# Staff Report – February 2<sup>nd</sup>, 2022

# February 2nd MEETING

# **Administrative Approvals:**

- 1. 500 Market St. (LUHD-420)
- 2. 160 Court St. (LUHD-411)
- 3. 475 Marcy St. (LUHD-413)
- 4. 40 Bridge St. (LUHD-429)
- 5. 145 Maplewood Ave. (LUHD-431) Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval

# **PUBLIC HEARINGS - NEW BUSINESS:**

- 0 Maplewood Ave. (LU-22-4) (new single family)
- O Market Street (LU-22-3) (new HVAC equipment)

# **PUBLIC HEARINGS – OLD BUSINESS:**

1. 64 Vaughan St. (LU-21-214) (storefront alterations)

# WORK SESSIONS - OLD BUSINESS:

- A. 1 Raynes Ave. (LUHD-234) (two new mixed-use buildings)
- B. 2 Russell / O Deer St. (LUHD-366) (2 new buildings)
- C. 129 State St. (LUHD-414) (façade alterations & dormers)
- D. 179 Pleasant St. (LUHD-416) (modifications to previous)

# February 9th MEETING

# **WORK SESSIONS - NEW BUSINESS:**

- 1. 92 Pleasant St. (LUHD-422) (modifications to storefront)
- 2. 1 Congress St. (LUHD-425) (new construction)
- 3. 445 Marcy St. (LUHD-424) (new single family)



LOCATOR MAP

# COMMISSION HISTORIC DISTRICT

MEETING DATE: February 2 nd & 9th APPLICATIONS: 15

**Project Address: O MAPLEWOOD AVE. (LU-22-3) CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #1** 

# A. Property Information - General:

# **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 10,890 SF +/-
- Estimated Age of Structure: NA Building Style: Contemporary
- Number of Stories: 2.5
- Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Maplewood Ave.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u> </u>	<u> Proposed Work:</u>	<u>lo</u>	cons	<u>truct</u>	a ne	w sing	le i	<u>tamil</u>	y s	truct	ure

<b>B. Proposed Work:</b> 10 Construct a ne	ew single family situ	<u>Ciure.</u>				
C. Other Permits Required:						
$\square$ Board of Adjustment	☐ Planning Board	$\square$ City Council				
D. Lot Location:						
$\square$ Terminal Vista	☐ Gateway	☐ Mid-Block				
✓ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demolished / Constructed:						

,							
$lacktriangledown$ Intersection / Corner Lot $\ \square$ 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)

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

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

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

# **Neighborhood Context:**

• The new building is located along Maplewood Ave. and North School Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
  - Construct a new single family house on a vacant lot.
  - As requested, the applicant has revised the building elevations to addressing the massing and detail concerns expressed at the previous work session. The cupola has been reduced in scale, a chimney added, entryway revised and lighting added.

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





Aerial and Street View Image



**Zoning Map** 

#### **0 MAPLEWOOD AVE. (LU-22-3) – PUBLIC HEARING #1 (MODERATE PROJECT)** INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** 2-2-22 **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) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT A NEW SINGLE FAMILY RESIDENCE ONLY -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 Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Approved with Case 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 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 0 Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш O COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** :0 MAPLE Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** Storm Windows / Screens □ Appropriate □ Inappropriate **PROPERTY** DISTRICT □ Appropriate □ Inappropriate Porches and Balconies 27 □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

**Project Address: O MARKET ST. (LU-22-4) Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #2 Meeting Type:** 

A. Property Information:
--------------------------

# **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 10,890 SF +/-
- Estimated Age of Structure: NA

- Building Style: Contemporary
  Number of Stories: 2.5
  Historical Significance: NA
  Public View of Proposed Work: View from Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Christian Shore

<b>B. Proposed Work:</b> To replace HVAC	<u>Cequipment and ro</u>	oof membrane.				
C. Other Permits Required:						
$\square$ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
Terminal Vista	Gateway	☑ Mid-Block				
☐ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>				
✓ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
$\square$ Highly Sensitive $oxedsymbol{arDelta}$ Sensi	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	ongress, Jardinière Buildin	g, 10 Pleasant Street)				
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	., Porter Street Townhouse:	s, 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:						
$\Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
☑ Minor Project (i.e. small alt	erations, additions or	expansions)				

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

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

## I. Neighborhood Context:

• The single-story building is located between Market and Ceres Streets and is directly across from the historic Moffat-Ladd House and Garden. It is surrounded with many contributing historic structures and provides views to the waterfront across the roof structure.

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

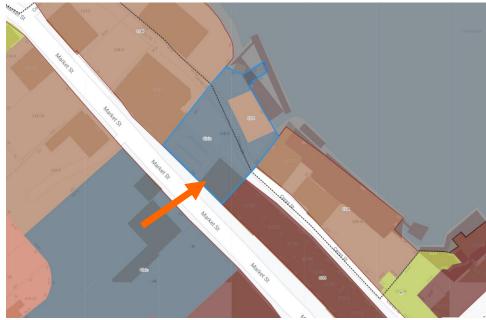
- The applicant is proposing to:
  - Replace some mechanical equipment on the roof; and
  - Replace the rubber roof membrane.
  - Note that no screening is proposed.
- Design Guideline Reference Guidelines for Roofing (04) and Site Elements and Streetscapes (09).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

