Staff Report - March 2nd, 2022

March 2nd MEETING

Administrative Approvals:

1. 239 Northwest St. (LUHD-433)

- Recommend Approval

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 28 South Street. (LU-22-8) (rear addition)
- 2. 179 Pleasant Street (LU-22-19) (renovation)
- 3. 202 Court Street (LU-22-37) (demolition)

WORK SESSIONS – OLD BUSINESS:

A. 129 State St. (LUHD-414) (façade alterations & dormers)

B. 92 Pleasant St. (LUHD-422) (modifications to storefront)

WORK SESSIONS - NEW BUSINESS:

1. 33 Deer St. (LUHD-435) (modifications to storefront)

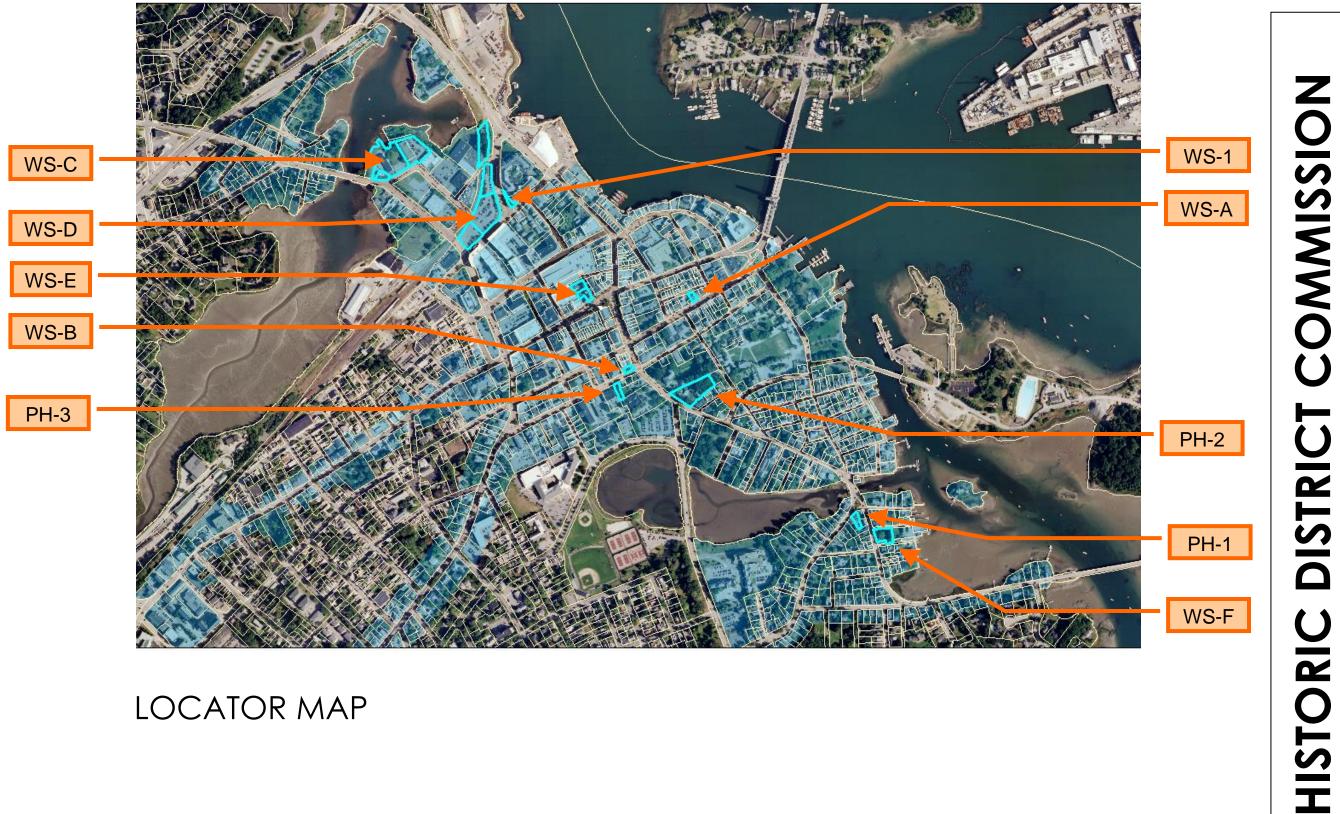
March 9th MEETING

WORK SESSIONS - OLD BUSINESS:

