Staff Report – June 1st & June 8th, 2022

June 1st MEETING

Administrative Approvals:

- 1. 60 Penhallow St. (LUHD-464)
- 2. 553 Islington St. (LUHD-476)
- 3. 118 Pleasant St. (LUHD-477)
- 4. 475 Marcy St. (LUHD-473)
- 5. 33 Deer St. (LUHD-474)

- Recommend Approval

EXTENSION REQUEST:

A. 420 Pleasant Street. (LU-21-126) (rear addition)

PUBLIC HEARINGS - OLD BUSINESS:

- A. 531 Islington Street (LU-22-38) (signage and siding)
- B. 159 State St. (LU-22-68) (HVAC)
- C. 138 Gates Street. (LU-22-43) (windows, siding & trim)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 93 Pleasant St. (LU-21-183) (misc. changes)
- 2. 67 Gates Street (LU-22-108) (rear deck)
- 3. 160 Court Street (LU-22-107) (misc. changes)
- 4. 90 Fleet Street (LU-22-106) (windows)
- 5. 33 Richmond Street (LU-22-105) (siding & windows)

June 8th MEETING

PUBLIC HEARING - NEW BUSINESS:

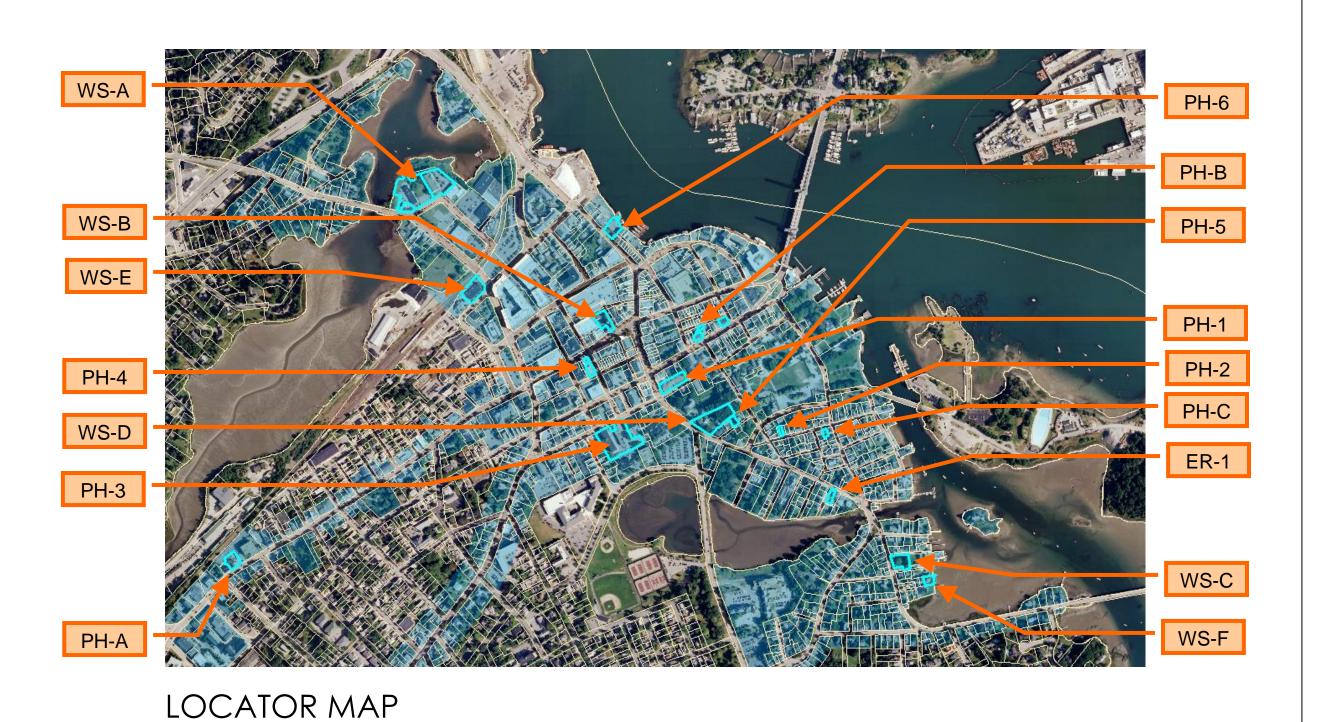
1. 55 Ceres St. (LU-22-62) (fence/mechanical screen)

WORK SESSIONS – OLD BUSINESS:

- A. 1 Raynes Ave. (LUHD-234) (2 new buildings)
- B. 1 Congress St. (LUHD-425) (infill building)
- C. 445 Marcy St. (LUHD-424) (new single family)
- D. 179 Pleasant St. (LUHD-463) (carriage house)
- E. 161 Deer St. (LUHD-462) (4 story infill building)
- F. 43 Holmes Court (LUHD-465) (demo & add a new single family)

WORK SESSIONS - NEW BUSINESS:

1. 111 State St. (LUHD-478) (repl. Doors & windows)



HISTORIC DISTRICT COMMISSION

MEETING DATE: June 1st & June 8th <u>APPLICATIONS: 23</u>

A. Property Information - General:

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

 Existing Conditions: Zoning District: CD4-L2 Land Use: Commercial Land Area: 11,325 SF +/- Estimated Age of Structure: c. Building Style: Commercial Number of Stories: 1 Historical Significance: NA Public View of Proposed Work Unique Features: NA Neighborhood Association: Isl 	:: <u>View from Islingto</u> ington Creek	
B. Proposed Work: To replace signageC. Other Permits Required:	ge, siding and othe	<u>r misc. changes.</u>
Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ing, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small alt	terations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lar	ge alterations, additio	ons or expansions)

I. Neighborhood Context:

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

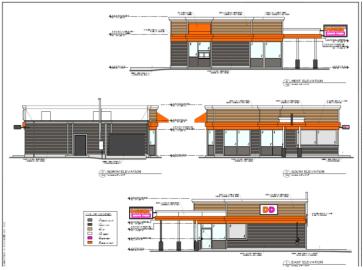
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous design as follows:
 - Use hardi-plank siding for the building.
 - Reduce the size of the signs.
- Consider other alterations to the façade.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



NC

		INFO/ EVALUATION CRITERIA	SUBJECT F	PROPERTY	NEIG	HBORHOOD CONTEXT							
	N.a	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	 						
		GENERAL BUILDING INFORMATION											
	1	GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1 Gross Floor Area (SF)											
	2	Floor Area Ratio (GFA/ Lot Area)					N FOR						
	3	Building Height / Street-Width Ratio			MINOR PROJEC	` T							
	4	Building Height – Zoning (Feet)			MINORIKOJE	→ I							
	5	Building Height – Street Wall / Cornice (Feet)	_ N	IEW SIGNACE	SIDING AND MISC	ALTERATIONS ONLY -							
	6	Number of Stories	— IV	ILW SIGNAGE	, SIDING AND MISC.	ALILIATIONS ONLI -							
	7	Building Coverage (% Building on the Lot)											
		PROJECT REVIEW ELEMENT	HDC COM	MENTS	HDC SUGGESTIONS	APPROPRIATENESS							
Þ	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate							
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate							
N O	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate							
Ŭ	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate							
	12	Roofs				☐ Appropriate ☐ Inappropriate	ب						
	13	Style and Slope				□ Appropriate □ Inappropriate							
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate							
	15	Roof Materials				☐ Appropriate ☐ Inappropriate							
	16	Cornice Line				□ Appropriate □ Inappropriate	-						
	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate							
ALS	18	Walls				□ Appropriate □ Inappropriate							
TERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	 →						
Α	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate							
8	21	Doors and windows				□ Appropriate □ Inappropriate							
∞ Z	22	Window Openings and Proportions				□ Appropriate □ Inappropriate							
<u>ত</u>	23	Window Casing/ Trim				□ Appropriate □ Inappropriate							
DES	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate							
ე N	25	Awnings				□ Appropriate □ Inappropriate							
Ħ	26	Doors				□ Appropriate □ Inappropriate							
BUILDI	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	~						
8	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	□						
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate							
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate							
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate							
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate							
i	33	Decks				□ Appropriate □ Inappropriate							
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	Dum						
7	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	- Charles						
SITE DESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate							
)ES	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate							
王	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate							
S	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate							
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate							
	1. Pre 2. Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Com	ntain the special character of the applement and enhance the archit note the education, pleasure and		sitors:						