No. GENERAL BUILDING INFORMATION	20R1	ECT DDCDEDTY	<b>▶</b> 1						
No.		ECT PROPERTY	<del>_</del>	IEIGHBORHOOD CONTEXT					
	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	<b> </b>				
GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & ASSE	SSOR'S INFO)		$\exists $				
1 Gross Floor Area (SF)	(		,		<b>~</b> ~ ? ?				
2 Floor Area Ratio (GFA/ Lot Area)	AAINIOD DDO IECT								
3 Building Height / Street-Width (ROW) Ratio		MINOR PROJECT							
4 Building Height – Zoning (Feet)		DEDLACE DOOF AND HIVAC EQUIDAMENT ONLY							
		- KEPLACE KO	OF AND HVAC E	QUIPMENT ONLY -	FO MISSIO				
					7 5 C				
					– ີ <b>ດ</b> ເ				
	APPLIC	ANT'S COMMENTS	HDC SUGGESTIC		⊣ <b>()</b> ŏ :				
8 Scale (i.e. height, volume, coverage)									
y riacement (i.e. setbacks, alignment)									
Massing (i.e. modules, banding, stepbacks)					AT AT				
Architectoral style (i.e. iradillonal – modern)									
					$ \mathbf{D}$				
					<b></b>				
					<b>EV</b> HISTO				
18 Walls					HIS				
Number and Material					0				
					<b>┤ Ĺ ┆ ◊</b>				
					RT)				
24 Window Casing/ IIIIII					OPE ORTSM				
24 William Shoriers / Haraware					$\dashv$ $lacktriangle$				
25 SIOTH WINDOWS / SCIENTS					OPI RESA				
27 Parchas and Raiconias									
29 Projections (i.e. porch portice capany)									
, , , , , , , , , , , , , , , , , , , ,									
·									
i i					9				
					ONETLED THE PROPERTY OF THE PR				
37 Landscaping (i.e. gardens planters street trees									
38 Driveways (i.e. location, material, screening)									
39 Parking (i.e. location, access, visibility)									
40 Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate					
	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) Roof Materials Cornice Line Feaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Gasing/ Irim Window Shutters / Hardware Storm Windows / Screens Doors Proches and Balconies Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Grading (i.e. ground floor height, street edge) Architecture (i.e. gardens, planters, street trees) Building (i.e. gardens, planters, street trees)	Building Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)  Number of Stories  Number of Stories  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)  Roof Materials  Cornice Line  Eaves, Gutters and Downspouts  Walls  Number and Material  Projections (i.e. bays, balconies)  Projections (i.e. bays, balconies)  Dors and windows  Window Openings and Proportions  Window Openings and Proportions  Window Shutters / Hardware  Storm Windows / Screens  Doors  Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Roilings  Lighting (i.e. wall, post)  Jecks  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. gordens, planters, street trees)  Driveways (i.e. location, material, screening)	### Building Height - Zoning (Feet)  ### Building Height - Street Woll / Comice (Feet)  ### Building Height - Street Woll / Comice (Feet)  ### Building Leight - Street Woll / Comice (Feet)  ### 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)  ### Roof Frojections (i.e. chimneys, vents, dormers)  ### Roof Projections (i.e. chimneys, vents, dormers)  ### Roof Projections (i.e. chimneys, vents, dormers)  ### Roof Projections (i.e. chimneys, vents, dormers)  ### Wolls  ### W	4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Comice (Feet) 6 Number of Stories 7 Building Coverage (F8 Building on the Lot) 7 PROJECT REVIEW ELEMENT 8 Scale (F.e. height, volume, coverage,) 9 Placement (E.e. setbacks, alignment) 10 Massing (F.e. modules, banding, stepbacks) 11 Architectural Style (F.e. traditional - modern) 12 Roofs 13 Style and Slope 14 Roof Projections (E.e. chimneys, vents, dormers) 15 Roof Materials 16 Comice Line 17 Eaves, cutters and Downspouls 18 Walls 19 Number and Material 19 Projections (E.e. bays, balconies) 20 Projections (E.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Cosing/ frim 24 Window Shutters / Hardware 25 Storm Windows (F.e. bays, soliconies) 26 Doors 27 Profections (E.e. bays, balconies) 28 Projections (E.e. bays, balconies) 29 Loors 20 Looring (F.e. bays, balconies) 21 Looring (F.e. bays, balconies) 22 Window Openings and Proportions 23 Window Casing/ frim 24 Window Shutters / Hardware 25 Storm Windows (F.e. bays, balconies) 26 Looring (F.e. projections, (E.e. bays, balconies) 27 Profections (E.e. poys, 5 Storens 28 Projections (E.e. poys, 5 Storens 29 Landings/ Steps / Stoop / Railings 30 Lighting (E.e. wall, post) 31 Signs (E.e. projecting, wall) 32 Mechanicals (E.e. HVAC, generators) 33 Decks 44 Grading (E.e. ground floor height, street edge) 45 Landscaping (E.e. ground floor height, street edge) 46 Landscaping (E.e. ground floor height, street edge) 47 Landscaping (E.e. ground floor neight, street edge) 48 Dorks (E.e. doors, materials, street ress) 49 Driveways (E.e. doors, materials, street ress) 50 Driveways (E.e. doors, materials, street ress) 51 Driveways (E.e. doors, materials, street ress) 51 Driveways (E.e. doors, materials, street ress) 52 Driveways (E.e. doors, materials, street ress)	## REPLACE ROOF AND HVAC EQUIPMENT ONLY -    Replace   Projection   Pr				

**Project Address: 64 VAUGHAN MALL (LU-20-214) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A** 

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: <u>C</u>
  Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: <u>NA</u>
- Neighborhood Association: Downtown

В.	Proposed Work:	To revise roof atrium and a	<u>deck</u>

B. Proposed Work: To revise roof atrium and deck.						
C. Other Permits Required:						
$\square$ Board of Adjustment	☑ Planning Board	☐ City Council				
D. Lot Location:						
$\square$ Terminal Vista	☐ Gateway	☑ Mid-Block				
$\Box$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Dem	olished:					
✓ Principal	Accessory	☐ Demolition				
F. Sensitivity of Context:						
$\square$ Highly Sensitive $\square$ Sensit	ive 🗹 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)				
$oxedsymbol{arOmega}$ Invention within a Style (i.e.	e., Porter Street Townhouse	es, 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:						
$\Box$ 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)

# **Neighborhood Context:**

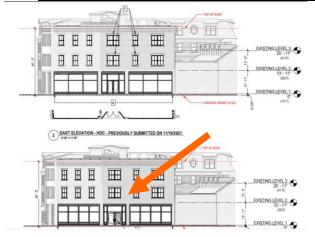
• The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The building is currently being renovated to support a commercial office use.

# Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- The applicant is requesting to make changes to the storefront only and will return to the Commission at a subsequent meeting for the roof top atrium. The modifications to the storefront relate to comments from the Commission regarding the spacing of the entryway and division between the two abutting buildings.
- Design Guideline Reference Guidelines for Windows and Doors (08) and Commercial Development and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		64 VAU	GHAN MALI	L (LU-21-214) – PI	JBLIC HEARING	#A (MINOR P	ROJECT)				
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT										
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S	Surrounding Structures (Average)				
	No	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			- 2			
ᆂ	1	Gross Floor Area (SF)	(20111111111			L		<b>╗</b>			
SIAFF	2	Floor Area Ratio (GFA/ Lot Area)						O NO S			
<b>∑</b>	3	Building Height / Street-Width Ratio	MINOR PROJECT								
	4	Building Height – Zoning (Feet)		MINUK PROJECI							
	5	Building Height – Street Wall / Cornice (Feet)		- MOD	<b>IFY STOREFRONT</b>	CVCTEM ONL	<b>v</b> _				
	6	Number of Stories		- 74100	I I SIOKLIKOMI	3131LIM ONL	1				
	7	Building Coverage (% Building on the Lot)				ı					
		PROJECT REVIEW ELEMENT	APPLICAN	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	_ <b>O</b> ŏ			
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	<b>─ = :</b>			
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	$\dashv$ $lacksquare$			
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	□     ▼       ≥     ▼       > </td			
	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	~ ~			
본	12	Roofs					☐ Appropriate ☐ Inappropriate				
ובֿ	13	Style and Slope					□ Appropriate □ Inappropriate	ں <b>ح</b> ⊢			
<b>∑</b>	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate				
MEMBEKS	15	Roof Materials  Cornigs Line					□ Appropriate □ Inappropriate	<b>⊣&gt;</b> ∂			
	16	Cornice Line					□ Appropriate □ Inappropriate	<b>∃ ш</b> ў			
2   S	17	Eaves, Gutters and Downspouts  Walls					□ Appropriate □ Inappropriate				
่ร่∣≩	18 19	Siding / Material					□ Appropriate □ Inappropriate	<b>⊣                                    </b>			
ATERIA	20						□ Appropriate □ Inappropriate				
₹   ₹	21	Projections (i.e. bays, balconies)  Doors and Windows					□ Appropriate □ Inappropriate				
COMMISSION ESIGN & MATERIALS	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	<b>⊢∠</b> ∂			
วี   ชื	23	Window Openings and Proportions  Window Casing/ Trim					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	⊢ш š			
	24	Window Casing/ IIIII  Window Shutters / Hardware					□ Appropriate □ Inappropriate	$\dashv$ $\overline{f c}$			
	25	Awnings					□ Appropriate □ Inappropriate				
<b>.</b>   ≥	26	Doors					□ Appropriate □ Inappropriate				
NICIN CITY	27	Porches and Balconies					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>				
BUILDING	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate				
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	— 🕰			
HISTORIC	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate				
ว์ 📗	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate				
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate				
<b>~</b>	33	Decks					□ Appropriate □ Inappropriate				
<b>-</b>	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	Ā			
Z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate				
ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate				
Δ	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate				
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate				
Н.		se and Intent:									
	l. Pre	eserve the integrity of the District:		No 4. Mair	ntain the special characte	er of the District:					
	2. As:	sessment of the Historical Significance:	□ Yes □	No 5. Com	plement and enhance th	ne architectural and h	nistoric character:				
	3. Cc	onservation and enhancement of property value	es:	No 6. Prom	note the education, pleas	ure and welfare of th	ne District to the city residents and visit	tors:			
<u>l.</u> I	<u>eview</u>	Criteria / Findings of Fact:									
<u></u>		onsistent with special and defining character of	surrounding proper	ties: □ Yes □ No 3. Rela	tion to historic and archite	ectural value of existir	ng structure: 🗆 Yes 🗆 No				
		ompatibility of design with surrounding propertie			patibility of innovative ted		=				

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

EXIS	Ting Co	onait	ions:
•	Zoning	g Dis	trict:
_	Land'	٠ ما آ	1/00

- Land Use: Vacant / Gym Land Area: 2.4 Acres +/-

- Estimated Age of Structure: c.1960s
  Building Style: Contemporary
  Historical Significance: NA
  Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: <u>NA</u>
- Neighborhood Association: Downtown

<u> </u>						
B. Proposed Work: To construct a 4-5	story mixed-use bu	uilding(s).				
C. Other Permits Required:						
$\square$ Board of Adjustment	☑ Planning Board	☐ City Council				
D. Lot Location:						
Terminal Vista	☐ Gateway	☑ Mid-Block				
✓ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished:					
✓ Principal	Accessory	☐ Demolition				
F. Sensitivity of Context:						
☐ Highly Sensitive <b>☑</b> Sensitive	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"				
G. Design Approach (for Major Project	<u>s):</u>					
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)						
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
H. Project Type:						

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

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

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

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

# I. Neighborhood Context:

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

# Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- NOTE THAT THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE 3-2-22 MEETING.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA						
		SUBJECT PRO	PERTY		NEIGHBORHO	OD CONTEXT	
	Project Information	Existing	Proposed uilding (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM T	THE TAX MAPS & ASSE	SSOR'S INFO)			
出	1 Gross Floor Area (SF)	,					<b>= ~</b> ≥
STAFF	2 Floor Area Ratio (GFA/ Lot Area)						
<b>ν</b> [	3 Building Height / Street-Width Ratio			<b>MAJOR PR</b>	OIFCT		
	4 Building Height – Zoning (Feet)				OJLOI		<b>□                                    </b>
<u> </u>	5 Building Height – Street Wall / Cornice (Feet)	_	Construct t	wo 5-Story Mix	xed-lise Ruila	lings Only —	<b>│ —</b> ≥
	6 Number of Stories			110 0-3101 y 1411	ACG-036 DOIL		Z
	7 Building Coverage (% Building on the Lot)	A DDI I C A NITI C C C C C	AFNITO	1100 6110	CECTIONS	ADDDODDIATELIES	
	PROJECT REVIEW ELEMENT	APPLICANT'S COM	WEN12	HDC SUG	GE211ON2	APPROPRIATENESS	
🔣	8 Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	╛
ONTEXT	9 Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	₹ <del>ا</del> ا
8	10 Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
<del>                                   </del>	11 Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
<b>&amp;</b>	<ul><li>12 Roofs</li><li>13 Style and Slope</li></ul>					□ Appropriate □ Inappropriate	
MEMBERS	14 Roof Projections (i.e. chimneys, vents, dormers)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	ر <b>ح</b> ا
¥∣⊦	15 Roof Materials					☐ Appropriate ☐ Inappropriate	
ا ( <del>آ</del>	16 Cornice Line					□ Appropriate □ Inappropriate	
	17 Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
	18 Walls					□ Appropriate □ Inappropriate	
SION ERIALS	19 Siding / Material					☐ Appropriate ☐ Inappropriate	<b>⋾</b>
SS   F	20 Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	
⋚│⋛┌	21 Doors and Windows					☐ Appropriate ☐ Inappropriate	<b>□ ≂</b> ⋛
OMMISSION SIGN & MATERIALS	22 Window Openings and Proportions					□ Appropriate □ Inappropriate	
ESIGN C	23 Window Casing/Trim					□ Appropriate □ Inappropriate	Шξ
ပ်   ≝_	24 Window Shutters / Hardware					□ Appropriate □ Inappropriate	
<u>,</u>   9	25 Awnings					□ Appropriate □ Inappropriate	
	26 Doors					□ Appropriate □ Inappropriate	
<b>=</b>   <u>=</u>	27 Porches and Balconies					□ Appropriate □ Inappropriate	☐ <b>~</b> ~
BUILDING -	28 Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	<b>─</b>
	29 Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	_
≅l ⊢	30 Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	_
<u>გ</u>   ⊢	31 Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
<u> </u>	32 Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	_
HISTORIC	<ul><li>33 Decks</li><li>34 Garages/ Barns / Sheds (i.e. doors, placement)</li></ul>					□ Appropriate □ Inappropriate	
<b>-</b>	35 Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
Z -	36 Grading (i.e. ground floor height, street edge)					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	
ESIGN	37 Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
△	38 Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	3
SIE	39 Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	1
	40 Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
1 2	urpose and Intent:  Preserve the integrity of the District:  Assessment of the Historical Significance:  Conservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Comp	ain the special charac Dement and enhance Date the education, plea	the architectural and		[ tors:

Project Address: 2 RUSSELL & 0 DEER ST (LUHD-366)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