- A. 1 Raynes Ave. (LUHD-234) (2 new buildings)
- B. 2 Russell / O Deer St. (LUHD-366) (2 new buildings)
- C. 1 Congress St. (LUHD-425) (new construction)
- D. 445 Marcy St. (LUHD-424) (new single family)

MEETING DATE: March 2 nd &

APPLICATIONS: 11



LOCATOR MAP

Project Address: 28 SOUTH ST. (LU-22-3) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #1**

A.	Property	/ Information	- General:
<i>_</i>	1100011	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	OCITORIA.

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 4,791 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: <u>Federal</u>
- Number of Stories: 2.5
- Historical Significance: C
 Public View of Proposed Work: <u>Limited View from South St.</u>
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To construct two rear additions.									
C. Other Permits Required:									
Board of Adjustment	☐ Planning Board	\square City Council							
D. Lot Location:									
☐ Terminal Vista	Gateway	☑ Mid-Block							
\Box Intersection / Corner I	Lot 🗌 Rear Lot								
E. Existing Building to be Altered/ Demolished / Constructed:									

	,							
<u>E.</u>	E. Existing Building to be Altered/ Demolished / Constructed:							
	✓ Principal	Accessory	Demolition					
<u>F.</u>	Sensitivity of Context:							
	\square Highly Sensitive $oldsymbol{arDelta}$ Sen	nsitive \square Low Sensiti	vity 🗌 "Back-of-House					
<u>G</u> .	6. Design Approach (for Major Proje	ects):						
	☑Literal Replication (i.e. 6-1	6 Congress, Jardinière Bui	ilding, 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)					
	\Box Intentional Opposition (i	.e. McIntyre Building, Citiz	en's Bank, Coldwell Banker)					

H. Project Type:

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

Neighborhood Context:

• The existing contributing structure is located along the foot of South Sand Marcy Streets in the South End. It is surrounded with many contributing historic structures with buildings and cornices strongly aligned along the street with shallow front- and side-yard setbacks, and deeper rear yards.

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

- The applicant is proposing to:
 - Construct two rear additions.
 - The additions include new windows and doors.

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



	28 SOUTH ST. (LU-22-8) – PUBLIC HEARING #1 (MODERATE PROJECT)								
INFO / FVAILIATION CRITERIA			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures		nding Structures (Average)	
	-	No.	GENERAL BUILDING INFORMATION	/ESTIAA/	ATED FROM THE TAX MAPS & ASSI				
STAFF	F	1	Gross Floor Area (SF)	(ESTIIVA)	TIED FROM THE TAX MAPS & ASSI	ESSOR S INFO)			— ≥ ≥ 5 ⊢
⋖	F	2	Floor Area Ratio (GFA/ Lot Area)			ODEDATE D	DO IEOT		
ST			Building Height / Street-Width (ROW) Ratio		M	ODERATE PI	ROJECI		
		4	Building Height – Zoning (Feet)					1.77	
		5	Building Height – Street Wall / Cornice (Feet)		- CONSTRU	CT TWO REAR A	NO SNOILIDA	LY -	MIS He:
		6	Number of Stories						→ \$ 5
		7	Building Coverage (% Building on the Lot)						ON F COMMIS : 1 Date: Stipulations
			PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS	
	ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
		9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	— ⊢ ;; ♀ ⊊ ˈ
	8	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	$\vdash \dashv$	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	DISTRICTOR OVER WITH
(12	Roofs					☐ Appropriate ☐ Inappropriate	
MEMBERS		13	Style and Slope					☐ Appropriate ☐ Inappropriate	ALUA RIC DISTR ST Case
BE		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
≶		15	Roof Materials Cornice Line					☐ Appropriate ☐ Inappropriate	
¥		16 17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	EV HISTO DUTH S
	δ	18	Walls					□ Appropriate □ Inappropriate	— ш छ 🖺
$\stackrel{Z}{\sim}$	ERIALS	19	Number and Material					□ Appropriate □ Inappropriate	HISI OUTI
Ξ	I E	20	Projections (i.e. bays, balconies)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
<u>SS</u>	¥ -	21	Doors and windows					☐ Appropriate ☐ Inappropriate	
COMMISSION	త	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	ERTY 1000TH H 7:28 SO Approved
₹	S N	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	□ ■ ≥ ∺ ← □
0	ESIG	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	── ┗━
C	O D	25	Storm Windows / Screens					□ Appropriate □ Inappropriate	— С
\Box	DING	26	Doors					□ Appropriate □ Inappropriate	
\approx	BUILD	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
ISTRICT	B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
		30	Lighting (i.e. wall, post)					 □ Appropriate □ Inappropriate 	_
\simeq		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
HISTORIC		32	Mechanicals (i.e. HVAC, generators)					 □ Appropriate □ Inappropriate 	
ΣĬ	[33	Decks					□ Appropriate □ Inappropriate	
¥		34	Garages / Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
]	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	Ϋ́	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	- Mariana Mari
	Δ	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	The state of the s
	SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	<u>H.</u> F	Purpos	se and Intent:	·	1				L
			eserve the integrity of the District:	☐ Yes ☐	No 4. Maint	ain the special characte	er 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:								
			Criteria / Findings of Fact:			·		·	
			onsistent with special and defining character of	of surrounding prope	rties: 🗆 Yes 🗆 No 🛮 3. Relati	on to historic and archite	ectural value of existin	g structure: □ Yes □ No	
	2. Compatibility of design with surrounding properties:								