Project Address: 159 STATE ST. (LU-22-68) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #B**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Multi-Family
- Land Area: 3,920 SF +/-

- Estimated Age of Structure: c.1850
 Building Style: Italianate
 Number of Stories: 3
 Historical Significance: C
 Public View of Proposed Work: View from Sheafe Street
- Unique Features: <u>NA</u>

	 Neignborhood Association: <u>L</u> 	<u>Jowntown</u>	
<u>B.</u>	Proposed Work: To add wall-mou	unted HVAC to the s	second floor.
<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/ Dem	olished / Constructed	<u>l:</u>
	✓ Principal	☐ Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensi	itive \square Low Sensitivity	y 🗌 "Back-of-House
<u>G.</u>	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 Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	ngress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	<u>Project Type:</u>		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	Minor Project (i.e. small al	terations, additions or	expansions)

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

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

J. Neighborhood Context:

• This building is located along State and Sheafe Streets. The property is surrounded with many historically significant brick-sided structures. The structures in this neighborhood have little to no front yard setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Add a wall-mounted HVAC unit on the 2nd floor of the exterior wall of the structure. Conduit will also be applied to the wall.

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Site Elements and Streetscapes (09).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

159 STATE ST. (LU-22-68) – PUBLIC HEARING #B (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building Proposed Building (+/-) Abutting Structures	Surrounding Structures (Average)	
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS	& ASSESSOR'S INFO		2
	1	Gross Floor Area (SF)	(LOTIMATED TROM THE TAX MATO	a Assessor s in o		ZZ
	2	Floor Area Ratio (GFA/ Lot Area)		AAINIOD DDC	LECT	FOR MISSION
	3	Building Height / Street-Width (ROW) Ratio		MINOR PRO) JEC I	S
	4	Building Height – Zoning (Feet)	VA/ A I I	AAQUNITED UVAQ Q	ONDENCOD ONLY	元 S
	5	Building Height – Street Wall / Cornice (Feet)	- WALL-	MOUNIED HVAC CO	ONDENSOR ONLY -	
	6	Number of Stories				7 3
	7	Building Coverage (% Building on the Lot)				NO NO
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGES	STIONS APPROPRIATENESS	
7	8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate))
Ė	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	
6		Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate	.UAT
(11 כ	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	A TR
	12	Roofs			□ Appropriate □ Inappropriate	U
	13	Style and Slope			□ Appropriate □ Inappropriate	9
	14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate	7 U
	15	Roof Materials			□ Appropriate □ Inappropriate	A
	16	Cornice Line			□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate	EV HISTOL
2	<u>1</u> 18	Walls			□ Appropriate □ Inappropriate	一
21410	19	Number and Material			□ Appropriate □ Inappropriate	H
Ī	20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate	H. \
1	∑ 21	Doors and windows			□ Appropriate □ Inappropriate	1 5
2	22	Window Openings and Proportions			□ Appropriate □ Inappropriate	RT) OUTH
	23	Window Casing/ Trim			□ Appropriate □ Inappropriate	
ŭ	24	Window Shutters / Hardware			□ Appropriate □ Inappropriate	OPE ORTSM
(25	Storm Windows / Screens			□ Appropriate □ Inappropriate) F
	26	Doors			□ Appropriate □ Inappropriate	\mathbf{O}
	5 27	Porches and Balconies			□ Appropriate □ Inappropriate	_
٩	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate	8
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate	4
	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate	
	31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate	
	33	Decks			□ Appropriate □ Inappropriate	
	34	Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	
	35	Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate	
7	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate	
100	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate	
0	38 ב	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate	1
1	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate	
H.	Purpos	se and Intent:			<u> </u>	
		eserve the integrity of the District:	□ Yes □ No 4.	Maintain the special character	r of the District:	
		ssessment of the Historical Significance:		•	e architectural and historic character:	
		onservation and enhancement of property valu		•	ure and welfare of the District to the city residents and visitor	
			0.	Transic inc caccanon, pieds	ore and wellare of the district to the city residents and visitor	J
<u>I.</u>		v Criteria / Findings of Fact:	aurraunding presentias. DV DN 0	Dolation to historia and a section	others well as of existing street as	
	1. C	onsistent with special and defining character of ompatibility of design with surrounding propertie	= · · · ·	Relation to historic and archite Compatibility of innovative tec	-	

93 PLEASANT STREET (LU-21-183) Project Evaluation Form: Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #1 Meeting Type:**

A.	Pro	perty	Info	orm	atio	n -	Ge	neral:
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Existing Conditions:

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

<u>B.</u>	Proposed Work: To modify basem	ent windows, add r	ecessed balconies, HVAC. etc.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	\square Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lat	□ Pearlot	

Intersection / Corne	er Lot 🗌 Rear Lot	
E. Existing Building to be Altered/	Demolished / Constructed	<u>d</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive \Box	Sensitive \square Low Sensitivit	ry 🗌 "Back-of-House"
G. Design Approach (for Major Pr	<u>rojects):</u>	
☑ Literal Replication (i.e	e. 6-16 Congress, Jardinière Builc	ding, 10 Pleasant Street)
\square Invention within a Sty	yle (i.e., Porter Street Townhouse	es, 100 Market Street)

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

H. Project Type:

$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
$\hfill \square$ Moderate Project (i.e. significant additions, alterations or expansions)
✓ Major Project (i.e. very large alterations, additions or expansions)

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

I. 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 an ADA ramp
- Adjust the window locations
- Add recessed balconies
- Modify the mechanical equipment locations, overruns and screens

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

. Aerial Images and Maps:





Renderings of the Proposed Addition and Connector Buildings



Zoning Map

			9:	3 PLEASANT S	TREET (LU-21-183	B) – PUBLIC HEAI	RING #1 (M	AJOR)		
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH(OOD CONTEXT		
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	V 70 0	
	-	Al -	GENERAL BUILDING INFORMATION	(FSTIMA		SESSOR'S INFO)			R 1.22 Oenied	
STAFF	-	1	GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) Gross Floor Area (SF)							
⋖	ŀ	2	Floor Area Ratio (GFA/ Lot Area)							
S	Ī	3	Building Height / Street-Width Ratio		MAJOR PROJECT					
		4	Building Height – Zoning (Feet)			MAJORIK	JILCI		MIS ons	
		5	Building Height – Street Wall / Cornice (Feet)		- MISC. CHANG	ES TO PREVIOUS	SIY-APPROV	/FD DESIGN -	≥ ¤ 5	
	-	6	Number of Stories		//				COMMI O:1 Dat Stipulations	
		7	Building Coverage (% Building on the Lot)			-			─ ───────────────────────────────────	
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	O o ; 🔒	
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate □ Inappropri		
	ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropri	riate S Z E	
	CO	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropri		
	\vdash	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropri		
MEMBERS		12	Roofs					☐ Appropriate ☐ Inappropri		
BE		13	Style and Slope					□ Appropriate □ Inappropr		
₹		14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropri		
۸É		16	Cornice Line					□ Appropriate □ Inappropri		
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropri		
COMMISSION	S	18	Walls					□ Appropriate □ Inappropriate □ Inappropriate □ Inappropriate	riate W S S	
$\frac{10}{2}$	ATERIALS	19	Number and Material					□ Appropriate □ Inappropri	riate riate riate riate riate riate riate riate	
SS	TER	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropri		
₹	W	21	Doors and windows					□ Appropriate □ Inappropri	rigte 5 6 6	
₹	∞ŏ	22	Window Openings and Proportions					□ Appropriate □ Inappropri	riate	
Ō	ESIGN	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropri		
	ESI	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropri	riate S	
\Box	G D	25	Storm Windows / Screens / Awnings					□ Appropriate □ Inappropriate □ Inappropri	riate ST	
ISTRICT	UILDING	26	Doors					□ Appropriate □ Inappropri		
Ϊ		27	Porches and Balconies					☐ Appropriate ☐ Inappropri	riate 2 2 is	
ă	B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate □ Inappropri		
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate □ Inappropri		
\approx		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate □ Inappropri	<u>riate</u>	
Ö		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate □ Inappropri	riate	
HISTORIC		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate □ Inappropri	riate	
Ĭ		33	Decks					□ Appropriate □ Inappropriate □ Inappropri	riate	
_		34	Garages (i.e. doors, placement)					🗆 Appropriate 🗆 Inappropi	riate	
	N N	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate □ Inappropri	<u>riate</u>	
	DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate □ Inappropri	<u>riate</u>	
	ЕВ	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate □ Inappropri		
	SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate □ Inappropri		
		39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate □ Inappropri	<u>riate</u>	
		 Pre Ass Co 	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ ∪es: □ Yes □	No 5. Com	ntain the special characte aplement and enhance the note the education, pleas	ne architectural ar	nd historic character: If the District to the city residents o	☐ Yes ☐ No ☐ Yes ☐ No and visitors: ☐ Yes ☐ No	
	_	1. Cc	w Criteria / Findings of Fact: onsistent with special and defining character of empatibility of design with surrounding properties			tion to historic and archite				

Project Evaluation Form: <u>67 GATES ST. (LU-22-108)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #2</u>

A. Property Information - General:		
 Existing Conditions: Zoning District: GRB Land Use: Single-Family Land Area: 2,464 SF +/- Estimated Age of Structure: c. Building Style: Greek Revival Number of Stories: 2.5 Historical Significance: Contril Public View of Proposed Work Unique Features: NA Neighborhood Association: Sc 	outing c: View from Gates S	<u>Street</u>
B. Proposed Work: To convert the go	<u>arage into a garder</u>	n cottage (ADU Unit).
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
☑ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensit	ive $\ \square$ Low Sensitivity	√ ☑ "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\ \square$ Invention within a Style (i.e	., Porter Street Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
☐ 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 al	terations, additions or	expansions)
		erations or expansions)

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

I. Neighborhood Context:

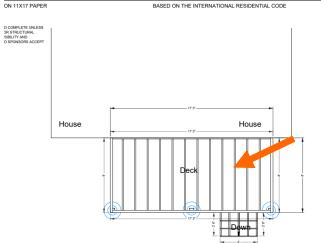
• This 2.5 story wood-sided structure is located on Gates Street and is surrounded with many contributing historic structures. Most buildings on Gate Street have little to no front-yard setbacks, shallow side-yards with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

The project includes:

- Repair and replacement of the rear deck.
- Enlargement of the deck.
- <u>Design Guideline Reference</u>: Guidelines for Exterior Woodwork (05), and Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

				67 GATES STR	REET (LU-22-108)) - PUBLIC HEARIN	NG #2 (MII	NOR)					
			INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORF	HOOD CONTEXT					
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	8 8 9				
			GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & A			1	78 1-22 Deniec				
FF		1	1 Gross Floor Area (SF)										
STA		2	Floor Area Ratio (GFA/ Lot Area)						□ 5 3 □				
S		3	Building Height / Street-Width Ratio			MINOR PRO	\ IECT						
		4	Building Height – Zoning (Feet)				JILCI		MIS ate				
		5	Building Height – Street Wall / Cornice (Feet)			REPLACE REAR D	ECK ONLY	,					
		6	Number of Stories		_	KEPLACE KEAK D	CK ONLI	_					
		7	Building Coverage (% Building on the Lot)			-			DN F COMMIS COMMIS COMMIS COMMISS COMM				
			PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	COMMINATIONS Withdraw				
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate					
	ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate					
	Ó	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	TRIC ase				
	S	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	ALUARIC DISTRIBUTE DISTRIBUTE CONSTRUCTOR Approved Approved Postponed				
S		12	Roofs					□ Appropriate □ Inappropriate					
MEMBERS		13	Style and Slope					□ Appropriate □ Inappropriate	ALU/ IC DIST EET Ca pproved				
<u>B</u>		14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate					
≥		15	Roof Materials					□ Appropriate □ Inappropriate					
Š		16	Cornice Line					□ Appropriate □ Inappropriate					
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate					
5	ALS	18	Walls					□ Appropriate □ Inappropriate	— — — —				
\approx	ATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate					
<u>8</u>		20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	C C C C C C C C C C C C C C C C C C C				
COMMISSION	× ×	21	Doors and windows					□ Appropriate □ Inappropriate	ERTY AOUTH HASS CATE Approved Continued				
Ž	Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate					
0	DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate					
C	DE	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	RTS ERT				
\vdash	Š	25	Awnings					□ Appropriate □ Inappropriate	RTSA ERTY In:				
\approx		26	Doors					□ Appropriate □ Inappropriate					
DISTRICT	BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate					
$\frac{1}{2}$		28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate					
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	a_				
2		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate					
Z		31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate					
Ϊ		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate					
HISTORIC		33	Decks					☐ Appropriate ☐ Inappropriate					
_		34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate					
	z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate					
	DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate					
	DE	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate					
	SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate					
	S	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate					
		1. Pre	Accessory Buildings (i.e. sheds, greenhouses) se and Intent: esserve the integrity of the District:	□ Yes □ N		intain the special characte		□ Appropriate □ Inappropriate	☐ Yes ☐ No				
			sessment of the Historical Significance:	□ Yes □ N		mplement and enhance th			☐ Yes ☐ No				
		3. Co	onservation and enhancement of property valu	ues: □ Yes □ N	No 6. Pro	mote the education, pleas	ure and welfare	of the District to the city residents and vis	sitors: 🗆 Yes 🗆 No				
	<u>I. R</u>		Criteria / Findings of Fact:										
		1. Co	onsistent with special and defining character of	surrounding properti	es: 🗆 Yes 🗆 No 🛮 3. Rele	ation to historic and archite	ectural value of e	existing structure:					
		2. Co	mpatibility of design with surrounding propertie	s:	□ Yes □ No 4. Coi	mpatibility of innovative ted	chnologies with s	urrounding properties: ☐ Yes ☐ No					

Project Address: 160 COURT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>Land Use: <u>Multi-Family</u>
- Land Area: 68,850 SF +/-
- Estimated Age of Structure: 2022
- Building Style: <u>Traditional Vernacular</u> Number of Stories: <u>2.5 / 6 /5</u>
- Historical Significance: Contributing / Non-Contributing / Intrusive
- Public View of Proposed Work: View from Court Streets
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.</u>	<u>Proposed Work:</u>	<u>Io install ne</u>	<u>w entranc</u>	e canopies	<u>& char</u>	ige p	<u>oreviousl</u>	у-ар	proved	mate	<u>erials</u>

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

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

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

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

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

I. Neighborhood Context:

• The property is located along Court Street. It is surrounded with many 2.5 - 6 story historic and non-historic structures with shallow front yard setbacks and small landscaped side yards.