## A. Property Information - General:

# **Existing Conditions:**

- Zoning District: <u>CD</u>5
- Land Use: Vacant / Parking
- Land Area: 85,746 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Deer & Russell Streets & Maplewood Ave.</u>
- Unique Features: Surface Parking Lot
- Neighborhood Association: North End

B. Proposed Work: To construct 4-5 story, mixed-use building	В.	Proposed Work:	To construct 4-5 story,	, mixed-use buildings
--	----	----------------	-------------------------	-----------------------

b. Hoposed We	10 CONSTRUCT 4 0 3	nory, mixed ose bor	<u>idirigs.</u>						
C. Other Permits	<u> Required:</u>								
□ Вос	ard of Adjustment	☑ Planning Board	☐ City Council						
D. Lot Location:									
☐ Ter	minal Vista	✓ Gateway	☐ Mid-Block						
☑ Inf	tersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/ Demolished / Constructed:									
<b>☑</b> Pri	incipal	Accessory	☐ Demolition						
F. Sensitivity of Context:									
$\square$ Highly Sensitive $oxedsymbol{oxtime}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"									
G. Design Approach (for Major Projects):									
□Lite	ral Replication (i.e. 6-16 C	ongress, Jardinière Buildir	ng, 10 Pleasant Street)						
□ Inv	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
☐ Ab	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)									
H. Project Type:									
□ Со	nsent Agenda (i.e. very	small alterations, add	ditions or expansions)						
☐ Mir	nor Project (i.e. small alte	erations, 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:

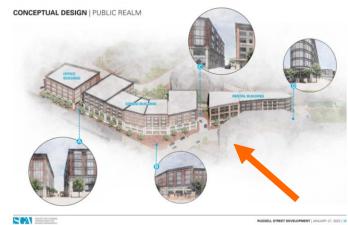
• The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from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

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

- THE APPLICANT HS SUBMITTED BUILDING ELEVATIONS SHOWING A VARIETY OF ARCHITECTURAL ELEMENTS TO BREAK UP THE MASS OF THE LARGER BUILDING INTO SMALL, MORE TRADITIONALLY SPACED BUILDINGS.
- IN ADHERENCE TO THE 4-STEP DESIGN PROCESS, THE COMMISSION SHOULD ASSESS AND PROVIDE FEEDBACK
  ON THE PORPOSED FAÇADE TREATMENTS, MASSING, AND THE REALTIONSHIP OF THE TRANSITIONARY SPACES
  ALONG THE SIDEWALK AND PROPOSED COMMUNITY SPACES WITH THE BUILDINGS.

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





Aerial and Street View Image



Zoning Map

#### 2 RUSSELL & 0 DEER STREET (LUHD-366) - WORK SESSION #B (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 2-2-22 **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) Date: **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT 4-5-STORY, MIXED-USE BUILDINGS ONLY -Stipulations Building Height – Street Wall / Cornice (Feet) 8 Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) d with □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Approve 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 COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 2 RUSEL 21 Doors and windows □ Appropriate □ Inappropriate 2 Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate ROPERTY DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 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 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 Address: 129 STATE ST. (LUHD-414) Permit Requested: CERTIFICATE OF APPROVAL** WORK SESSION #C **Meeting Type:** 

1	Α.	Pro	perty	Infor	mation	-	Genero	ıl:
---	----	-----	-------	-------	--------	---	--------	-----

# **Existing Conditions:**

- Zoning District: <u>CD4</u>
  Land Use: <u>Single Family</u>
  Land Area: <u>3,050 SF +/-</u>
- Estimated Age of Structure: c1815
- Building Style: Federal
  Number of Stories: 3.0
  Historical Significance: NA

	<ul> <li>Public View of Proposed Work</li> <li>Unique Features: NA</li> </ul>	: View from State a	ind Sheafe Streets
	Neighborhood Association: D	<u>owntown</u>	
<u>B.</u>	<b>Proposed Work:</b> To add dormers,	modify rear additio	ns and rooflines.
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive <b>☑</b> Sensi	tive $\square$ Low Sensitivity	/ $\square$ "Back-of-House
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)
	lacktriangle Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	$\square$ Minor Project (i.e. small alte	erations, additions or	expansions)

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

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

## **Neighborhood Context:**

• The new building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

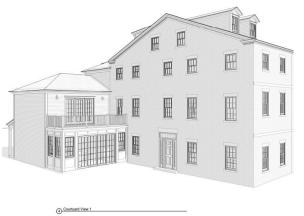
# <u>Staff Comments and/ or Suggestions for Consideration:</u>

- The applicant is proposing to:
  - Add dormers to the main historic building.
  - Make significant modifications to the rear additions.

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

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





Aerial and Street View Image



Zoning Map

# 129 STATE ST. (LUHD-414) – WORK SESSION #C (MODERATE PROJECT)

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT				
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASSES	SSOR'S INFO)		<u> </u>			
<u> </u>	1 Gross Floor Area (SF)								
STA	2 Floor Area Ratio (GFA/ Lot Area)		8.8.4	ODEDATE D	DO IECT	_ IS O _			
×	3 Building Height / Street-Width (ROW) Ratio		////	ODERATE P	KOJECI				
	4 Building Height – Zoning (Feet)		DD DODAMEDS AND	D MACDIEV DE MI	D ADDITIONS & DOCELLNES ONLY				
	5 Building Height – Street Wall / Cornice (Feet)	- A	ADD DOKMEKS ANI	D MODIFT REAL	R ADDITIONS & ROOFLINES ONLY -	Da Da			
	6 Number of Stories					<b>Z S U S</b>			
	7 Building Coverage (% Building on the Lot)					DON F T COMMIS No.: C Dat Stipulations			
	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGES					
	8 Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate				
-	9 Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	— <b>⊢ ∪ ∵</b> ⊊ `			
	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	LUAT DISTRIC Case			
	11 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate				
l l <del> </del>	12 Roofs				☐ Appropriate ☐ Inappropriate				
<u> </u>	13 Style and Slope				☐ Appropriate ☐ Inappropriate	_			
월	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate	VA  STREET			
₹   -	15 Roof Materials				☐ Appropriate ☐ Inappropriate				
	16 Cornice Line				□ Appropriate □ Inappropriate				
S	17 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate				
<b>-</b> - <b>4</b> -	18 Walls				☐ Appropriate ☐ Inappropriate				
으 뜀	Number and Material				☐ Appropriate ☐ Inappropriate				
SS A	20 Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate				
😽   🔏	21 Doors and windows				□ Appropriate □ Inappropriate				
<b>         </b>	Window Openings and Proportions				□ Appropriate □ Inappropriate				
DESIGN	Window Casing/ Trim				□ Appropriate □ Inappropriate	── <b>│ ┗┻│ ≷</b> ∑∵ ┌│ ╷			
	<ul><li>Window Shutters / Hardware</li><li>Storm Windows / Screens</li></ul>		<u> </u>		□ Appropriate □ Inappropriate	RTS, n			
	26 Doors				□ Appropriate □ Inappropriate				
│ <b>일</b> │ 일├	27 Porches and Balconies				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate				
│ <b>ॅ</b> ८ │ ╗├─	28 Projections (i.e. porch, portico, canopy)					— <b>~</b> ¯ ō 👸			
	29 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	PROPERTY Decision:			
1 1	30 Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	<b></b>			
	31 Signs (i.e. projecting, wall)								
<del> </del>	32 Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate				
2   ⊢	33 Decks				□ Appropriate □ Inappropriate				
<u>  S</u>	34 Garages / Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate				
<b>-</b>	35 Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate				
l ———	36 Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate				
	37 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
1 iii	38 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate				
	39 Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate				
~	40 Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate				
1. 2. 3. <u>I. Rev</u>	rpose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value of Citeria / Findings of Fact: Consistent with special and defining character of Consistent with Special and District:		No 5. Compl No 6. Promot	te the education, pleas	er of the District: ne architectural and historic character: sure and welfare of the District to the city residents and v	☐ Yes ☐ No ☐ Yes ☐ No visitors: ☐ Yes ☐ No			
<u>I. Rev</u>		of surrounding properti	ies: □Yes□No 3. Relatio	n to historic and archite	, and the second se				