179 PLEASANT STREET (LU-22-19) Project Evaluation Form: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2

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

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: <u>View from Pleasant Street</u> Unique Features: <u>Thomas Thompson House</u> Neighborhood Association: South End 								
B. Propose	B. Proposed Work: To renovate the main house, rear addition, roof, windows and doors.							
C. Other Pe	ermits Required:							
	Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Loca	ation:							
5	✓ Terminal Vista	Gateway	✓ Mid-Block					
	Intersection / Corner Lot	☐ Rear Lot						
E. Existing I	Building to be Altered/ Demo	olished:						
5	☑ Principal	Accessory	☐ Significant Demolition					
F. Sensitivit	ty of Context:							
5	$oldsymbol{arDelta}$ Highly Sensitive $\ \square$ Sensit	tive \square Low Sensitivity	"Back-of-House"					
G. Design	Approach (for Major Projects	<u>s):</u>						
5	☑ 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. Por	twalk, 51 Islington, 55 Con	gress Street)					
	Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project Type:								
	\square Consent Agenda (i.e. very small alterations, additions or expansions)							
	Minor Project (i.e. small alte	erations, additions or e	expansions)					
5	☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)					
	\square Major Project (i.e. very large alterations, additions or expansions)							

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Remove and replace the rear annex.
 - Renovate and restore the main house.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

				TREET (LU-22-19) -		10 (<u>-</u>	
INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY NEIGHBORE			NEIGHBORHOO	DD CONTEXT	
	Ma	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	\$	urrounding Structures (Average)	\
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)			
1	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						FO MISSIO
)	3	Building Height / Street-Width Ratio		N/	NODERATE PR	ROJECT		
	4	Building Height – Zoning (Feet)		14		NOJEO!		□ ₩
	5	Building Height – Street Wall / Cornice (Feet)	- SUBSTA	NTIAL RENOVATION	ONS TO THE MAI	N BUILDING	AND REAR ADDITION -	
	6	Number of Stories						Z
1	7	Building Coverage (% Building on the Lot)						\exists \bigcirc \bigcirc \bigcirc
	_	PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS	
ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	╛┪
<u>0</u>	10	Massing (i.e. modules, banding, stepbacks)		<u>_</u> _			☐ Appropriate ☐ Inappropriate	 4
	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
1	12	Roofs		<u>_</u> _			☐ Appropriate ☐ Inappropriate	
i	13	Style and Slope		_			☐ Appropriate ☐ Inappropriate	
!	14	Roof Projections (i.e. chimneys, vents, dormers)		_			□ Appropriate □ Inappropriate	
į	15	Roof Materials Cornice Line					□ Appropriate □ Inappropriate	
	16						□ Appropriate □ Inappropriate	∃ > 6 ;
	17	Eaves, Gutters and Downspouts Walls					☐ Appropriate ☐ Inappropriate	☐ Ш is i
DESIGN & MATERIALS	19	Siding / Material					☐ Appropriate ☐ Inappropriate	T _ F :
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	ן י ך בּיִ
₹	21	Doors and windows					□ Appropriate □ Inappropriate	5 5
∞	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
<u> </u>		Window Casing/ Trim					□ Appropriate □ Inappropriate	OPE SRTSM
DESIG	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	ቯ፞፞፞፞፞ዾጜ
	25	Awnings					□ Appropriate □ Inappropriate	
BUILDING	26	Doors					□ Appropriate □ Inappropriate	
BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	2 8
<u> </u>		Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
)	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
<u> </u>	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
2	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					□ Appropriate □ Inappropriate	_
	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	
7	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
<u> 5</u>	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	Tale la
ш	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	Charles 1
S I	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	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 □ 1 □ Yes □ 1 es: □ Yes □ 1	No 5. Com	ntain the special character aplement and enhance the note the education, pleass	ne architectural and I	nistoric character: ne District to the city residents and visi	□ Y □ Y itors: □ Y