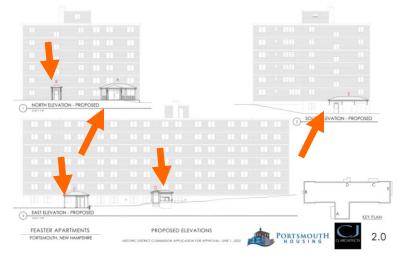
J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

This application proposes to revise the previously-approved design by:

- Modifying the entrance canopies.
- Changing the previously approved materials for the entrance canopies.
- Modify the door designs, trim, soffit and roofing materials.

Design Guideline Reference – Guidelines for all Sections (01-12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

☐ Yes ☐ No

160 COURT STREET - PUBLIC HEARING #3 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** FORM (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - CHANGES TO A PREVIOUSLY-APPROVED DESIGN -Number of Stories No.:3 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Approved with Case Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 **MEMBER** □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate OURT 17 Eaves, Gutters and Downspouts ☐ Appropriate ☐ Inappropriate COMMISSION MATERIALS 18 ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) ☐ Appropriate ☐ Inappropriate PROPERTY: 160 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim ☐ Appropriate ☐ Inappropriate Window Shutters / Hardware ☐ Appropriate ☐ Inappropriate 25 **Awnings** DISTRICT □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate Grading (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) ☐ Appropriate ☐ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

Project Address: 90 FLEET ST. – UNIT D (LU-22-106)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

eting type:	PUBLIC HEARING #4			
 Unique Features: NA Neighborhood Association: Do 	ernacular : View from Fleet and Congress Streets owntown			
 Proposed Work: To replace the se Other Permits Required: 	Cona nooi commerciai winaows.			
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			
5. Sensitivity of Context:				
☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity \square "Back-of-House"			
G. Design Approach (for Major Project	s <u>):</u>			
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Building, 10 Pleasant Street)			
lacksquare Invention within a Style (i.e	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:				
\square Consent Agenda (i.e. very	small alterations, additions or expansions)			
\square Minor Project (i.e. small alte	erations, additions or expansions)			
☑ Moderate Project (i.e. sig	nificant additions, alterations or expansions)			

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

I. Neighborhood Context:

a. This 6 story historic brick structure is located along the intersection of Fleet and Congress Streets. It is surrounded with many 3-5 story wood- and brick-sided historic structures with no front or side yards. Rear access to the buildings is available along Porter Street.

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

The Application is proposing to:

• Replace the fixed windows with operable windows.

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

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





Proposed Alterations and Existing Conditions



Zoning Map

90 FLEET ST. – UNIT D (LU-22-106) – PUBLIC HEARING #4 (MINOR)								
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<
	NI ~	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS &	ASSESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	,		•	·		OR SION
₹	2	Floor Area Ratio (GFA/ Lot Area)						
^	3	Building Height / Street-Width Ratio			MINOR PRO) IFCT		SS -9
	4	Building Height – Zoning (Feet)		MINORIKOJECI				
	5	Building Height – Street Wall / Cornice (Feet)		 REPLACE 2nd FLOOR WINDOWS ONLY - 				≥ <u>v</u>
	7	Number of Stories Building Coverage (% Building on the Lot)		KE.	1, (OL 2 1200K)	111111111111111111111111111111111111111	1421	Z WW cate:
			A DDLIC /	ANT'S COMMENTS	UDC SUCC	ECTIONS	A DDD ODDI A TENESS	$=$ \bigcirc \bigcirc
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	E211ON2	APPROPRIATENESS	_ O Ω 4′
ΙX	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	⊣'⊿ ≥ z
CO	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
\vdash	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	IST ISE
	12	Roofs Chile and Slane					□ Appropriate □ Inappropriate	ALU RIC DIS
	13	Style and Slope Reaf Projections (i.e. chimneys yents dermors.)					□ Appropriate □ Inappropriate	ر کا ا
	14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropriate	
	15 16	Cornice Line					□ Appropriate □ Inappropriate	- I S I S I
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
S	18	Walls					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
TERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	─
TEF	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
W	21	Doors and Windows					□ Appropriate □ Inappropriate	
8	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	~ 6 5 5 €
5	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
DES	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	ଅନ୍ୟ ଅନ୍ୟ
G [25	Awnings					□ Appropriate □ Inappropriate	OP ORTS
DIN	26	Doors					☐ Appropriate ☐ Inappropriate	7 O 0 2 .
BUILE	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<u> </u>
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
	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	
DESIGN	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
S	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
<u> </u>	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	. Pre 2. Ass 3. Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property valu Criteria / Findings of Fact:		No 5. C No 6. P	·	ne architectural an sure and welfare o	f the District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ Itors: ☐ Yes ☐
		onsistent with special and defining character of mpatibility of design with surrounding propertie			elation to historic and archite Compatibility of innovative te			

Project Address: 33 RICHMOND ST. (LU-22-105) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5**

Existing Conditions:

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

Proposed Work: To replace suproom windows and siding

b. Hoposed Work. To replace some	orn, wiridows aria si	<u>air ig.</u>
C. Other Permits Required:		
☑ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. C		

F .	Sen	<u>ısitivi</u>	ty ot	· Con	<u>text:</u>

☐ Highly Sensitive ☑	Sensitive \square	Low Sensitivity	☐ "Back-of-House"
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G. Design Approach (for Major Projects):

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Stree
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

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

H. Project Type:

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

J. Neighborhood Context:

• The property is located along Richmond Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

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

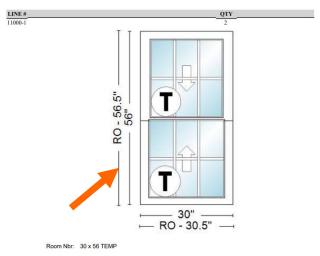
This application proposes to:

- Replace the existing windows and siding.
- Note the existing windows have not been fully characterized in the application and it appears that the Harvey window is a vinyl replacement window which may not be appropriate for this structure in this location.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

33 RICHMOND ST. (LU-22-105) - PUBLIC HEARING #5 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Existing Abutting Structures** -1-22 **Proposed Surrounding Structures FORM** Building (+/-) (Average) (Average) Building **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) ate: Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - REPLACE SIDING AND WINDOWS ONLY -No.:<u>5</u> Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS APPROPRIATENESS APPLICANT'S COMMENTS** Φ DISTRICT 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Cas **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 33 RICHMOND **Cornice Line** 16 □ Appropriate □ Inappropriate ш Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate COMMISSION Approved Walls 18 □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) ERT 20 □ Appropriate □ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions ☐ Appropriate ☐ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate چ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate ROPERTY DISTRICT BUILDING 25 **Awnings** ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate **HISTORIC Lighting** (i.e. wall, post... ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate Grading (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate Driveways (i.e. location, material, screening...) ☐ Appropriate ☐ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate 10 Accessory Ruildings (i.e. sheds H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

