy St. The property are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

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

The Applicant is proposing to:

- The removal of canvas and aluminum framed patio cover.
- Removal of existing wood fence enclosure, fence to be replace with wood fence to match front
- Removal of brick finish at existing patio.
- Expansion of patio with stone to match existing front patio.
- New outdoor covered and closeable bar.
- The scope and design of this project has been brought in front of strawbery banke's board and has the full support of their board for the outdoor bar and patio expansion..

Design Guideline Reference – Guidelines for Site Elements and Streetscapes (09), and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:





Street View Image & Proposed Elevation



Zoning Map

66 MARCY STREET (LU-22-218) - PUBLIC HEARING #5 (MINOR) 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) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT 7 Building Height / Street-Width (ROW) Ratio **Date:** 12 Withdrawn Building Height – Zoning (Feet) - REMOVAL OF EXISTING PATIO STRUCTURE -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) 0:5 **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case N 9 **Placement** (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 6 MARCY 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate ER. Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate PROPERTY: 6 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP DISTRICT 25 Storm Windows / Screens □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No □ Yes □ No 1. Preserve the integrity of the District: 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 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: 765 MIDDLE STREET (LUHD-551) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #1**

A. Property Information - General:

- Zoning District: GRA
- Land Use: Multi-Family
- Land Area: 21,682 SF +/-
- Estimated Age of Structure: New Construction
 Building Style: <u>Traditional</u>
 Number of Stories: 1.5

- Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>View from Middle St.</u>
- Unique Features: NA
- Neighborhood Association: Wibird

<u>B.</u>	Proposed Work:	<u>To add a</u>	carriage	house .	<u>structure </u>	<u>to the</u>	rear	<u>yard.</u>
C. Other Permits Required:								
	☐ Board c	of Adjustmer	nt [🗹 Planı	ning Board		City C	Council

<u>D.</u>	Lot Location:
	☐ Terminal Vista

Terminal Vista	☐ Gateway
TOTTIMITAL TISTA	

$\overline{\mathbf{V}}$	Intersection	/ Corner Lot	☐ Rear Lo
_	11 11 0130 011011		

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

✓ Princip	lc	Accessory	Demolition

F. Sensitivity of Context:

\square Highly Sensitive $oxdot$ Sensitive \square Low Sensitivity \square "Back-of-Hous
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☐ Mid-Block

G. Design Approach (for Major Projects):

	Literal Replication	(i.e. 6-16 Congress	, Jardinière Building,	10 Pleasant Street
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- ☑ 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. verv small	alterations.	additions o	r expansions
	ino. For y striam	and and is,	addinois c	i oxpansions

- ☐ 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 property located along the intersection of Middle Street and Lincoln Ave. The property are surrounded with many historically significant structures. The structures in this neighborhood have shallow setbacks along the street and deeper side and rear yards.

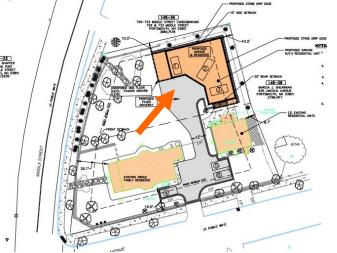
J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Applicant is proposing to:

• Construct a detached garage with living space above.

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

K. Aerial Image, Street View and Zoning Map:





Street View Image & Proposed Elevation



Zoning Map

765 MIDDLE STREET (LUHD-551) – WORK SESSION #1 (MODERATE) 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) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) Date: 1 - ADD A NEW CARRIAGE HOUSE -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS** e No:<u>1</u> 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 **Placement** (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Appoved with 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate Case **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate **EP** ROPERTY:76 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware OP □ Appropriate □ Inappropriate DISTRICT BUILDING 25 Storm Windows / Screens □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No 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