A. Property Information - General:

Project Evaluation Form: 202 COURT ST. (LU-19-175)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

 Existing Conditions: Zoning District: CD4-L1 Land Use: Commercial Land Area: 5,036 SF +/- Estimated Age of Structure: c. Building Style: Greek Number of Stories: 2.5 Historical Significance: Contril Public View of Proposed Work Unique Features: NA Neighborhood Association: D 	outing c: View from Court S	<u>treet</u>					
B. Proposed Work: To demolish the r	emaining frame and	d reconstruct as approved					
C. Other Permits Required:							
☐ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
\Box Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	Accessory	\square Significant Demolition					
F. Sensitivity of Context:							
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	√ 🗆 "Back-of-House"					
G. Design Approach (for Major Project	's):						
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 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. Po	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen's	s Bank, Coldwell Banker)					
H. Project Type:							
Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
☐ Minor Project (i.e. small alto	erations, additions or e	expansions)					
✓ Moderate Project (i.e. sig		,					
☐ Major Project (i.e. very lar	ge alterations, additic	ns or expansions)					

I. Neighborhood Context:

• This 2.5 story wood-sided structure is located on Court Street and is surrounded with many contributing and focal historic structures. The building was originally designed in a Greek Revival style and was a municipally-owned fire station. In the 1940s the structure was sold and reused as an auto service repair shop until 2018.

J. Staff Comments and Suggestions for Consideration:

The project revisions from the December, 2019 approval includes:

- The complete removal of the remaining frame and foundation;
- Replacement structure to fully match the approved structure.

Note that a sign detail has not yet been provided so this item may need to be stipulated in a decision.

 <u>Design Guideline Reference</u>: Guidelines for Roofing (04), & Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

		202	2 COURT STR	EET (LU-19-175) -	- PUBLIC HEARIN	G #3 (MO	DERATE)	
INFO/ EVALUATION CRITERIA			SUBJE	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			HOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION		TED FROM THE TAX MAPS & AS				
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						→ 5 ∞
	3	Building Height / Street-Width Ratio		Λ.	MODERATE P	$R \cap IF \cap T$		e S O
	4	Building Height – Zoning (Feet)		^	NOBLICATE	NOJEC I		at St
	5	Building Height – Street Wall / Cornice (Feet)		- DEMOLITION	OF EXISTING FRA	AMF AND	FOUNDATION –	≥ ŏ
	6	Number of Stories		DEMOEITION			i oonbrinon	ZZZ
1	/	Building Coverage (% Building on the Lot)			-			 ⊃ ⊙ 🦭
	+ _	PROJECT REVIEW ELEMENT	нрс	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	ાં છ છે ફ
NTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
Ž	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	AT TRIC
5	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	— ∢ ⋛ ö
\vdash	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs Chula and Clana					☐ Appropriate ☐ Inappropriate	
	13	Style and Slope Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	ORIG STR
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
<i>u</i>	. —	Walls					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
TERIAL	19	Siding / Material					☐ Appropriate ☐ Inappropriate	
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	\dashv \succ $: : : : : : : : : : : : : : : : : : :$
DECIDIN & MATERIALS		Doors and windows					□ Appropriate □ Inappropriate	
~		Window Openings and Proportions					□ Appropriate □ Inappropriate	ER 202
ن ح	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	— Ш ≥ ⋈
DEGLON	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	DPE RTSM RTY:2
		Awnings					□ Appropriate □ Inappropriate	
2	26	Doors					☐ Appropriate ☐ Inappropriate	
CNICIE	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
GNIGILIA	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	
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					□ Appropriate □ Inappropriate	
:	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	
,	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
ה ה ה	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
l E	1	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
ATI-	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
7		Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	The sales
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н.	1. Pi 2. A	ese and Intent: reserve the integrity of the District: essessment of the Historical Significance: onservation and enhancement of property valu	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	ntain the special characte nplement and enhance th note the education, pleas	e architectural	and historic character: of the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐
<u>l.</u>	Reviev	v Criteria / Findings of Fact: onsistent with special and defining character of	surrounding proper	ties: □Yes□No 3. Rela	tion to historic and archite	ectural value of e	existing structure:	
	2. Co	ompatibility of design with surrounding properties	S:	☐ Yes ☐ No 4. Com	npatibility of innovative te	chnologies with s	surrounding properties: 🗆 Yes 🗆 No	