Project Address: 138 MARKET/55 CERES ST. (LU-22-62) **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #6 Meeting Type:**

Existing Conditions:

- Zoning District: <u>Civic</u>
 Land Use: <u>Museum / Commercial Kitchen</u>
 Land Area: <u>2,236 SF +/-</u>
- Estimated Age of Structure: c.1820
- Building Style: Federal Number of Stories: 1

- Historical Significance: C
 Public View of Proposed Work: View from Market Street

	 Unique Features: NA 	<u>view iloni Markei</u>	<u> </u>
	• Neighborhood Association: <u>D</u>	<u>owntown</u>	
<u>B.</u>	Proposed Work: To replace the fe	ence/ mechanical s	screen on Market Street.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	<u>Lot Location:</u>		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	\Box 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:		

<u>G.</u>	<u>Design</u>	Approach	(for Majo	r 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)

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

H. Project Type:

Consent Agenda (i.e. ver	small alterations,	additions or	expansions
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Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

_						
\mathbf{V}	Minor Project	(i.e. small	alterations,	additions	or expansi	ions)

/	Moderate Projec	ct (i.e. significant	additions,	alterations or	expansions)
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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.

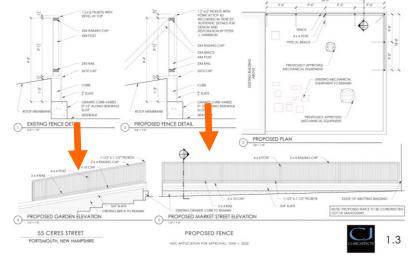
J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

- The applicant is proposing to:
 - Replace the existing mechanical/ fence screen with a new fence design.
 - Extend the screen/ fence along the walkway connector from Market to Ceres Street.

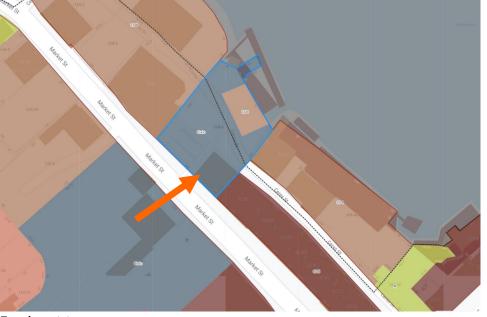
Design Guideline Reference – Guidelines for Roofing (04) and Site Elements and Streetscapes (09).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

138 MARKET / 55 CERES ST. (LU-22-62) - PUBLIC HEARING #6 (MINOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Existing Building Project Information** Proposed Building (+/-) **Abutting Structures** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) MINOR PROJECT Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn - REPLACE HVAC SCREEN / FENCE ONLY -Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **APPROPRIATENESS** PROJECT REVIEW ELEMENT **APPLICANT'S COMMENTS HDC SUGGESTIONS** Scale (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate 13 Style and Slope **MEMBERS** ☐ Appropriate ☐ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers... HISTORIC □ Appropriate □ Inappropriate **Roof Materials** 15 □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш RES 18 Walls ☐ Appropriate ☐ Inappropriate COMMISSION 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows □ Appropriate □ Inappropriate EP. PROPERTY:53 22 Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/ Trim 23 □ Appropriate □ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate **△** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate **HISTORIC** Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 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 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

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

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PAISTING	CONCITIO	Juc.
LAIJIIII	Condition	<i>,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

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

	 Public View of Proposed Work Unique Features: NA 	: <u>View from Mapley</u>	wood and Raynes Av
	Neighborhood Association: <u>Do</u>	<u>owntown</u>	
<u>B.</u>	Proposed Work: To construct a 4 s	tory mixed-use build	<u>ding and 5 story hotel</u>
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	✓ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	Terminal Vista	☐ Gateway	☑ Mid-Block
	✓ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	☐ Demolition
F.	Sensitivity of Context:		

	Highly Sensitiv
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☐ Highly Sensitive	Sensitive 1	□ 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 St	reet)

- 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	Agenda	(ı.e. ver	y small	alterations,	additions	or expansio	ns)

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

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- Note that the updated plan will be integrated into the city's 3D massing model an revised plans will be distributed and posted on the web-page by the 6-1-22 meeting.

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

Aerial Image, Street View and Zoning Map:





Mixed-Use and Hotel Building Renderings



Zoning Map

1 & 31 RAYNES AVE. (LUHD-234) - WORK SESSION #A (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Existing Abutting Structures Proposed Surrounding Structures** 6-8-22 FORM (Average) (Average) Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio **MAJOR PROJECT** Withdrawn Building Height - Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) - CONSTRUCT A 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL -Number of Stories No.:A Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Scale (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT Case with 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate ◁ Postponed Approved Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC < 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate Rayn Eaves, Gutters and Downspouts ÍШ 17 □ Appropriate □ Inappropriate **OMMISSION** 18 Walls ☐ Appropriate ☐ Inappropriate Approved Continued Siding / Material 19 □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies... □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 2 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim 23 ☐ Appropriate ☐ Inappropriate **_** Window Shutters / Hardware ☐ Appropriate ☐ Inappropriate **PROPERTY** 25 **Awnings** ☐ Appropriate ☐ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate 28 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC Lighting (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) 31 ☐ Appropriate ☐ Inappropriate 32 Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) ☐ Appropriate ☐ Inappropriate Fence / Walls (i.e. materials, type...) 35 □ Appropriate □ Inappropriate 36 Grading (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) ☐ Appropriate ☐ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: ☐ Yes ☐ No 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

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

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: <u>Downtown</u> 							
<u>B.</u>	Proposed Work: To renovate the	<u>existing buildings ar</u>	nd add a new 4-story building.					
<u>C.</u>	Other Permits Required:							
	\square Board of Adjustment	Planning Board	☐ City Council					
<u>D.</u>	Lot Location:							
	☐ Terminal Vista	Gateway	☐ Mid-Block					
	✓ Intersection / Corner Lot	☐ Rear Lot						
F	F. Existing Ruilding to be Altered / Demolished / Constructed:							

F. Sensitivity of Context:

✓ Principal

	Highly Sensitive	\checkmark	Sensitive		Low Sensitivity		"Back-of-House"
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□ Accessory

Demolition

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

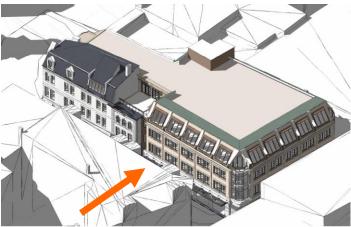
• The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
 - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.
 - Note that the updated plan will be integrated into the city's 3D massing model and revised plans will be distributed and posted on the web-page by the 6-1-22 meeting.
 - Design Guideline Reference Guidelines for Commercial Development and Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Elevation and Rendering of Proposed New Building



Zoning Map

1 CONGRESS ST. (LUHD-425) – WORK SESSION #B (MAJOR PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM 6-8-22 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 4-STORY BUILDING -Stipulations Building Height – Street Wall / Cornice (Feet) NOL Number of Stories Building Coverage (% Building on the Lot) **\Pi 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... dse 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 Confinued 19 Number and Material □ Appropriate □ Inappropriate CON RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate PROPERTY:1 Ш 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:

7 oning District: GRB

Existing Conditions:

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

	 Land Use: <u>Single-Family</u> Land Area: <u>14,810 SF +/-</u> Estimated Age of Structure: <u>N.</u> Building Style: <u>NA</u> Number of Stories: <u>2.5</u> Historical Significance: <u>NA</u> Public View of Proposed Work Unique Features: <u>NA</u> Neighborhood Association: <u>Sc</u> 	c: View from Pray ar	nd Marcy Street
<u>B.</u>	Proposed Work: To add a new sin	gle family residence	<u>e.</u>
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	Principal	Accessory	\square Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	$lacktriangle$ Highly Sensitive $\ \square$ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>'s):</u>	
	\Box Literal Replication (i.e. 6-16 (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	gress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alto	erations, additions or	expansions)
	☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)
	\square Major Project (i.e. very large	ge alterations, additio	ons or expansions)

I. Neighborhood Context:

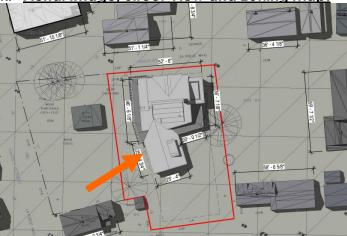
• This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

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.
- Note that the updated plans will be distributed and posted on the web-page by the 6-1-22 meeting.

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

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





Rear Elevation and Revised Site Plan



Zoning Map

1 2 3 4 5 6	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	Building Bu	Proposed uilding (+/-) HE TAX MAPS & ASS	Abutting Structures (Average) SESSOR'S INFO)	Surrounding Structures (Average)	=								
3 4 5	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)	Building Bu	uilding (+/-) HE TAX MAPS & ASS	(Average) SESSOR'S INFO)		_{								
3 4 5	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)	·	N											
3 4 5	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)	_		NODERATE PROJ		<u> </u>								
3 4 5	Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)	_		NODERATE PROJ										
4 5	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)	_		NODERATE PROJ	3 Building Height / Street-Width Ratio MODERATE PROJECT									
5	Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot)	_		NODENAIL I NOJ										
	Number of Stories Building Coverage (% Building on the Lot)	-	ADD A NE											
7	Building Coverage (% Building on the Lot)		 ADD A NEW SINGLE FAMILY STRUCTURE ONLY – 											
7			ADD A NE	IN SHOLL PARMET SH	COCIONE OIVEI									
	PROJECT REVIEW ELEMENT					\dashv								
		HDC COMMENT	iS	HDC SUGGESTIONS	APPROPRIATENESS									
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	Ĺ								
18	Walls				Appropriate Inappropriate	ightharpoonup								
19	Siding / Material				□ Appropriate □ Inappropriate	>								
20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate									
21	Doors and windows				□ Appropriate □ Inappropriate	\								
22	Window Openings and Proportions				□ Appropriate □ Inappropriate	<u> </u>								
23	Window Casing/ Trim				□ Appropriate □ Inappropriate									
24	Window Shutters / Hardware				□ Appropriate □ Inappropriate									
25	Awnings				□ Appropriate □ Inappropriate									
26	Doors				□ Appropriate □ Inappropriate	(
27	Porches and Balconies				□ Appropriate □ Inappropriate	<u> </u>								
28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate									
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate									
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate									
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate									
32	Mechanicals (i.e. HVAC, generators)	·	T		□ Appropriate □ Inappropriate									
33	Decks				□ Appropriate □ Inappropriate									
34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate									
35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	—								
36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate	- i								
37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate									
38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate									
39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate									
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate									
	se and Intent:					<u> </u>								
-	eserve the integrity of the District:	□ Yes □ No	1 Main	ntain the special character of the [District:									
	sessment of the Historical Significance:	□ Yes □ No		indir the special character of the special character of the special character of the special character of the s										
	onservation and enhancement of property value			•	welfare of the District to the city residents and v	citors								
, CC	priservation and enhancement of property value	;s. ⊔ 1€5 □ INO	o. riom	iole the education, pleasure and	wellare of the distiller to the city residents and v	511015.								
view	Criteria / Findings of Fact:													

Project Evaluation Form: 179 PLEASANT STREET (LUHD-463) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #D Meeting Type:**

<u>A.</u>	P	<u>ro</u>	perty	Information	ı -	General:

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: Focal
 Public View of Proposed Work: View from Pleasant Street
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End

B. Propo	osed Work: To renovate the a	accessory buildings.	1
C. Other	r Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	✓ Terminal Vista	Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	\square Significant Demolition
F. Sensit	ivity of Context:		
	$lacktriangle$ Highly Sensitive \Box Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Desig	gn Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ct Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or	expansions)
	☑ Moderate Project (i.e. sig	nificant additions, alte	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:
 - Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.
- Note that the updated plans will be distributed and posted on the web-page by the 6-1-22 meeting.

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



Zonina Map

		179	PLEASANT S	STREET (LUHD-463)) – WORK SESSIC	N #D (MOD	PERATE)					
		INFO/ EVALUATION CRITERIA		ECT PROPERTY			OOD CONTEXT					
	N.a	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	S				
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)			⋥ ≥				
	1	Gross Floor Area (SF)										
	2	Floor Area Ratio (GFA/ Lot Area)										
	3	Building Height / Street-Width Ratio		MODERATE PROJECT								
	4	Building Height – Zoning (Feet)										
	5	Building Height – Street Wall / Cornice (Feet)	 SUBSTANTIAL RENOVATIONS TO THE OUTBUILDINGS 									
	6	Number of Stories	- 30631ANTIAL KENOVATIONS TO THE OUTBUILDINGS -					Z				
	7	Building Coverage (% Building on the Lot)						\exists \frown				
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS					
5	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate					
NITEVT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	╛て				
C	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate					
(11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	」				
-	12	Roofs					□ Appropriate □ Inappropriate					
	13	Style and Slope					□ Appropriate □ Inappropriate					
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate					
	15	Roof Materials					□ Appropriate □ Inappropriate	_				
	16	Cornice Line					□ Appropriate □ Inappropriate	_ /				
•	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	_ ₩				
_	18 19	Walls Siding / Material					Appropriate Inappropriate	\dashv				
TEDIA	17	Siding / Material Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	⊣ >				
7	20 21	Projections (i.e. bays, balconies) Doors and windows					□ Appropriate □ Inappropriate	⊣ 				
۰							☐ Appropriate ☐ Inappropriate	⊣ 🔂				
ESIGN 8	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	\dashv $\overline{\mathbf{u}}$				
2	23	Window Casing/ Trim Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate					
_	0.5	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate					
2	26	Awnings					☐ Appropriate ☐ Inappropriate	\dashv \bigcirc				
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate					
Ξ	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	⊣ ≃				
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	⊣ഫ				
	30	Lighting (i.e. wall, post)										
	31	Signs (i.e. projecting, wall)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 					
ł	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate					
		· · · · · · · · · · · · · · · · · · ·										
	33	Decks Carages lie deers placement					□ Appropriate □ Inappropriate					
		Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	3452				
2	35	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate					
חבים ח	36	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	75				
2	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate					
TIL	39	Parking (i.e. location, material, screening)					□ Appropriate □ Inappropriate	CONTROL OF THE PARTY OF THE PAR				
9	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	\dashv				
<u></u>	_	use and Intent:					☐ Appropriate ☐ Inappropriate					
п.			□ Yes □	NO 4 MASIS	atain the special characte	or of the Dietrict.						
		reserve the integrity of the District:			ntain the special characte		d historia abargator:					
		ssessment of the Historical Significance:	☐ Yes ☐		plement and enhance th			tore				
	J. C	onservation and enhancement of property valu	es: \square Yes \square	ino 6. Pron	iole the education, pleas	fure and wellare of	the District to the city residents and visit	iors:				
<u>l. </u>		v Criteria / Findings of Fact: onsistent with special and defining character of	surrounding prope	rties: TYesTNo 3 Rela	tion to historic and archite	ectural value of evi	sting structure:					
		onsistent with special and defining character of ompatibility of design with surrounding properties	<u> </u>		npatibility of innovative te		_					

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

<u>A.</u>	Prop	erty	<u>Information</u>	on -	General:

Existing Conditions:

- **Zoning District: CD5**
- Land Use: Commercial Land Area: 22,650 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: Contemporary
- Number of Stories: 1
- Historical Significance: Non-Contributing

	 Public View of Proposed Work Unique Features: Former Rail S Neighborhood Association: No. 	<u>Station</u>	vood Ave. and Deer Street
<u>B.</u>	Proposed Work: To replace the ex	kisting building with	a 4 ½ story mixed-use buildir
<u>C.</u>	Other Permits Required:		
	☑ Board of Adjustment	☑ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	$\ \square$ Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivity	"Back-of-House"
<u>G.</u>	Design Approach (for Major Project:	<u>s):</u>	
	П. и. в. и. и.		

Effect Replication (i.e. 6-16 Congress, Jardiniere Bollaing, 10 Fleasant 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. Proiect

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

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

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Remove the existing building.
- Construct a 4 story building with a penthouse on the 5th floor.
- The parking level is on the lower level and is proposed to be elevated above the ground water table which will require this building to seek approval by the BOA for added height to the building. Note, unlike the previous proposal for this site, the applicant is not seeking to use the Incentive Overlay District to obtain the added height.

Note that the updated plan will be integrated into the city's 3D massing model and revised plans will be distributed and posted on the web-page by the 6-1-22 meeting.

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

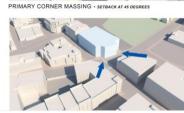
K. Aerial Image, Street View and Zoning Map:





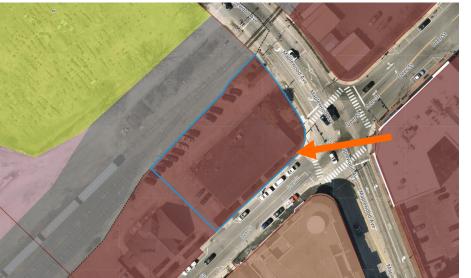








Aerial and Street View Image



Zoning Map

			101 DLLK 3	TREET (LUHD-462)	- WORK SESSIOI			
INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5	
	N/A	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	SESSOR'S INFO)			
	1	Gross Floor Area (SF)	<u> </u>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio			MAJOR PRO	\ I F ←T		
	4	Building Height – Zoning (Feet)			MAJORIKO	JICI	│ □	
	5	Building Height – Street Wall / Cornice (Feet)	– NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –					
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC COMMENTS F		HDC SUGGE	ESTIONS APPROPRIATEN	NESS U	
b	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inap	opropriate -	
NTEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inar		
С	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inar		
Ċ	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inar		
	12	Roofs				☐ Appropriate ☐ Inar		
	13	Style and Slope				□ Appropriate □ Inar	opropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inar		
	15	Roof Materials				☐ Appropriate ☐ Inar		
	16	Cornice Line				☐ Appropriate ☐ Inap		
	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inap	propriate	
A	18	Walls				□ Appropriate □ Ipar	•	
TERIA	19	Siding / Material				☐ Appropriate ☐ Inap		
۲		Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inap		
غ ر	21	Doors and windows				☐ Appropriate ☐ Inap		
2	22	Window Openings and Proportions				☐ Appropriate ☐ Inap	opropriate	
	23	Window Casing/ Trim				☐ Appropriate ☐ Inag	_	
Ĺ		Window Shutters / Hardware				☐ Appropriate ☐ Inap		
Ç	25	Awnings				☐ Appropriate ☐ Inap		
	26	Doors				☐ Appropriate ☐ Inap		
BILLDING	27	Porches and Balconies				☐ Appropriate ☐ Inap		
~		Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inap		
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inap	4	
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inap		
	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inap		
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inap		
	33	Decks				☐ Appropriate ☐ Inar		
	34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inap		
Z	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inar		
DESIGN	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inar		
DE.	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inap		
TEF	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inar		
<u>~</u>		Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inar	1	
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inap	opropriate	
•	1. Pro 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	•	r of the District: e architectural and historic character: ure and welfare of the District to the city reside	ents and visitors:	

Project Evaluation Form: 43 HOLMES COURT (LUHD-465)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #F

A. Property Information - General:
Existing Conditions:
 Žoning District: <u>WB</u>
 Land Use: <u>Single-Family</u>
 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: <u>South End</u>
• Noighborhood 7550cidilon. <u>500in End</u>
B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.
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	ng Building to be Altered/ Dem	olished:							
	✓ Principal	☐ Accessory	$\ \square$ Significant Demolition						
F. Sensit	ivity of Context:								
	$lacktriangledown$ Highly Sensitive \square Sensi	tive \square Low Sensitivit	y 🗌 "Back-of-House"						
G. Design Approach (for Major Projects):									
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Build	ing, 10 Pleasant Street)						
	\square Invention within a Style (i.e	e., 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. Proje	ct Type:								
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)						
	\square Minor Project (i.e. small alt	erations, additions or	expansions)						
	Moderate Project (i.e. sic	unificant additions alt	erations or expansions)						

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

I. Neighborhood Context:

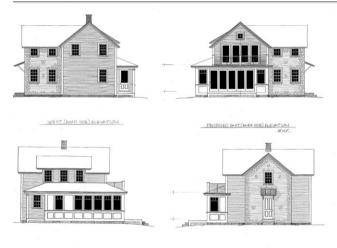
• This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks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

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.
- Note that the updated plans will be distributed and posted on the web-page by the 6-1-22 meeting.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

		43	HOLMES CO	OURT (LUHD-46	5) – WORK SESSIOI	N #F (MODE	RATE)		
INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	8 -22	
	No	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS 8	ASSESSOR'S INFO)			→ > •	
STAFF	1	Gross Floor Area (SF)	(2,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1			<u> </u>			
⋖	2							Si 6	
7	3				MODERATE P	RO IFCT		FC IISS	
	4	Building Height – Zoning (Feet)							
	5			- REMOVAL &	REPLACEMENT OF	A SINGLE F.	AMILY HOUSE -	_ ≥ □	
	6	Number of Stories		KEMIO VAL Q	KEI LAGEMEINI GI	A SINGLE I	AMILI IIOOSL	OMMIS O.: F Dat	
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	O N S.:F Do	
5	8 9 10	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
3	10						□ Appropriate □ Inappropriate	UAT.	
	- ''	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate		
?	12						□ Appropriate □ Inappropriate	ALL RIC DI	
	13	,					☐ Appropriate ☐ Inappropriate	ادً ن ح ل	
	14						☐ Appropriate ☐ Inappropriate		
i	15						☐ Appropriate ☐ Inappropriate	EV A HISTORI MES CO	
	16						☐ Appropriate ☐ Inappropriate		
	2 17	1, 22, 22, 23, 24, 25, 25, 25, 25, 25, 25, 25, 25, 25, 25					☐ Appropriate ☐ Inappropriate	—	
STATED AN A MOUSE	18 19						□ Appropriate □ Inappropriate	⊢ ⊾ ≥	
	18 19 20						□ Appropriate □ Inappropriate		
	21						☐ Appropriate ☐ Inappropriate		
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2	23 24						□ Appropriate □ Inappropriate	⊒ Ш ≳ 4 ∥ '	
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	7						☐ Appropriate ☐ Inappropriate		
}	26						☐ Appropriate ☐ Inappropriate		
	27						☐ Appropriate ☐ Inappropriate		
	28						☐ Appropriate ☐ Inappropriate	-	
	29						☐ Appropriate ☐ Inappropriate	─ ^ ^ ^ ^ ^	
	30						☐ Appropriate ☐ Inappropriate	_	
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
)	32						 □ Appropriate □ Inappropriate 		
;	33	Decks					□ Appropriate □ Inappropriate		
:	34						☐ Appropriate ☐ Inappropriate		
	35						□ Appropriate □ Inappropriate		
1	36 37						☐ Appropriate ☐ Inappropriate		
1	37						☐ Appropriate ☐ Inappropriate		
0	J	. •					☐ Appropriate ☐ Inappropriate		
	38						□ Appropriate □ Inappropriate		
	40						□ Appropriate □ Inappropriate	has present the state of the st	
Н.	1. P	reserve the integrity of the District: ssessment of the Historical Significance: Conservation and enhancement of property value	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. C	Maintain the special characte Complement and enhance the romote the education, pleas	ne architectural ar		☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐	
Ŀ	1. C	w Criteria / Findings of Fact: Consistent with special and defining character of sompatibility of design with surrounding properties	<u> </u>		elation to historic and archite Compatibility of innovative tea		-		

Project Address: 111 STATE STREET (LUHD-478) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use/ Commercial
- Land Area: 2,875 SF +/-

- Estimated Age of Structure: c.1825
 Building Style: Federal
 Number of Stories: 2.5
 Historical Significance: C
 Public View of Proposed Work: View from State and Sheafe Street.
- Unique Features: NA
 Neighborhood Association: Downtown

	Neighborhood Association. <u>DC</u>	<u>DWITIOWIT</u>								
<u>B.</u>	Proposed Work: To add a rear ad	dition, replace wind	dows & restore facade.							
<u>C.</u>	Other Permits Required:									
	\square Board of Adjustment	\square Planning Board	☐ City Council							
<u>D.</u>	Lot Location:									
	\square Terminal Vista	☐ Gateway	☐ Mid-Block							
	☑ Intersection / Corner Lot	Rear Lot								
E. Existing Building to be Altered/ Demolished / Constructed:										
	Principal	☐ Accessory	☐ Demolition							
F. Sensitivity of Context:										
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive \Box Low Sensitivity	√ 🗌 "Back-of-House"							
<u>G.</u>	. Design Approach (for Major Projects	s <u>):</u>								
	\Box Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)							
	\square Invention within a Style (i.e.,	Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
	Abstract Reference (i.e. Port	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
	☐ Intentional Opposition (i.e.)	☐ 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 e	expansions)							
	☑ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)							
	\square Major Project (i.e. very large	Major Project (i.e. very large alternations, additions or expansions)								

I. Neighborhood Context:

• This historic structure fronts along State Street with a rear yard along Sheafe Street. It is surrounded with many other historically-significant structures.

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

- The project proposal includes the following:
 - Adding a rear addition
 - Adding dormers
 - Adding a new elevator and stairwell for egress.
 - Facade restoration
 - Widow and door replacement on corner building.
- Note that the updated plan will be integrated into the city's 3D massing model and revised plans will be distributed and posted on the web-page by the 6-1-22 meeting

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

Aerial Image, Street View and Zoning Map:





Front and Rear Axonometric Drawings



Zoning Map

		111	STATE STREET (LUH	D-478) – WOF	RK SESSION #1	(MINOR PROJ	ECT)		
		INFO/ EVALUATION CRITERIA	SUBJECT PRO	OPERTY		NEIGHBORHOOI	CONTEXT		
		Project Information		osed Building (+/-)	Abutting Structures		ding Structures (Average)		
	- М	GENERAL BUILDING INFORMATION		THE TAX MAPS & ASSES				⊣≥	
壯	1	Gross Floor Area (SF)	(ESTIMATED I ROM	THE TAX MAI 3 & A33E3	30K 3 INI 0)				
STA	2	Floor Area Ratio (GFA/ Lot Area)		AAA IOD DDO IECT					
S	2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio MAJOR PROJECT							O S S - 8 - 8	
	4	Building Height – Zoning (Feet)			MAEDS DEDLAS	T WINDOWS 6		7 \$ \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	
	5	Building Height – Street Wall / Cornice (Feet)	- ADD KEAK ADI		MERS, REPLAC	E MINDOM2 8	RESTORE FACADE -	— ≥ ≈	
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICANT'S COM	MENTS	HDC SUGGES	STIONS	APPROPRIATENESS	$ \cap$	
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
S	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	=	
_	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate		
3	12	Roofs					☐ Appropriate ☐ Inappropriate		
MEMBERS	13	Style and Slope					☐ Appropriate ☐ Inappropriate	🗖 ္ ပိ	
٥	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate		
}	15	Roof Materials					☐ Appropriate ☐ Inappropriate	ST.	
\$	16	Cornice Line					☐ Appropriate ☐ Inappropriate		
	17	Eaves, Gutters and Downspouts Walls					☐ Appropriate ☐ Inappropriate	EV HISTO STATE	
ESIGN & MATERIALS	18 19	Number and Material					☐ Appropriate ☐ Inappropriate		
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
2 ≸	21	Doors and windows					□ Appropriate □ Inappropriate		
∞ŏ		Window Openings and Proportions					□ Appropriate □ Inappropriate		
. I გ	22 23	Window Openings and Proponions Window Casing/ Trim					□ Appropriate □ Inappropriate		
	24	Window Casing/ IIIII Window Shutters / Hardware					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	─ ₩ § £	
֓֞֞֜֞֜֞֜֞֜֜֞֜֓֓֓֓֓֓֜֜֜֜֓֓֓֓֓֓֓֓֓֜֜֜֜֓֓֓֓֓֡֜֜֜֜֜֡֓֓֓֓֡֓֜֜֡֜֜֡	25	Storm Windows / Screens						— □ ਨੂਜ਼	
ັງ ≚ັ	26	Doors					 □ Appropriate □ Inappropriate □ Appropriate 		
. ₽	27	Porches and Balconies					 □ Appropriate □ Inappropriate 	OPERT	
<u>.</u> ≌	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	— ~ ~ ~ ~	
BUILDING	29	Landings/ Steps / Stoop / Railings					 □ Appropriate □ Inappropriate 	▔	
	30	Lighting (i.e. wall, post)					 □ Appropriate □ Inappropriate 		
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
5	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
-	33	Decks					☐ Appropriate ☐ Inappropriate		
	34	Garages / Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	The second second	
	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate		
Z (t)	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	0 0	
SIT	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
Н.	Purpos	pose and Intent:							
		eserve the integrity of the District:	□ Yes □ No	4. Maintai	in the special characte	r of the District:		□ Yes □	
		sessment of the Historical Significance:			ement and enhance th		toric character:	□ Yes □	
		onservation and enhancement of property val		•			District to the city residents and vis		
		,		0. 11011101	o into odocanon, piods	ord aria fromato of file		J. 103 L	
<u>I. I</u>		Criteria / Findings of Fact:	£	V N - 0 - 5 - 1 - 1		a alternative to the Control			
	1. Cc	onsistent with special and defining character of mpatibility of design with surrounding properties.	t surrounding properties: \Box	Yes□ No 3. Relatic Yes□ No 4. Comp	on to historic and archite atibility of innovative te	ectural value ot existin	g structure:		
	z. C0	inpunding of design with surrounding properties	53. U	103 110 4. COMP		cili lologies willi sullou	naing properties. — Tes — No		