**Project Evaluation Form: 179 PLEASANT STREET (LUHD-416) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #D** 

A. Property Information	<u>on - General:</u>
-------------------------	----------------------

**Existing Conditions:** 

- Zoning District: MRO
- Land Use: <u>Single-Family</u> Land Area: <u>32,410 SF +/-</u>
- Estimated Age of Structure: c.1860
- Building Style: <u>Georgian</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>Focal</u>
  Public View of Proposed Work: <u>View from Pleasant Street</u>
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	To modify	/	prior c	gr	oroval	<u>from</u>	](	<u> </u>	19	<u>'.</u>

C. Other	Permits Required:							
	☐ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Lo	ocation:							
	✓ Terminal Vista	Gateway	☑ Mid-Block					
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot						
E. Existin	g Building to be Altered/ Demo	olished:						
	✓ Principal	Accessory	$\square$ Significant Demolition					
F. Sensiti	vity 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 Buildi	ng, 10 Pleasant Street)					
	$\square$ Invention within a Style (i.e	., Porter Street Townhouse:	s, 100 Market Street)					
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	gress Street)					
	$\hfill\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)					
H. Projec	ct Type:							
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
	$\square$ 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:

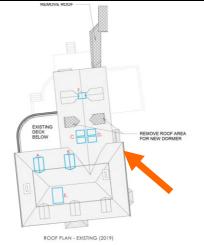
• This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

## J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Remove an angle bay window on the rear elevation.
- Redesign single story porch addition.
- Make major modifications and repairs to the rear addition, basement, and the attic level of the main 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:





Aerial and Street View Image



Zoning Map

		177	,,	···· (	11 0 1111 0 1001 0	(	
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
	مار	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio		M	ODERATE PI	RO IFCT	
	4	Building Height – Zoning (Feet)		14	ODLIVATETT	NOJECI	
	5		- SUBSTA	NTIAL RENOVATION	ONS TO THE MAI	IN RIIII DING AND REAR ADDITI	ON -
	6		005017				ON -   2
	7						
			HDC	COMMENTS	HDC SUGGI		
₹—							\
<u> </u>	•						• .
ર⊩							
_	• •						
							<del></del>
ვ —		Walls					
		Siding / Material					1
; ;	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappr	
_		Doors and windows				□ Appropriate □ Inappr	ropriate
	22	Window Openings and Proportions				□ Appropriate □ Inappr	opriate
<u>ز</u> <u>ز</u>	23	Window Casing/ Trim				□ Appropriate □ Inappr	
	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappr	
) 2	25	Awnings				□ Appropriate □ Inappr	
<u> </u>	26	Doors				☐ Appropriate ☐ Inappr	
		Porches and Balconies				☐ Appropriate ☐ Inappr	ropriate
	28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappr	opriate
		Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappr	
		Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappr	
						☐ Appropriate ☐ Inappr	
;	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappr	opriate
		Decks				□ Appropriate □ Inappr	opriate
,	34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappr	opriate
<u>,                                    </u>		Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappr	10000
<u>5</u> :		Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappr	500.5
∹ٰادُ						☐ Appropriate ☐ Inappr	99.00
<u> </u>							40,200,00
-							
	_					☐ Appropriate ☐ Inappr	opriate
1. 2.	Pre Ass	serve the integrity of the District: essment of the Historical Significance:	□ Yes □	No 5. Com	plement and enhance th	ne architectural and historic character:	ts and visitors:
	Pul 1. 2.	8	INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF)  2 Floor Area Ratio (GFA/ Lot Area)  3 Building Height - Zoning (Feet)  5 Building Height - Street Wall / Cornice (Feet)  6 Number of Stories  7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  8 Scale (i.e. height, volume, coverage)  9 Placement (i.e. setbacks, alignment)  10 Massing (i.e. modules, banding, stepbacks)  11 Architectural Style (i.e. traditional – modern)  12 Roofs  13 Style and Slope  14 Roof Projections (i.e. chimneys, vents, dormers)  15 Roof Materials  16 Cornice Line  17 Eaves, Gutters and Downspouts  18 Walls  19 Sicling / Material  20 Projections (i.e. bays, balconies)  21 Doors and windows  22 Window Openings and Proportions  23 Window Casing/ Trim  24 Window Shutters / Hardware  25 Awnings  26 Doors  27 Porches and Balconies  28 Projections (i.e. porch, portico, canopy)  29 Landings/ Steps / Stoop / Railings  30 Lighting (i.e. wall, post)  31 Signs (i.e. projecting, wall)  32 Mechanicals (i.e. HVAC, generators)  33 Decks  34 Garages (i.e. doors, placement)  35 Fence / Walls (i.e. materials, type)  36 Grading (i.e. ground floor height, street ledge)  37 Landscaping (i.e. gardens, planters, street trees)  38 Driveways (i.e. location, material, screening)  39 Parking (i.e. location, material, screening)  30 Lighting (i.e. location, material, screening)  31 Landscaping (i.e. gardens, planters, street trees)  32 Accessory Buildings (i.e. sheds, greenhouses)  Purpose and Intent:  1. Preserve the integrity of the District:  2. Assessment of the Historical Significance:	INFO/ EVALUATION CRITERIA  Project Information  Existing Building  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Zoning (Feet) 5 Building Height - Zoning (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  B Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 11 Architectural Style (i.e. traditional - modern) 12 Roofs 13 Style and Slape 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eoves, Gutters and Downspouts 18 Multe 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Irim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Garding (i.e. ground floor height, street frees) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening) 40 Accessory Buildings (i.e. sheds, greenhouses)  Purpose and Intenti	INFO/ EVALUATION CRITERIA  Project Information  Existing Building Proposed Building Proposed Building (+/-)  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF) 2 Floor Area (SF) 3 Building Height - Soring [fieet] 5 Building Height - Soring [fieet] 6 Number of Stotes 7 Building Coverage (ff. Building on the Lot)  PROJECT REVIEW ELEMENT  B Scale (i.e. height, volume, coverage) 9 Placement (i.e. serbocks, alignment) 10 Massing (i.e. modules, bonding, stepbocks) 11 Architectural Style (i.e. traditional – modern) 12 Roots 13 Style and Slope 14 Root Projections (i.e. chimneys, vents, dormers) 15 Root Materiols 16 Cornice line 17 Eaves, Gutters and Downspouts 19 Sicing / Materiol 20 Projections (i.e. bows, balconies) 21 Massing (i.e. modulows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Shuttes / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. doors, placement) 31 Sign (i.e. projection, pottics, canopy) 32 Mechanicals (i.e. HVAC, generators) 33 Pecks 34 Garages (i.e. doors, placement) 35 Fence / Walk (i.e. motoriois, type) 36 Grading (i.e. gordens, planters, street trees) 37 Porches and Balconies 38 Fence / Walk (i.e. motoriois, type) 39 Porking (i.e. gordens, planters, street trees) 40 Accessory Buildings (i.e. steps, visibility) 40 Accessory Buildings (i.e. steps, visibility) 41 Proserve the integrity of the District: 41 Preserve the integrity of the District: 42 A Scassory Buildings (i.e. steps, visibility) 43 Accessory Buildings (i.e. steps, visibility) 44 Caccessory Buildings (i.e. steps, visibility) 45 Caccessory Buildings (i.e. steps, visibility) 46 Accessory Buildings (i.e. steps, visibility) 47 Accessory Buildings (i.e. steps, visibility) 48 Accessory Buildings (i.e. steps, visibility) 49 Caccessory Buildings (i.e. steps, visibility) 50 Caccessory Buildings (i.e. steps, visibility) 61 Caccessory Buildings (i.e. steps, visibility) 62 Accessory Buildings (i.e. steps, visibi	INFO/ EVALUATION CRITERIA Project Information  GENERAL BUILDING INFORMATION  GENERAL BUILDING INFORMATION  Cross Floor Area (SF)  1 Cross Floor Area (SF)  2 Hoor Area Rotio (SF) / Lof Area)  3 Building Height / Street-Wilch Rotio  4 Building Height / Street-Wilch Rotio  5 Building Height - Street Well / Comice (Feel)  5 Building Height - Street Well / Comice (Feel)  6 Building Coverage (R Building on the Lof)  7 Building Coverage (R Building on the Lof)  8 Scale (i.e. height, volume, coverage)  10 Massing (i.e. modules, banding, stepbooks)  11 Architectural Style (i.e. troditional - modern)  12 Roofs  14 Roof Projections (i.e. chimneys, venis, dormais)  15 Roof Autherials  16 Cornee Line  17 Exces, Gutters and Downspouts  18 Siding / Moterial  19 Siding / Moterial  10 Projections (i.e. bary, balconies)  20 Projections (i.e. bary, balconies)  21 None Costing (i.e. moterials, bree)  22 Window Openings and Proportions  23 Window Openings and Proportions  24 Window Openings and Proportions  25 Avenings  26 Doors  27 Porches and Balconies  28 Projections (i.e. bary, balconies)  39 Ugitting (i.e. woll, port)  31 Signs (i.e. projecting, woll)  31 Signs (i.e. projecting, woll)  32 Mechanicals (i.e. HVAC, generators)  33 Decks  34 Gorgaes (i.e. doors, placement)  35 Fence / Walls (i.e. materials, bye)  36 Gorgaes (i.e. doors, placement)  37 Forking (i.e. cocting responses, wishelf)  38 Proving (i.e. coction, racheris, streerings)  39 Proving (i.e. coction, racheris, streerings)  40 Accessory Buildeng is, proving forther builds  41 Propose and Intentic	Project Information

**Project Address:** 92 PLEASANT ST. (LUHD-422) **CERTIFICATE OF APPROVAL Permit Requested: WORK SESSION #1 Meeting Type:** 

Α.	<b>Propert</b>	/ Information	-	General:
----	----------------	---------------	---	----------

# **Existing Conditions:**

- Zoning District: CD4
- Land Use: <u>Mixed-Use</u> Land Area: <u>3,050 SF +/-</u>
- Estimated Age of Structure: c. 1880
- Building Style: <u>Colonial Revival</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>C</u>
  Public View of Proposed Work: <u>View from Court and Pleasant St.</u>
- Unique Features: NA
- Neighborhood Association: Downtown

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

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

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

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

• The new building is located along Court and Pleasant Streets in the Downtown neighborhood. It is surrounded with many multi-storied, contributing historic structures on a narrow street with buildings located directly along the street with no front or side yard setbacks.

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

- The applicant is proposing to:
  - Replace the existing windows and aluminum storm windows.
  - Add a balcony on the second floor of the rear elevation.
  - Add doors to access the balcony.
  - Design Guideline Reference Guidelines for Exterior Windows & Doors (08), and Porches, Steps and Decks (06)

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

# 92 PLEASANT ST. (LUHD-422) – WORK SESSION #1 (MINOR PROJECT)

Dunin of Information		CT PROPERTY		NEIGHBORHOOD CO		
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding	Structures (Average)	<b>-</b>
GENERAL BUILDING INFORMATION	(ESTIMA <sup>1</sup>	TED FROM THE TAX MAPS & ASSES	SSOR'S INFO)			∃ <b>≥</b>
1 Gross Floor Area (SF)	, ,		,			SION S
2 Floor Area Ratio (GFA/ Lot Area)			MAINIOD DDC	) IECT		<b>O</b> 5 %
3 Building Height / Street-Width (ROW) Ratio		I	MINORPRO	JIECI		<b>O</b> & ?
	Г	EDIACE WINDOW	C ADD A BALC	ONV AND DOOD	C ONLY	MIS ATS
	- 17	TEPLACE WINDOW.	3, ADD A BALC	ONT AND DOOK	3 ONLT -	<b>₹</b>
						7 \$ C
						<b>-</b>
	APPLICA	NT'S COMMENTS	HDC SUGGES	STIONS		⊣() ŭ ·
						UA DISTRI
						⊣ ⊃ ક ડે
, ,	_					
	<u> </u>					<b>ା ଏ</b> ଅଧ
	_					
	<u> </u>					<b>⊣ &gt;</b> 0 ≥
						<b>— TS</b> \$
						— 连 🗀 ш
						╛┪┪
						<b>RT</b> 0007
						⊢ш́́́ў
		<del>-</del>				
, , ,						PROPERTY PROPERTY
· · · ·		<del></del>				
		<del></del>				
		-				
		-				
40 Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
	Building Height / Street-Width (ROW) 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) Roof Materials Cornice Line	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width (ROW) Ratio Hudding Height – Street Wall / Cornice (Feet) Number of Stories 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) Architectural Style (i.e. traditional – modern) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eves, Gutters and Downspouts Walls Projections (i.e. bays, balconies) Doors and windows Vindow Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lightling (i.e. wall, post) Landings/ Steps / Stoop / Railings Lightling (i.e. projecting, wall) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Priveways (i.e. location, material, screening)	2 Floor Area Ratio (SFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height - Street Walt / Cornice (Feet) 5 Building Height - Street Walt / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) 7 PROJECT REVIEW ELEMENT 8 Scale (E.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional - modern) 12 Roof 13 Style and Slape 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice line 17 Eaves, Gulters and Downspouts 18 Walts 19 Number and Material 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Openings and Proportions 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. projecting, wall) 31 Gearges / Barns / Sheet (i.e. porch, portico, canopy) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Grading (i.e. ground floor height, street edge) 35 Orading (i.e. ground floor height, street edge) 36 Orading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, materials, street edge) 39 Driveways (i.e. location, materials, street edge) 30 Driveways (i.e. location, materials, street edge) 31 Driveways (i.e. location, materials, street edge) 32 Driveways (i.e. location, materials, street edge) 33 Driveways (i.e. location, materials, street edge) 34 Driveways (i.e. location, materials, street edge)	2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height – Zoning (Feet) 4 Building Height – Zoning (Feet) 5 Building Height – Zoning (Feet) 5 Building Height – Zoning (Feet) 6 Number of Stories 7 Building Coverage (F Building on the Lot) 7 Building Coverage (F Building on the Lot) 8 Scale (File, height, volume, coverage) 9 Placement (File, sebacks, diignment) 11 Architectural Style (File, traditional – modern) 12 Roofs 13 Style and Stape 14 Roof Projections (File, chimneys, vents, dormers) 15 Roof Materials 16 Comice Line 17 Eaves, Gutters and Downspouts 18 Walts 19 Number and Material 19 Projections (File, bothys, bolconies) 20 Projections (File, bothys, bolconies) 21 Window Openings and Proportions 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Shutters / Hardware 25 Storm Windows (File, woll, p.S.) 26 Doors 27 Profections (File, woll, p.S.) 28 Storm Windows (File, p. Orice, canopy) 29 Landings (File, woll, p.S.) 20 Landings (File, woll, p.S.) 21 Landings (File, woll, p.S.) 22 Landings (File, woll, p.S.) 23 Style (File, woll, p.S.) 24 Landings (File, woll, p.S.) 25 Landings (File, woll, Streen) 26 Doors 27 Profections (File, woll, p.Str) 28 Style (File, woll, p.Str) 39 Leghting (File, woll, p.Str) 31 Style (File, woll, p.Str) 31 Style (File, woll, p.Str) 32 Grading (File, woll, p.Str) 33 Decks 34 Garages / Barns / Sheds (File, doors, placement) 35 Fence / Walts / Screens (File, woll, p.Str) 36 Grading (File, ground floor height, street ledge) 36 Londscoping (File, ground floor height, street ledge) 37 Londscoping (File, ground floor height, street ledge) 38 Diriveways, File, location, moterial, street frees) 39 Diriveways, File, location, moterial, street frees) 30 Diriveways, File, location, moterial, street frees) 31 Diriveways, File, location, moterial, street frees) 32 Diriveways, File, location, moterial, street frees)	2 Floor Area Ratio (SFA/ Lat Area) 3 Building Height / Sheet Math (ROW) Ratio 4 Building Height / Sheet Math (ROW) Ratio 5 Building Height / Sheet Math (Row) Ratio 6 Number of Stofies 7 Building Coverage (% Building on the Lat) 7 FROJECT REVIEW LEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS 8 Scale (i.e. height), volume, coverage) 9 Mossing (i.e. modules, banding, stepbacks) 10 Mossing (i.e. modules, banding, stepbacks) 11 Architectrus Style (i.e. traditional – modern) 12 Roofs 13 Shle and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Corrice une 17 Erows, Guthers and Downspouls 18 Walls 19 Number and Material 19 Number and Material 19 Projections (i.e. bays, balaceies) 21 Mindow Casing/ Tim 22 Mindow Casing/ Tim 23 Mindow Casing/ Tim 24 Mindow Stylers (i.e. Applications) 25 Storm Windows / Screens 26 Doors 27 Forcets and Balaconies 28 Policections (i.e. post, bothers of Doors) 29 Projections (i.e. post, bothers / Hordware 29 Vindow Casing/ Tim 20 Mindow Casing/ Tim 21 Mindow Casing/ Tim 22 Mindow Casing/ Tim 23 Mindow Casing/ Tim 24 Mindow Stylers / Hordware 25 Storm Windows / Screens 26 Doors 27 Forches and Balaconies 28 Policections (i.e. post, bothers) 29 Policections (i.e. post, bothers) 30 Usinging (i.e. woll, post) 31 Signs (i.e. woll, post) 32 Mindow Casing/ Tim 33 Mindow Casing/ Tim 44 Mindow Stylers / Hordware 45 Storm Windows / Screens 46 Gorage / Borns / Sheds (i.e. doors, placement) 47 Forches and Balaconies 48 Policections (i.e. post, politics, canopy) 49 Londings/ Stylers / Hordware 49 Londings/ Stylers / Hordware 40 Londings/ Borns / Sheds (i.e. doors, placement) 40 Londings/ Borns / Borns / Sheds (i.e. doors, placement) 40 Londings/ Borns / Borns / Sheds (i.e. doors, placement) 40 Londings/ Borns / Borns / Sheds (i.e. doors, placement) 41 Londings/ Borns / Borns / Sheds (i.e. doors, placement) 42 Londings/ Borns / Borns / Sheds (i.e. doors, placement) 43 Divews/ Londings/ Borns / Borns / Borns / Borns / Borns /	Appropriate   Appropriate

**Project Address:** 1 CONGRESS ST. (LUHD-425) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #2** 

## A. Property Information - General:

# **Existing Conditions:**

- Zoning District: <u>CD4& CD5</u>
  Land Use: <u>Commercial</u>
  Land Area: <u>13,940 SF +/-</u>

- Estimated Age of Structure: c1860 & 1892

  Building Style: Italianate & Richardsonian Romanesque

  Number of Stories: 3 & 3.5

  Historical Significance: Contributing (1860) & Focal (1892)
- Public View of Proposed Work: View from Congress and High Streets
- Unique Features: NA
- Neighborhood Association: Downtown

	• Neighborno	54 7330Clailon. <u>D</u>	OVVIIIOVVII	
<u>B.</u>	Proposed Work:	To renovate the	existing buildings an	nd add a new 3-story building.
<u>C.</u>	Other Permits Rec	quired:		
	$\square$ Board c	f Adjustment	$\square$ Planning Board	☐ City Council
<u>D.</u>	Lot Location:			
	☐ Termin	al Vista	☐ Gateway	☐ Mid-Block
	✓ Interse	ection / Corner Lot	Rear Lot	

E.	<b>Existing</b>	<b>Building to</b>	be Altered	/ Demolished	/ Constructed:

# F. Sensitivity of Context:

	Highly Sensitive	✓	Sensitive	Ш	Low Sensitivity		"Back-of-House"
--	------------------	---	-----------	---	-----------------	--	-----------------

# G. Design Approach (for Major Projects):

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

# H. Project Type:

□ Consent A   ○   □   □   □   □   □   □   □   □   □	genda (i.e.	very small	alterations,	additions	or expansions)

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

## I. Neighborhood Context:

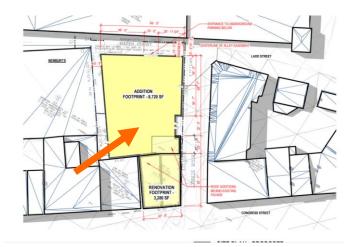
• The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

## 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 addition to fill the existing surface parking lot.
  - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.
  - Design Guideline Reference Guidelines for Commercial Development and Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### 1 CONGRESS ST. (LUHD-425) – WORK SESSION #2 (MAJOR PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A THREE-STORY BUILDING Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Z 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** □ Appropriate □ Inappropriate RES Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate 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 H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties:

A. Property Information - General:

Project Evaluation Form: 445 MARCY STREET (LUHD-424)
Permit Requested: CERTIFICATE OF APPROVAL
WORK SESSION #3

• L· • E • B • N • H	oning District: <u>GRB</u> and Use: <u>Single-Family</u> and Area: <u>14,810 SF +/-</u> stimated Age of Structure: <u>N.</u> uilding Style: <u>NA</u> Iumber of Stories: <u>2.5</u> listorical Significance: <u>NA</u> ublic View of Proposed Work Inique Features: <u>NA</u> eighborhood Association: <u>Sc</u>	:: <u>View from Pray ar</u>	nd Marcy Street
B. Prop	osed Work: To add a single fo	amily residence.	
C. Othe	<u>r Permits Required:</u>		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot L	ocation:		
	□ Terminal Vista   □	☐ Gateway	✓ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existii	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	☐ Significant Demolition
F. Sensi	tivity of Context:	tive $\square$ Low Sensitivit	y 🗌 "Back-of-House"
G. Design	<u>gn Approach (for Major Project</u>	<u>'s):</u>	
	☐ Literal Replication (i.e. 6-16 C  ✓ Invention within a Style (i.e.	_	
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Abstract Reference (i.e. Pol ☐ Intentional Opposition (i.e.	_	
H. Proje	☐ Intentional Opposition (i.e.	_	
H. Proje	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
<u>H. Proje</u>	Intentional Opposition (i.e.	McIntyre Building, Citizen small alterations, add	ditions or expansions)
<u>H. Proje</u>	☐ Intentional Opposition (i.e. ect Type: ☐ Consent Agenda (i.e. very	McIntyre Building, Citizen small alterations, adderations or	ditions or expansions)
<u>H. Proje</u>	☐ Intentional Opposition (i.e. ect Type: ☐ Consent Agenda (i.e. very ☐ Minor Project (i.e. small alte	McIntyre Building, Citizen  small alterations, adderations or unificant additions, alt	ditions or expansions) expansions or expansions) erations or expansions)

# I. Neighborhood Context:

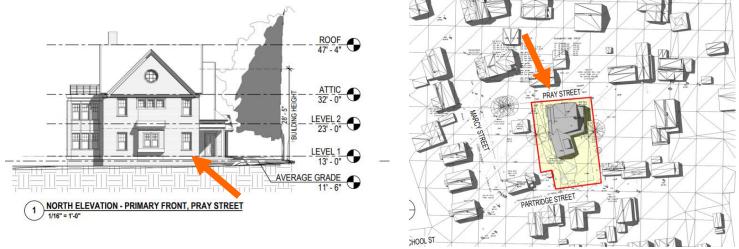
• This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

## J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for:
  - Adding a new single family structure on the lot where previous a historic structure was located.

# 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

		5 MAKET 511	KEET (EOIID 424)	WORK SESSION	N #3 (MODERATE)		
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT		
Ma	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
1	Gross Floor Area (SF)						
2	` '						
3	Building Height / Street-Width Ratio		<b>A</b>	NODERATE PR	ROIFCT		
4			14		NOJEO I		
5	- construction of contract (contract)		- ADD A NE	W SINGLE FAMIL	LY STRUCTURE ONLY –		
6	110111001010101		, (2 <b>2</b> ) ( 1 ( 1				
7	Building Coverage (% Building on the Lot)		T				
ļ	PROJECT REVIEW ELEMENT	HDC (	COMMENTS	HDC SUGGE			
9	training to the age to				☐ Appropriate ☐ Inappropri		
9	riacement (i.e. seriedens, angririerii)				☐ Appropriate ☐ Inappropri		
10					☐ Appropriate ☐ Inappropri		
11	The manner of th				☐ Appropriate ☐ Inappropri		
12					☐ Appropriate ☐ Inappropri		
13	,				☐ Appropriate ☐ Inappropri		
14	-,				□ Appropriate □ Inappropri		
15 16					□ Appropriate □ Inappropri		
17					□ Appropriate □ Inappropri		
17	·				□ Appropriate □ Inappropri		
19					☐ Appropriate ☐ Inappropri	1	
20					□ Appropriate □ Inappropri		
21	Doors and windows				☐ Appropriate ☐ Inappropri	iata	
22	Window Openings and Proportions				□ Appropriate □ Inappropri	iate	
23	Window Casing/ Trim				□ Appropriate □ Inappropri		
24					□ Appropriate □ Inappropri	,	
25					□ Appropriate □ Inappropri		
6					☐ Appropriate ☐ Inappropri		
,					☐ Appropriate ☐ Inappropri		
8					☐ Appropriate ☐ Inappropri	iate	
29					☐ Appropriate ☐ Inappropri		
)					☐ Appropriate ☐ Inappropri		
31	<b>U</b> ( 1 ) U				□ Appropriate □ Inappropri		
2	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropri	iate	
33					☐ Appropriate ☐ Inappropri		
34	7				☐ Appropriate ☐ Inappropri		
35					☐ Appropriate ☐ Inappropri		
36 37					☐ Appropriate ☐ Inappropri		
37					☐ Appropriate ☐ Inappropri		
38					☐ Appropriate ☐ Inappropri		
					☐ Appropriate ☐ Inappropri	iate	
. F		Yes       Yes       Yes	No 5. Com	•	□ Appropriate □ Inappropri □ Appropriate □ Inappropri  or of the District: the architectural and historic character: the ure and welfare of the District to the city residents a	ate	