Project Address: 129 STATE ST. (LUHD-414) CERTIFICATE OF APPROVAL Permit Requested: WORK SESSION #A Meeting Type:

Existing Conditions:

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

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

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

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

Neighborhood Context:

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

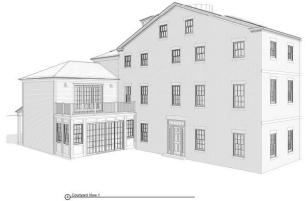
<u>Staff Comments and/ or Suggestions for Consideration:</u>

- The applicant is proposing to:
 - Removal of decorative window dressings
 - Adding skylights and oculus.
 - Rear additions to existing wood-framed sections.
 - Roof replacement.
 - Addition of lighting.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

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

Project Information GENERAL BUILDING INFORM 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ration 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Mumber of Stories) 7 Building Coverage (% Building on the Lot PROJECT REVIEW ELEMENT) 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)			Y NEIGHBORHOOD CONTEXT			
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1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Rate 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (6 Number of Stories 7 Building Coverage (% Building on the Lot PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepba	ATION (ESTIMAT	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
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9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepba		NT'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS	⊣ O ŏ;
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O 11 Architectural Style (i.e. traditional – mod	dern)				☐ Appropriate ☐ Inappropriate	
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30 Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
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31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, place)	coment 1				□ Appropriate □ Inappropriate	
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37 Landscaping (i.e. gardens, planters, street					□ Appropriate □ Inappropriate	
39 Parking (i.e. location, access, visibility					□ Appropriate □ Inappropriate	20 - 10 C C C C C C C C C C C C C C C C C C
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H. Purpose and Intent: 1. Preserve the integrity of the District: 2. Assessment of the Historical Significants. 3. Conservation and enhancement of	□ Yes □ I	No 5. Comple	in the special character ement and enhance the	e architectural and hist		Yes Yes tors: Yes
 I. Review Criteria / Findings of Fact: 1. Consistent with special and defining 2. Compatibility of design with surround 	character of surrounding propert		n to historic and archite	ectural value of existing :	structure: 🗆 Yes 🗆 No	.5.5.

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

A. Property Information - General:

Existing Conditions:

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

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

<u>B.</u>	Proposed Work:	To replace	<u>e windows,</u>	<u>add</u>	a ba	lcony	and c	<u>doors.</u>

B. Prop	<u>osed Work:</u> <u>lo replace windo</u>	ows, add a balcony	<u>r and doors.</u>
C. Othe	r Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot L	ocation:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existi	ng Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Sensi	tivity of Context:		
	☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivity	/ \square "Back-of-House"
G. Design	gn Approach (for Major Project	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)
	$oxedsymbol{arDelta}$ Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ct Type:		
	☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

K. **Neighborhood Context:**

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

Staff Comments and/ or Suggestions for Consideration:

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

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

INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTE			
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding	g Structures (Average)	-
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2 Floor Area Ratio (GFA/ Lot Area)		ı	AAINIOD DDC) IECT		O 5 %
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	APPLICANT'S	COMMENTS	HDC SUGGES	STIONS		$-$ () $\ddot{\mathbf{O}}$ $\ddot{\mathbf{O}}$ $\ddot{\mathbf{O}}$
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26 Doors					□ Appropriate □ Inappropriate	
27 Porches and Balconies					□ Appropriate □ Inappropriate	_ 🗻 🍒 0
28 Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	PROPERTY
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30 Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
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32 Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
					□ Appropriate □ Inappropriate	
					□ Appropriate □ Inappropriate	
35 Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	
36 Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
					□ 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	
	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Rotio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 19 Projections (i.e. bays, balconies) 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Gross Floor Area (SF) 2 Floor Area Rotio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height - 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Project Address: 33 DEER STREET (LUHD-435) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #1**

- Existing Conditions:Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: <u>17,800 SF +/-</u>

- Estimated Age of Structure: <u>c.1985</u>
 Building Style: <u>Contemporary</u>
 Number of Stories: <u>2.5</u>
 Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>No public view</u>
- Unique Features: <u>NA</u>
- Neighborhood Association: South End

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B. Pro	posed Work: To replace deck	s and balconies and	d HVAC screens.
C. Oth	er Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot	<u>Location:</u>		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Exis	ting Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Sen	sitivity of Context:		
	\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivity	y \square "Back-of-House"
G. Des	sign Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\ \square$ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Poi	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Pro	iect 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. sigr	nificant additions, alte	erations or expansions)

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

J. Neighborhood Context:

• This building is located along Deer Street. The property is surrounded with many modern and historically significant structures (located across the street on "the Hill"). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Replace decks, balconies, HVAC screens...

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06) and Site Elements and Streetscapes (09).

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

33 DEER STREET (LUHD-435) - WORK SESSION #1 (MINOR) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Date: Withdrawn - REPLACE DECKS AND BALCONIES, ADD LIGHTING... -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) o.: 1 **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate e N 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Case 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** DEERSTR □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** ROPERTY:33 □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate ecision: DISTRICT Doors □ 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:

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

F 1.11	<u> </u>
FVICTIDA	(Unditions.
LAISIIIIG	Conditions:

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

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

B. Proposed Work: To construct a 4-5	story mixed-use bu	ilding(s).
C. Other Permits Required:		
\square Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location:		
✓ Terminal Vista	Gateway	☑ Mid-Block
☑ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	"Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)
\square Invention within a Style (i.e.	., Porter Street Townhouses	, 100 Market Street)
☐ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen's	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 building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- An appeal was recently field with the Board of Adjustment for the Planning Board approval of this project.
- NOTE THAT THE NEW APPLICATION MATERIAL WILL BE SUBMITTED AND DISTRIBUTED BY 3-4-22.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5 6
	- N-	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		_ (
	1	Gross Floor Area (SF)					2
	2	Floor Area Ratio (GFA/ Lot Area)					1 2 3
	3	Building Height / Street-Width Ratio			MAJOR PROJEC	^T	
	4	Building Height – Zoning (Feet)			MAJORIKOJE	∽ I <u></u>	- S 5
	5	Building Height – Street Wall / Cornice (Feet)		- Construct	two 5-Story Mixed-U	se Ruildings Only -	_ \ \ \
	6	Number of Stories		CONSTICCT	TWO 3-STOLY MILKER-0	Ze bollanigs offiny	OMMISSION
1		Building Coverage (% Building on the Lot)					$\mathbf{C} \circ \mathbf{C}$
		PROJECT REVIEW ELEMENT	APPLICAI	NT'S COMMENTS	HDC SUGGESTIONS) ပိ ဋ
ONTEXT	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	-
Ë	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
00	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	ISTRIC
	12	Roofs				□ Appropriate □ Inappropriate ■	
	13	Style and Slope				□ Appropriate □ Inappropriate	()
	14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials				□ Appropriate □ Inappropriate	
	15	Cornice Line				□ Appropriate □ Inappropriate	
	16 17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	ISTO
S	18	Walls				□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	- 2
OMMISSION SIGN & MATERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	_ H
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	- ∃ -
	21	Doors and Windows					5 5 6
≪ -	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	—
DESIGN	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	
ES	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	_ ♂ >
()	25	Awnings				□ Appropriate □ Inappropriate	ORTS.
N C	26	Doors				□ Appropriate □ Inappropriate	POR.
NICDIN	27	Porches and Balconies				□ Appropriate □ Inappropriate	⊿ Q Q
8	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	-
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	- 5
	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	- AUE II
	34	Garages/Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate	
Z	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate	A
DESIGN	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	0
S	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
<u>H.</u>	_	se and Intent:	- V	NI- 4 34 *		District.	- V
		eserve the integrity of the District:	□ Yes □		ntain the special character of the		□Ye
		sessment of the Historical Significance:	□ Yes □		nplement and enhance the archit		□Ye
	3. CC	onservation and enhancement of property value	es:	NO 6. Pron	note the eaucation, pleasure and	welfare of the District to the city residents and visitors:	□ Ye
	oviou	Criteria / Findinas of Fact:					

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

A. Property Information - General:

Existing Conditions:

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

B.	Proposed Work:	<u>lo</u>	cons	<u>truct</u>	<u>4-5</u>	story,	mixec	l-use	build	<u>ding:</u>	S.

B. Proposed Work: 10 Construct 4-5:	story, mixed-use bui	<u>ldings.</u>			
C. Other Permits Required:					
\square Board of Adjustment	☑ Planning Board	\square City Council			
D. Lot Location:					
☐ Terminal Vista	✓ Gateway	☐ Mid-Block			
✓ Intersection / Corner Lot	☐ Rear Lot				
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>			
✓ Principal	Accessory	Demolition			
F. Sensitivity of Context:					
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House			
G. Design Approach (for Major Projects):					
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildin	ng, 10 Pleasant Street)			
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)			

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

H. Project Type:

☐ Consent Ager	nda (i.e. very small alterations, additions or expar	nsions)
☐ Minor Project	(i.e. small alterations, additions or expansions)	

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

Moderate	Project (i e	e sianificant	additions	alterations	or expansions

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

Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

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

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

Aerial Image, Street View and Zoning Map: M.





Aerial and Street View Image



Zoning Map

2 RUSSELL & 0 DEER STREET (LUHD-366) - WORK SESSION #D (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 3-9-22 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT 4-5-STORY, MIXED-USE BUILDINGS ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Δ Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case 9 Placement (i.e. setbacks, alignment...) d with □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Approve Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ROPERTY: 2 RUSEL 21 Doors and windows □ Appropriate □ Inappropriate 2 Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate 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: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties:

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

A. Property Information - General:

Existing Conditions:

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

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

	 Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u> 						
<u>B.</u>	Proposed Work: To renovate the existing buildings and add a new 4-story building.						
<u>C.</u>	Other Permits Required:						
	\square Board of Adjustment \square Planning Board \square City Council						
<u>D.</u>	Lot Location:						
	\square Terminal Vista \square Gateway \square Mid-Block						
	✓ Intersection / Corner Lot □ Rear Lot						
<u>E.</u>	Existing Building to be Altered/ Demolished / Constructed:						
	✓ Principal □ Accessory □ Demolition						
<u>F.</u>	Sensitivity of Context:						
	\square Highly Sensitive $oxedsymbol{oxtime}$ Sensitive \square Low Sensitivity \square "Back-of-House"						
<u>G.</u>	Design Approach (for Major Projects):						
	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
<u>H.</u>	Project Type:						
	\square Consent Agenda (i.e. very small alterations, additions or expansions)						

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

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

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

I. Neighborhood Context:

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

Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
 - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to
 - Note that an administrative appeal has been filed with the Board of Adjustment seeking to provide relief for the added building height along High Street.
 - Design Guideline Reference Guidelines for Commercial Development and Storefronts (12)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

□ Yes □ No

1 CONGRESS ST. (LUHD-425) – WORK SESSION #E (MAJOR PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A THREE-STORY BUILDING Approved with Stipulations Building Height - Street Wall / Cornice (Feet) NOL Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** .: 0 V **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... Appropriate | Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** RES □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate CONG Confinued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate PROPERTY:1 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact:

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

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

2. Compatibility of design with surrounding properties:

A. Property Information - General:

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

 Zon Lan Estir Build Nun Histo Pub Unid 	ing District: <u>GRB</u> d Use: <u>Single-Family</u> d Area: <u>14,810 SF +/-</u> mated Age of Structure: <u>NA</u> ding Style: <u>NA</u> nber of Stories: <u>2.5</u> orical Significance: <u>NA</u> lic View of Proposed Work: que Features: <u>NA</u> ghborhood Association: <u>So</u>	View from Pray an	<u>d Marcy Street</u>
B. Propose	ed Work: To add a single fo	ımily residence.	
C. Other Po	<u>ermits Required:</u>	_	
	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Loc	<u>ation:</u>	_	_
	Terminal Vista	Gateway	✓ Mid-Block
	Intersection / Corner Lot	Rear Lot	
E. Existing	Building to be Altered/ Demo	lished:	
[☑ Principal	Accessory	$\hfill \square$ Significant Demolition
F. Sensitivi	ty of Context:		
[$\overline{oldsymbol{arphi}}$ Highly Sensitive $\ \square$ Sensiti	ive \square Low Sensitivity	"Back-of-House"
G. Design	Approach (for Major Projects	<u>:):</u>	
[Literal Replication (i.e. 6-16 C	_	
<u>[</u>	$ \underline{\mathcal{A}} $ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Port	twalk, 51 Islington, 55 Con	gress Street)
	Intentional Opposition (i.e.)	McIntyre Building, Citizen's	s Bank, Coldwell Banker)
H. Project	<u>Type:</u>		
	Consent Agenda (i.e. very	small alterations, add	litions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or e	expansions)
[☑ Moderate Project (i.e. sigr	nificant additions, alte	erations or expansions)
	Major Project (i.e. very larg	ge alterations, additio	ns or expansions)

I. Neighborhood Context:

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

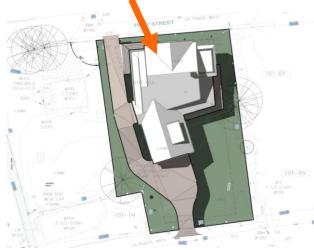
J. Staff Comments and Suggestions for Consideration:

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

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

					<u>– WORK SESSION</u>		-
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOO	OD CONTEXT
	Ma	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio		N.	NODERATE PR	RO IFCT	
	4	Building Height – Zoning (Feet)	MODERAILIROSECI				
	5 Building Height – Street Wall / Cornice (Feet)		 ADD A NEW SINGLE FAMILY STRUCTURE ONLY – 				
	6	Number of Stories	- ADD A NEW SINGLE TAMILT STRUCTURE ONL! -				
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS
Z	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate
NEXI	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
วิ ว	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
l	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
ŀ	18 19	Walls Siding / Material					□ Appropriate □ Inappropriate
ŀ	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
F	21	Doors and windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
H	22	Window Openings and Proportions					· · · · · · · · · · · · · · · · · · ·
H	23	Window Openings and Proportions Window Casing/ Trim					☐ Appropriate ☐ Inappropriate
H	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate
H	25	Awnings					□ Appropriate □ Inappropriate
H	26	Doors					☐ Appropriate ☐ Inappropriate
H	27	Porches and Balconies					□ Appropriate □ Inappropriate
H	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate
┞	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate
H	30	Lighting (i.e. wall, post)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
H	31	Signs (i.e. projecting, wall)					 □ Appropriate □ Inappropriate
ŀ	32	Mechanicals (i.e. HVAC, generators)					
							☐ Appropriate ☐ Inappropriate
Ļ	33	Decks					□ Appropriate □ Inappropriate
ŀ	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
ŀ	37 38	Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
ŀ		, ,					□ Appropriate □ Inappropriate
F	39 40	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
Ļ		Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
1.	. Pre	se and Intent: esserve the integrity of the District:			ntain the special characte		
		sessment of the Historical Significance:	☐ Yes ☐ 1		plement and enhance th		
	3. Co	onservation and enhancement of property value	es: 🗆 Yes 🗆 1	No 6. Prom	note the education, pleasi	ure and welfare of th	ne District to the city residents and vis
		v Criteria / Findings of Fact: consistent with special and defining character of s		ios: □Vos□No 2 D-l-	tion to historia and analytic	otural value of out-ti	ng structure: