# Staff Report - May 4th, 2022

# May 4th MEETING

# **Administrative Approvals:**

- 1. 414 State St. (LUHD-449)
- 2. 60 Penhallow St. (LUHD-464)
- 3. 303 Pleasant St. (LUHD-448)
- 4. 333 Marcy St. (LUHD-466)
- 5. 29 Vaughan St. (LUHD-467)
- 6. 17 South St. (LUHD-468)

- Recommend Approval

# **PUBLIC HEARINGS - OLD BUSINESS:**

- A. 55 Gates Street. (LU-22-43) (windows, siding & trim)
- B. 531 Islington Street (LU-22-38) (signage and siding)
- C. 189 Gates Street (LU-22-30) (garden cottage)

# **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 85 Daniel St. (LUHD-445) (rear addition & dormers)
- 2. 166 New Castle Ave. (LU-22-83) (window)
- 3. 404 Islington Street (LU-22-74) (door and HVAC)
- 4. 154 Maplewood Ave.(LU-22-70) (9 windows)
- 5. 159 State St. (LU-22-68) (HVAC)
- 6. 138 Gates St. (LU-22-55) (windows, siding and trim)
- 7. 129 State St. (LUHD-414) (skylights and rear additions)

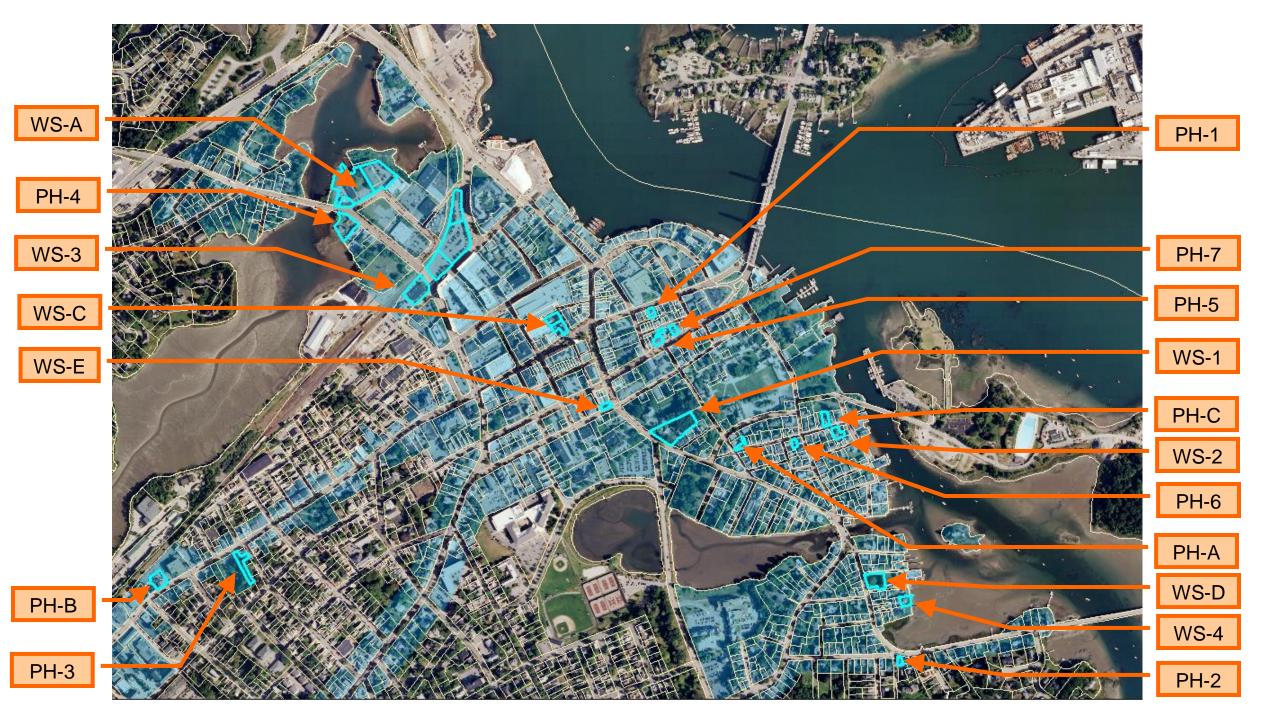
# May 11th MEETING

# **WORK SESSIONS – OLD BUSINESS:**

- A. 1 Raynes Ave. (LUHD-234) (2 new buildings)
- B. 2 Russell / O Deer St. (LUHD-366) (3 new buildings)
- C. 1 Congress St. (LUHD-425) (infill building)
- D. 445 Marcy St. (LUHD-424) (new single family)
- E. 92 Pleasant St. (LUHD-422) (windows & balconies)

# **WORK SESSIONS – NEW BUSINESS:**

- 1. 179 Pleasant St. (LUHD-463) (outbuildings)
- 2. 1 Walton Alley (LUHD-461) (garage and rear addition)
- 3. 161 Deer St. (LUHD-462) (4 story infill building)
- 4. 43 Holmes Court (LUHD-465) (demo and new single family)



LOCATOR MAP

# COMMISSION HISTORIC DISTRICT

MEETING DATE: May 4th and 11th APPLICATIONS: 25

**Project Address:** 55 GATES ST. (LU-22-43) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #A** 

A. Property Information - Ge	neral:
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## **Existing Conditions:**

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 2,854 SF +/-
- Estimated Age of Structure: c.1850-70
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: <u>C</u>
  Public View of Proposed Work: <u>View from Gates and Washington St.</u>
- Unique Features: NA
- Neighborhood Association: South End

<u>B. Proposed Work:</u> To replace windows, siding and trim, & remove ch	ımney.
C. Other Permits Required:	

C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
$\square$ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	l:

□ Terminal Vista	□ Gateway	
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive $\ \square$ Sensit	ive $\square$ Low Sensitivity	/ 🗌 "Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
☑Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	, Porter Street Townhouse	s, 100 Market Street)
$\square$ Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	gress Street)

# H. Project Type:

	Consent Agenda	(i.e. very smo	all alterations,	additions	or expansions)
_	•				

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

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

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

# **Neighborhood Context:**

• The existing contributing structure is located along the intersection of Washington and Gates Streets in the heart of the South End. It is surrounded with many contributing historic structures with buildings, all located along the street with no front- and shallow side-yard setbacks, and deeper rear yards.

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

- The applicant is proposing to:
  - Replace bulkhead and existing cedar siding in-kind;
  - Make trim and foundation repairs; and
  - Remove the existing chimney (2<sup>nd</sup> chimney to remain).

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

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





Aerial and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

#### 55 GATES ST. (LU-22-43) - PUBLIC HEARING #1 (MINOR 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) **DISTRICT COMMISSION** Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - REPLACE WINDOWS, SIDING, REPAIR FOUNDATION & REMOVE CHIMNEY -Stipulations Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate 9 Placement (i.e. setbacks, alignment...) 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 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 18 Walls COMMISSION □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate PROPERTY:55 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate ِ حُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate cision: DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 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: 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:

A. Property Information - General:

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

<ul> <li>Zoning District: <u>CD4-L2</u></li> <li>Land Use: <u>Commercial</u></li> <li>Land Area: <u>11,325 SF +/-</u></li> <li>Estimated Age of Structure: <u>c.19</u></li> <li>Building Style: <u>Commercial</u></li> <li>Number of Stories: <u>1</u></li> <li>Historical Significance: <u>NA</u></li> <li>Public View of Proposed Work: <u>\</u></li> <li>Unique Features: <u>NA</u></li> <li>Neighborhood Association: <u>Isling</u></li> </ul>	View from Islingtor	<u>n Street</u>
B. Proposed Work: To replace signage,	, siding and other	misc. changes.
C. Other Permits Required:	¬	
·	☐ Planning Board	☐ City Council
D. Lot Location:    Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	Rear Lot	- Mid-block
E. Existing Building to be Altered/ Demolis		
✓ Principal		☐ Significant Demolition
F. Sensitivity of Context:	_	
☐ Highly Sensitive ☐ Sensitive	e <b>☑</b> Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Projects):		
Literal Replication (i.e. 6-16 Cor	ngress, Jardinière Buildir	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e., Po	orter Street Townhouses	, 100 Market Street)
☐ Abstract Reference (i.e. Portwo	alk, 51 Islington, 55 Cong	gress Street)
☐ Intentional Opposition (i.e. Mc	cIntyre Building, Citizen's	Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. very sm	nall alterations, add	itions or expansions)
☑ Minor Project (i.e. small alter	ations, additions or	expansions)
☐ Moderate Project (i.e. signific	cant additions, alte	rations or expansions)
☐ Major Project (i.e. very large	alterations, additio	ns or expansions)

## I. Neighborhood Context:

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

## J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
  - Replace and add signage to the drive through; and
  - Reside the existing structure

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



				I STREET (LU-22-3			<u> </u>	
		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOO			D CONTEXT			
	N/a	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S	urrounding Structures (Average)	<b>K</b> -22
_		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)						SSC O
•	3	Building Height / Street-Width Ratio			MINOR PRO	) IFCT		
	4	Building Height – Zoning (Feet)			MIII OK I KO	<b>75</b> L O I		<b>L</b>
_	5	Building Height – Street Wall / Cornice (Feet)		- NEW SIGNAGE	SIDING AND MI	ISC. ALTERATI	ONS ONLY -	<b>→</b> ₹ ₩
F	<u>6</u>	Number of Stories			, 0121110 / 1112 / 1111			<b>∠</b> ≲ o
1		Building Coverage (% Building on the Lot)						$\exists \cap \exists z$
		PROJECT REVIEW ELEMENT	HDC (	COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS	$\dashv$ $\overset{f \cup}{}$ $\overset{f \cup}{}$ $\overset{f \omega}{}$
ONTEXT	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
Ę	10	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
8	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
	10	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	
	12	Roofs Style and Slane					☐ Appropriate ☐ Inappropriate	
	13 14	Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	A A STR
-		Roof Materials		+			☐ Appropriate ☐ Inappropriate	
-	15 16	Cornice Line					☐ Appropriate ☐ Inappropriate	
-	17	Eaves, Gutters and Downspouts					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	⊣ <b>ഫ</b> էչ ն
DESIGN & MATERIALS	18	Walls					Appropriate   Inappropriate	∃ <b>m</b> Sign
NA N	19	Siding / Material					□ Appropriate □ Inappropriate	
I E	20	Projections (i.e. bays, balconies)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	
×	21	Doors and windows					□ Appropriate □ Inappropriate	
«	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
<u>5</u>	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	ШЖξ₩
DESIG	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	<b>DP</b> (RTS) (TY:5)
	25	Awnings					□ Appropriate □ Inappropriate	_ ~ ~ >
BUILDING	26	Doors					□ Appropriate □ Inappropriate	
╛┩	27	Porches and Balconies					□ Appropriate □ Inappropriate	
BUILDING	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<b>⊣                                    </b>
	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	DUNCTES
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
2	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
\ \sigma	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
2	. Pre 2. As:	<b>se and Intent:</b> eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	Itain the special character Iplement and enhance the Note the education, pleasu	ne architectural and h	istoric character: e District to the city residents and visi	☐ Yes ☐ Yes itors: ☐ Yes

Project Evaluation Form: 189 GATES ST. (LU-22-30)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #C

A. Property Information - General:
<ul> <li>Existing Conditions: <ul> <li>Zoning District: GRB</li> <li>Land Use: Single-Family</li> <li>Land Area: 5,175 SF +/-</li> <li>Estimated Age of Structure: c.1850</li> <li>Building Style: Greek Revival – Temple Form</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: Contributing</li> <li>Public View of Proposed Work: View from Gates Street</li> <li>Unique Features: NA</li> <li>Neighborhood Association: South End</li> </ul> </li> </ul>
B. Proposed Work: To convert the garage into a garden cottage (ADU Unit).
C. Other Permits Required:
lackiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii
D. Lot Location:
$\square$ Terminal Vista $\square$ Gateway $oldsymbol{arnothing}$ Mid-Block
$\square$ Intersection / Corner Lot $\square$ Rear Lot
E. Existing Building to be Altered/ Demolished:
$\square$ Principal $lacksquare$ Accessory $\square$ Significant Demolition
F. Sensitivity of Context:
$lacktriangle$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"
G. Design Approach (for Major Projects):
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:
$\square$ 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)
$\square$ 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:

- The repurposing of the detached garage to a 546 SF garden cottage to be used as an accessory dwelling unit.
- The BOA also approved a variance for the project.
- Note that the rear deck appears to have been removed from the design due to privacy and shadowing concerns of the abutter.
- <u>Design Guideline Reference</u>: Guidelines for Exterior Woodwork (05), Porches,
   Stoops and Decks (06), and Windows and Doors (08)

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





Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

		18	9 GATES STR	REET (LU-22-30) –	PUBLIC HEARING	6 #C (MOD	DERATE)			
		INFO/ EVALUATION CRITERIA	TION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b> </b>   <b>                 </b>		
		GENERAL BUILDING INFORMATION	(ESTIMA							
<u>-</u>	1	Gross Floor Area (SF)			-			<b>OR</b> SSION e: 5-4		
•	2	Floor Area Ratio (GFA/ Lot Area)						0 5 5		
	3	Building Height / Street-Width Ratio	MINOR PROJECT							
	4	4 Bollang Height Zohling (Leef)								
	5	Building Height – Street Wall / Cornice (Feet)		- REPURPOSE GA	ARAGE AS AN AC	CESSORY	DWELLING UNIT -	MIS Date		
	6	Number of Stories		KEI OKI OOL OF	MAGE AG AN AC	CLOOCKI	DWELLING ONLI	Z \(\int \cdots\)		
	/	Building Coverage (% Building on the Lot)			-					
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS			
NTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate			
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	AT TRIC		
5	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
<u> </u>		Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate			
	12	Roofs Style and Slane					□ 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	OR!		
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
·		Walls					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	HIST HIST		
COMMISSION DESIGN & MATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate			
	20	Projections (i.e. bays, balconies)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	וג ז ≺ ⊢		
		Doors and windows					□ Appropriate □ Inappropriate			
		Window Openings and Proportions					□ Appropriate □ Inappropriate			
DEVION	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>□ ₩</b> ₩ ₩		
FSI	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate			
		Awnings					□ Appropriate □ Inappropriate	- <b>P</b>		
Z	26	Doors					☐ Appropriate ☐ Inappropriate			
GNICILIA	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate			
CNICILIA	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate			
1	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b>─</b>		
)	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			
<u>ا</u> ا	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate			
,	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate			
FAIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
J. J.		Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	- Julius		
AT S	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
7		Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
<u>H.</u>	1. Pro	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Coi	intain the special characte mplement and enhance th	ne architectural o	and historic character: of the District to the city residents and visi	☐ Yes ☐ Yes sitors: ☐ Yes		
<u>l.</u>	Reviev	v Criteria / Findings of Fact:  onsistent with special and defining character of						iiOi3. □ 1€5		
		empatibility of design with surrounding properties			mpatibility of innovative te					

**Project Address: 85 DANIEL ST. (LU-22-75) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1** 

EXIS	τıng	Col	naiti	ons:
•	Zon	ing	Dist	rict:

Land Use: Mixed-Use

Land Area: 3,050 SF +/-

Estimated Age of Structure: c.1860

Building Style: <u>Greek Revival</u>
Historical Significance: <u>C</u>
Public View of Proposed Work: <u>View from Daniel St. and Custom house Way</u>

•	<ul><li>Unique Features: <u>NA</u></li><li>Neighborhood Association: <u>Do</u></li></ul>	<u>owntown</u>	
<u>B. I</u>	Proposed Work: To replace rear a	ddition, windows ar	nd stoop and add dormers.
<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
	$\Box$ Intersection / Corner Lot	☐ Rear Lot	
<u>E. E</u>	xisting Building to be Altered/ Demo	olished:	
	Principal	Accessory	☐ Demolition
<u>F. S</u>	ensitivity of Context:		
	☐ Highly Sensitive ☑ Sensit	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H. F</u>	Project Type:		
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	$\square$ Minor Project (i.e. small alte	erations, additions or	expansions)
	☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)
	☐ Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

a. This 2.5 story historic structure is located along Daniel Street. It is surrounded with many 2 1/2 -3 story wood-sided and brick historic structures with no front yards and shallow side and rear yards. Rear access to the buildings is available along Custom House Way.

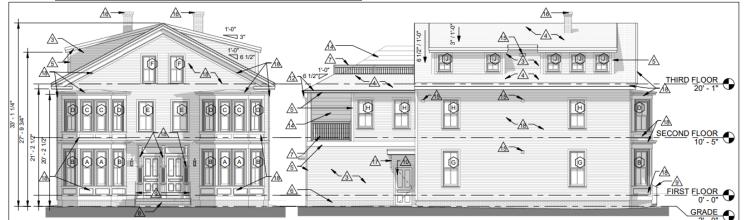
# J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Remove and redevelop the rear addition to the structure in order to support a two-car garage with an upper floor deck.
- Add wide shed dormers to the roof to support reuse of the attic level.
- Note that the applicant is proposing live/work space so the commercial use along the street edge is maintained.

Design Guideline Reference - Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC SURVEY** RATING

Page 9 of 38

			85 DANIEL SI. (	LU-22-/5	) – LARTI	C HEARING #	FI (MODERA	<u>  [                                   </u>		
		INFO/ EVALUATION CRITERIA	NFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
		Project Information	Existing Building	Proposed Building (+		Abutting Structures (Average)		Surrounding Structures (Average)		<
	- N-	GENERAL BUILDING INFORMATION								
FF	1	Gross Floor Area (SF)								
SIA	2									FOR MISSION te: 5-4-2
?	3	Building Height / Street-Width Ratio		MODERATE PROJECT						
	4	Building Height – Zoning (Feet)				PLICAIL	KOJLCI			<b>7</b>   <b>8</b>   <b>8</b>   <b>9</b>   <b>1</b>   <b>9</b>   <b>1</b>   <b>1</b>
	5	Building Height – Street Wall / Cornice (Feet)	_ PEPI	CE PEAR	ADDITO	N AND FROM	IT STOOP AN	D ADD DORA	AFRS _	<u> </u>
	<u>6</u>	Number of Stories	— KLI LA	CL KLAN	\ ADDIIC	IN AND INCI	II SIOOI AII		NLK3 —	Z § g
	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS		HDC SUGG	ESTIONS		RIATENESS	<b>O</b> &
X	8	Scale (i.e. height, volume, coverage)							□ Inappropriate	
Ę	9	Placement (i.e. setbacks, alignment)							□ Inappropriate	AT TRIC
Ö	10	Massing (i.e. modules, banding, stepbacks)							□ Inappropriate	<b>4 2 0</b>
	11	Architectural Style (i.e. traditional – modern)							□ Inappropriate	
	12	Roofs						<u> </u>	□ Inappropriate	
	13	Style and Slope							□ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)							□ Inappropriate	ST RIC
	15	Roof Materials							□ Inappropriate	
	16	Cornice Line							□ Inappropriate	
OMMISSION SIGN & MATERIALS	17	Eaves, Gutters and Downspouts							□ Inappropriate	EV HISTO ANIEL
	18	Walls Ciding (AAgharigh							□ Inappropriate	- I ≰
	19	Siding / Material							☐ Inappropriate	<b>&gt;</b>
	20 21	Projections (i.e. bays, balconies)  Doors and Windows							☐ Inappropriate	<b>–</b> 52
	22	Window Openings and Proportions							□ Inappropriate	<b>RT</b> )
S N	23	Window Casing/ Trim							<ul><li>☐ Inappropriate</li><li>☐ Inappropriate</li></ul>	
ш	24	Window Casing/ IIIII  Window Shutters / Hardware							□ Inappropriate	<b>T</b> 75 E
3 DE	25	Awnings							□ Inappropriate	- R - F - F - F - F - F - F - F - F - F
BUILDING	26	Doors							□ Inappropriate	
	27	Porches and Balconies							□ Inappropriate	<b>8</b> 9 8
BL	28	Projections (i.e. porch, portico, canopy)							<ul><li>□ Inappropriate</li></ul>	
	29	Landings/ Steps / Stoop / Railings							<ul> <li>□ Inappropriate</li> </ul>	<b>-</b>
	30	Lighting (i.e. wall, post)							□ Inappropriate	
	31	Signs (i.e. projecting, wall)							□ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)							□ Inappropriate	
	33	Decks							□ Inappropriate	
:	34	Garages/Barns / Sheds (i.e. doors, placement)							□ Inappropriate	
_	35	Fence / Walls (i.e. materials, type)							□ Inappropriate	THE P
ESIGN	36	Grading (i.e. ground floor height, street edge)						□ Appropriate	□ Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)							□ Inappropriate	
ш	38	Driveways (i.e. location, material, screening)							□ Inappropriate	
SIT	39	Parking (i.e. location, access, visibility)							□ Inappropriate	AR - / -
	40	Accessory Buildings (i.e. sheds, greenhouses)						□ Appropriate	□ Inappropriate	
<u>H.</u>		se and Intent:								
		eserve the integrity of the District:	☐ Yes ☐ No			the special characte				
		sessment of the Historical Significance:	☐ Yes ☐ No		•	nent and enhance th				☐ Yes ☐
	3. Cc	onservation and enhancement of property val	ues: 🗆 Yes 🗆 No		6. Promote	the education, pleas	sure and welfare of	the District to the city	residents and visitor	ors: 🗆 Yes 🗈
I R	eview	Criteria / Findings of Fact:								
<u>1. I</u>		onsistent with special and defining character o	f surrounding properties:	□ Yes □ No	3. Relation	to historic and archite	ectural value of exis	tina structure:	□ Yes □ No	
		mpatibility of design with surrounding propertie	<u> </u>			bility of innovative te		_	□ Yes □ No	
		inpanoming of actigit with tollocation brobeling	J.	_ 103 _ 110	i. Compan		C. 11 10 10 9103 WIII 1 3011	original proportios.	_ 103 L 110	

**Project Address: 166 NEW CASTLE AVE. (LU-22-83) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

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

- Zoning District: SRB
- Land Use: Single Family
- Land Area: 4,860 SF +/-
- Estimated Age of Structure: c.1860
  Building Style: Greek Revival
  Historical Significance: C

- Public View of Proposed Work: View from New Castle Ave. and Fernald St.
- Unique Features: <u>NA</u>
- Neighborhood Association: South End

<u>B.</u>	Proposed Work: To add a single v	window over the gai	rage.
<u>C.</u>	Other Permits Required:		
	$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☐ Mid-Block

☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Demo	lished:	
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
$\square$ Highly Sensitive $\square$ Sensitive	ve 🗹 Low Sensitivity	"Back-of-House
G. Design Approach (for Major Projects	s <u>):</u>	
☑ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e.,	, Porter Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Port	twalk 51 Islinaton 55 Con	aress Street)

# H. Project Type:

		Consent Age	nda (i.e. ver	y small alterations,	, additions o	r expansions)
--	--	-------------	---------------	----------------------	---------------	---------------

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

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

## I. Neighborhood Context:

• The building is located near the intersection of New Castle Ave. and Fernald Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with small rear yards and garden areas.

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

The Application is proposing to:

• Add a new double hung window above the garage level in the side yard. The window will match the existing 1/1 replacement windows.

Design Guideline Reference - Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

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





Proposed Alterations and Existing Conditions



Zoning Map



	166 NEW CASTLE AVE. (LU-22-83) - PUBLIC HEARING #2 (MODERATE)								
			INFO/ EVALUATION CRITERIA	SUB.	ECT PROPERTY		NEIGHBORHO	OD CONTEXT	
		NI-	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>2 4-22</b> enied
ш			GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
STAFF	L	1	Gross Floor Area (SF)						
Ĭ	-	2	Floor Area Ratio (GFA/ Lot Area)		_				MISSION Date:
0,	F	<u>3</u>	Building Height / Street-Width Ratio Building Height – Zoning (Feet)			MODERATE P	ROJECT		
	-	<u> </u>	Building Height – Street Wall / Cornice (Feet)						
	-	6	Number of Stories		<ul><li>ADD SI</li></ul>	DE WINDOW ABO	OVE GARAGI	E ONLY –	
		7	Building Coverage (% Building on the Lot)						ON FINAL DE POULATIONS WITHDRAWN
			PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	COMMI F COMMI E No.:2 D Stipulations
	Ţ	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	NTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	_   <b>-</b> 2 % ≨
	Į.	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
·		11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
S	-	12	Roofs					□ Appropriate □ Inappropriate	ALUA RIC DISTRIE AVE. C
MEMBERS	-	13	Style and Slope					☐ Appropriate ☐ Inappropriate	
AB	-	14	Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials					□ Appropriate □ Inappropriate	
E	F	15	Cornice Line					□ Appropriate □ Inappropriate	
<b>≥</b>	F	16 17	Eaves, Gutters and Downspouts					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
Z	ΓS	18	Walls					□ Appropriate □ Inappropriate	
COMMISSION	ATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	ERTY AOUTH H SOUTH H APPROVED Approved Continued
	핅	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	NEW pprove
¥	Ž	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
<b>§</b>	« ح	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	
0	DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>○ PE</b> RTSM  RTSM  TY:166  In: □ ,
ŭ	DES	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	<u> </u>
		25	Awnings					□ Appropriate □ Inappropriate	
2	5	26	Doors					□ Appropriate □ Inappropriate	Bry Po C
ISTRICT	BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	<b>02</b>
		28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	-	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
$\approx$	-	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	<u> </u>
Ö	-	31 32	Signs (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
ST	-	33	Decks					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
HISTORIC	-	34	Garages/ Barns / Sheds (i.e. doors, placement)			1		<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	
		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
	ESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	S	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
	E D	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
_			se and Intent:						
			eserve the integrity of the District:	□ Yes I		intain the special characte			☐ Yes ☐ No
			sessment of the Historical Significance:	□ Yes I		mplement and enhance th			☐ Yes ☐ No
	3	3. Cc	onservation and enhancement of property valu	Jes: 🗆 Yes	No 6. Pro	mote the education, pleas	sure and welfare of t	he District to the city residents and vis	sitors: □ Yes □ No
			Criteria / Findings of Fact: onsistent with special and defining character of	surrounding prope	erties: □Yes□No 3 Relo	ation to historic and archite	ectural value of existi	ing structure:    Yes   No	
			mpatibility of design with surrounding propertie	•		mpatibility of innovative te		_	

Project Evaluation Form: 404 ISLINGTON ST. (LU-22-74)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:					
<ul> <li>Existing Conditions:</li> <li>Zoning District: CD4-L2</li> <li>Land Use: Inn</li> <li>Land Area: 12,665 SF +/-</li> <li>Estimated Age of Structure: c.</li> <li>Building Style: Greek Revival</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: Contrib</li> <li>Public View of Proposed Work</li> <li>Unique Features: NA</li> <li>Neighborhood Association: Isli</li> </ul>	outing : View from Islington	n Street			
B. Proposed Work: To add HVAC equ	<u>uipment, a door an</u>	d a handicapped ramp.			
C. Other Permits Required:					
☐ Board of Adjustment	☐ Planning Board	☐ City Council			
D. Lot Location:					
☐ Terminal Vista	Gateway	☑ Mid-Block			
☐ Intersection / Corner Lot	☐ Rear Lot				
E. Existing Building to be Altered/ Demo	olished:				
✓ Principal	Accessory	$\square$ Significant Demolition			
F. Sensitivity of Context:					
$\square$ Highly Sensitive $\square$ Sensiti	ve 🗹 Low Sensitivity	√ 🗌 "Back-of-House"			
G. Design Approach (for Major Projects	<u>s):</u>				
$\Box$ Literal Replication (i.e. 6-16 C	Congress, 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)					
☐ 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 alt	erations, additions or	expansions)			
☐ Moderate Project (i.e. sign					
☐ Major Project (i.e. very larg					

## I. Neighborhood Context:

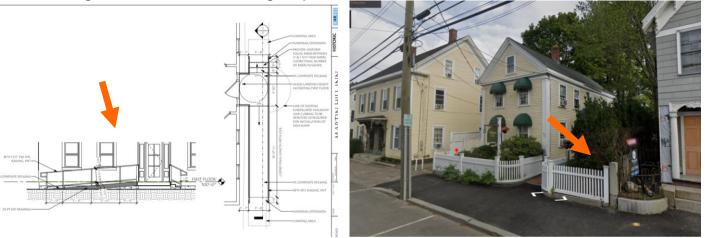
• This 2 ½ story wood-sided structure is located on Islington Street and is surrounded with many contributing historic structures. It is surrounded with many 2 -2 ½ story wood- sided historic structures with little to no front yard setback along the street and narrow side yards.

## J. Staff Comments and Suggestions for Consideration:

The project includes:

- Add a handicapped ramp on the west side of the building in order to support the Inn use of the property.
- HVAC equipment is also being added to the site.
- <u>Design Guideline Reference</u>: Guidelines for Porches, Steps and Decks, Windows and Doors (08) and Site elements and Streetscapes (09).

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



Aerial and Street View Image



Zoning Map

# HISTORIC SURVEY RATING

C

				404 ISLINGTO	N ST. (LU-22-7	'4) – PUBLIC HEARII	NG #3 (MIN	NOR)		
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	-	NEIGHBORH	OOD CONTEXT		
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)		<b>4-22</b> enied
			GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS 8			, <b>.</b>		
STAFF	Ī	1	Gross Floor Area (SF)	,						
ַ		2	Floor Area Ratio (GFA/ Lot Area)							0 70
S		3	Building Height / Street-Width Ratio			MINOR PRO	) IECT			
		4	Building Height – Zoning (Feet)			MINORIK	JLCI			
		5	Building Height – Street Wall / Cornice (Feet)		- ADI	D ADA RAMP TO SI	DE DOOR	ONLY _		MIS Date
		6	Number of Stories		70	D ADA KAMII 10 31	DL DOOK (	OIVET		
	1	7	Building Coverage (% Building on the Lot)							ON F COMMIS No.:3 Dat Stipulations
			PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGI	ESTIONS	APPROPR		
	ONTEXT	8	Scale (i.e. height, volume, coverage)						<u>Inappropriate</u>	<u>-                                </u>
	Ë	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐		AT AT Case Case
	CO	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐		⊣ <b>∢</b> ≈ö³ ¬
		11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐		
S		12	Roofs					☐ Appropriate ☐		
Ш		13	Style and Slope						<u>Inappropriate</u>	
AB		14	Roof Projections (i.e. chimneys, vents, dormers)						<u>Inappropriate</u>	ALU/ RIC DISTI N ST. Co Approved A
		15	Roof Materials						Inappropriate	10 N
COMMISSION MEMBERS		16	Cornice Line Eaves, Gutters and Downspouts					☐ Appropriate ☐		
	S	17	Walls					☐ Appropriate ☐		– <b>മ</b> ്ള മ
	TERIALS	18 19	Siding / Material					☐ Appropriate ☐		
	ER		Projections (i.e. bays, balconies)					☐ Appropriate ☐		-   <b>&gt;</b>
	W	20 21	Doors and windows					☐ Appropriate ☐		
	≪	22	Window Openings and Proportions						Inappropriate	ERTY 400TH H 404 ISLIN Approved
<b>&gt;</b>	S	23	Window Openings and Proportions  Window Casing/ Trim						Inappropriate Inappropriate	
	DESIG	24	Window Casing/ IIIII  Window Shutters / Hardware					□ Appropriate □		<   _
		25	Awnings					□ Appropriate □		RTY RTY
C	Ž	26	Doors					□ Appropriate □		PORT PORT Sion:
~	BUILDING	27	Porches and Balconies					☐ Appropriate ☐		
DISTRICT	B	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐		
		29	Landings/ Steps / Stoop / Railings						Inappropriate	
C		30	Lighting (i.e. wall, post)						□ Inappropriate	<b>_</b>
<b>≥</b>		31	Signs (i.e. projecting, wall)						Inappropriate	
HISTORIC		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □		
<u>S</u>		33	Decks					□ Appropriate □	Inappropriate	
I		34	Garages (i.e. doors, placement)					□ Appropriate □	Inappropriate	
	_	35	Fence / Walls (i.e. materials, type)					□ Appropriate □	Inappropriate	
	5	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □	Inappropriate	
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐		
	SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □		
	S	39	Parking (i.e. location, access, visibility)					□ Appropriate □		
		40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐	Inappropriate	
	<u>H.</u> I	Purpos	se and Intent:							
			eserve the integrity of the District:	□ Yes □ 1	۷o 4. ۸	Maintain the special characte	r of the District:			□ Yes □ No
			sessment of the Historical Significance:	□ Yes □ 1		Complement and enhance th		nd historic character:		□ Yes □ No
			onservation and enhancement of property valu			Promote the education, pleas			residents and visito	
	<u>I. R</u>	eview	Criteria / Findings of Fact:			•				
			onsistent with special and defining character of	•				_	□ Yes □ No	
		2. Co	mpatibility of design with surrounding propertie	es:	□ Yes □ No 4. C	Compatibility of innovative ted	chnologies with su	urrounding properties:	☐ Yes ☐ No	

**Project Address: 154 MAPLEWOOD AVE. (LU-22-70) Permit Requested: CERTIFCATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:** 

A. Property Information - General
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- Existing Conditions:Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 19,600 SF +/-
- Estimated Age of Structure: c.1803

- Building Style: Federal
  Number of Stories: 2.5
  Historical Significance: C
  Public View of Proposed Work: Limited public view
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: 10 replace 9 windows.							
C. Other Permit	s Required:						
Вос	ard of Adjustment	$\square$ Planning Board	☐ City Council				
D. Lot Location	• •						
□ Те	rminal Vista	☐ Gateway	☑ Mid-Block				
	ersection / Corner Lot	☐ Rear Lot					
E. Existing Build	ing to be Altered/ Demo	olished / Constructed	• •				
<b>☑</b> Pr	incipal	☐ Accessory	☐ Demolition				
F. Sensitivity of	Context:						
☐ Hiç	ghly Sensitive $\ \square$ Sensitiv	ve 🗹 Low Sensitivity	"Back-of-House				
G. Design Approach (for Major Projects):							
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
□ Inv	vention within a Style (i.e.,	, Porter Street Townhouses	, 100 Market Street)				

# H. Project Type:

	Consent	Agenda	(i.e. very	small	alterations,	additions	or exp	ansions
--	---------	--------	------------	-------	--------------	-----------	--------	---------

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

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

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

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

## J. Neighborhood Context:

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

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

The Applicant is proposing to:

• Replace 9 windows.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### 154 MAPLEWOOD AVE. (LU-22-70) - PUBLIC HEARING #4 (MINOR) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** 5-4-22 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures FORM** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF **DISTRICT COMMISSION** Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - REPLACEMENT OF 9 WIINDOWS ONLY -Appoved with Stipulations Building Height – Street Wall / Cornice (Feet) Number of Stories ATION .: 0 V Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) Case □ Appropriate □ Inappropriate 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate Postponed 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 OD 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate O Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш ROPERTY: 154 MAPLEW COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **\_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate Decision: 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: ☐ Yes ☐ No

3. Conservation and enhancement of property values:

- 5. Complement and enhance the architectural and historic character:
- 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

### I. Review Criteria / Findings of Fact:

- 1. Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 3. Relation to historic and architectural value of existing structure:
- 2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

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

☐ Yes ☐ No

□ Yes □ No

**Project Address:** 159 STATE ST. (LU-22-68) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #5** 

A.	<b>Property</b>	/ Information	- General:
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# **Existing Conditions:**

- Zoning District: CD4
- 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>

	<ul> <li>Neighborhood Association: <u>L</u></li> </ul>	<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:						
	$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensi	itive $\square$ Low Sensitivity	/ $\square$ "Back-of-House"				
<u>G.</u>	Design Approach (for Major Project	<u>'s):</u>					
	$\Box$ Literal Replication (i.e. 6-160	Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
	Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)				
	$\square$ 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)

# L. 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.

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

The Applicant is proposing to:

• Add a wall-mounted HVAC unit on the 2<sup>nd</sup> 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 #5 (MINOR)

	INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NEIG	SHBORHOOD CONTEXT				
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
NO.	GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & ASSES	SSOR'S INFO)					
1	Gross Floor Area (SF)	-							
2	Floor Area Ratio (GFA/ Lot Area)			MINIOP PRO IEC	⊂τ				
3	Building Height / Street-Width (ROW) Ratio			MINOR PROJECT					
4	Building Height – Zoning (Feet)		- WALL-MOL	INTED HVAC COND	FNSOR ONLY -				
5	Building Height – Street Wall / Cornice (Feet)  Number of Stories		- WALL-MO	MILD HVAC COND	LINSON OINLI -				
7	Building Coverage (% Building on the Lot)								
<del>′</del>	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
8	Scale (i.e. height, volume, coverage)	AFFLICAN	II 3 COMMENIS	HDC 30GGESTIONS	□ Appropriate □ Inappropriate				
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate				
10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate				
11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate				
12	Roofs				□ Appropriate □ Inappropriate				
13	Style and Slope				□ Appropriate □ Inappropriate				
14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate				
15	Roof Materials				□ Appropriate □ Inappropriate				
16	Cornice Line				□ Appropriate □ Inappropriate				
17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate				
18	Walls				□ Appropriate □ Inappropriate				
19	Number and Material				□ Appropriate □ Inappropriate				
20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate				
21	Doors and windows				☐ Appropriate ☐ Inappropriate				
22	Window Openings and Proportions				□ Appropriate □ Inappropriate				
23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate				
24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate				
25	Storm Windows / Screens				☐ Appropriate ☐ Inappropriate				
26	Doors				☐ Appropriate ☐ Inappropriate				
27	Porches and Balconies				☐ Appropriate ☐ Inappropriate				
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate				
29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate				
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate				
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate				
33	Decks				□ Appropriate □ Inappropriate				
34	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				
37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
38	<b>Driveways</b> (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				
Pro As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: onservation and enhancement of property value v Criteria / Findings of Fact:	□ Yes □ N □ Yes □ N ∪es: □ Yes □ N	No 5. Comp						

**Project Address:** 129 STATE ST. (LU-22-78) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type:** WORK SESSION / PUBLIC HEARING #7

A. Property Information - Ge	neral:
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# **Existing Conditions:**

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

- Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from State and Sheafe Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add dormers,	modify rear addition	ons and rooflines.				
C. Other Permits Required:						
☐ Board of Adjustment	$\square$ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
$\Box$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>				
✓ Principal	☐ Accessory	Demolition				
F. Sensitivity of Context:						
$\square$ Highly Sensitive $oldsymbol{arOmega}$ Sensi	itive $\square$ Low Sensitivity	y $\square$ "Back-of-House"				
G. Design Approach (for Major Projects):						
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Po	ortwalk, 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, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

## **Neighborhood Context:**

• The new building is located along 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.

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

- The applicant is proposing to:
  - Removal of decorative window dressings
  - Adding skylights and oculus.
  - Replace and reconfigure the rear additions to the main structure.
- Note that the small hip-dormer has been removed on the rear elevation and the roof line and height of the oculus has been modified to reduce visibility from State Street. Stud pockets have also been added to the mulled windows.

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. (LU-22-78) – WORK SESSION / PUBLIC HEARING #7 (MODERATE 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) MODERATE PROJECT Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - ADD SKYLIGHTS, OCULUS, AND MODIFY REAR ADDITION -Stipulations Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) ·: **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Approved with Φ 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate ERTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate PROPERTY: 129 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate حُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: $\Box$ Yes $\Box$ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties:

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

Existing	Con	ditions:
-/	•••	

- Zoning District: <u>CD4</u> Land Use: <u>Vacant / Gym</u>
- Land Area: 2.4 Acres +/Estimated Age of Structure: c.1960s
- Building Style: <u>Contemporary</u>
  Historical Significance: <u>NA</u>
  Public View of Proposed Work: View from Maplewood and Raynes Ave.

Tublic view of Hoposed Work	. view ironn mapiev	<u>vood and kaynes Ave</u>
<ul><li>Unique Features: <u>NA</u></li><li>Neighborhood Association: <u>Do</u></li></ul>	<u>owntown</u>	
B. Proposed Work: To construct a 4 s	tory mixed-use build	<u>ding and 5 story hotel.</u>
C. Other Permits Required:		
☐ Board of Adjustment	☑ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	☐ Gateway	☑ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive <b>☑</b> Sensit	tive $\square$ Low Sensitivity	"Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)
$\square$ Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen's	s Bank, Coldwell Banker)
H. Project Type:		
$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
Minor Project (i.e. small alte	erations additions or e	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 show modification for the penthouse level, the vertical recessed elements and entryways. We will get this into the City's 3D Massing Model in advance of the work session.

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** -22 **Proposed Surrounding Structures** 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) Building Height / Street-Width Ratio **MAJOR PROJECT** Withdrawn Building Height - Zoning (Feet) Approved with 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 9 Placement (i.e. setbacks, alignment...) Appropriate □ Inappropriate QS( 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate ◁ Postponed 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 Eaves, Gutters and Downspouts ш ayn 17 □ Appropriate □ Inappropriate **OMMISSION** 18 Walls ☐ Appropriate ☐ Inappropriate Approved Continued Siding / Material 19 RIY □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies... □ Appropriate □ Inappropriate 31 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate Ш Window Casing/ Trim 23 ☐ Appropriate ☐ Inappropriate **\_** Window Shutters / Hardware ☐ Appropriate ☐ Inappropriate **PROPERTY** ecision: 25 **Awnings** ☐ Appropriate ☐ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 28 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC Lighting (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) 31 ☐ Appropriate ☐ Inappropriate 32 Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) ☐ Appropriate ☐ Inappropriate Fence / Walls (i.e. materials, type...) 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: 2 RUSSELL & 0 DEER ST (LUHD-366)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

## A. Property Information - General:

# **Existing Conditions:**

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

<u>B.                                     </u>	Proposed Work:	<u>10</u>	cons	<u>truct</u>	4-5	story,	mixec	I-use	bul	<u>dınç</u>	gs.

C. Otl	<u>ner Permits Required:</u>		
	$\square$ Board of Adjustment	✓ Planning Board	☐ City Council
D. Lo	t Location:		
	☐ Terminal Vista	✓ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	Rear Lot	
E. Exis	sting Building to be Altered/ Demo	olished / Constructed	<u>.</u>
	✓ Principal	Accessory	Demolition
F. Sen	sitivity of Context:		
	$\square$ Highly Sensitive $oldsymbol{arnothing}$ Sensit	ive $\square$ Low Sensitivity	"Back-of-House
G. De	sign Approach (for Major Projects	s):	

lication (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:

$\hfill\Box$ Consent Agenda (i.e. very small	alterations, additions o	r 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 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

- The proposed site plan shows three individual buildings. Building 1 is a commercial building along Maplewood Ave., and building, 2 and 3 is a mixed-use buildings.
- Many changes requested by the HDC have been incorporated into the revised elevations and detail sheets on the materials have been included.
- Note that the GIS Department is working to get this into the City's 3D Massing Model in advance of the work session.

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

Aerial Image, Street View and Zoning Map:



Front and Rear Axonometric Drawings



Zoning Map

#### 2 RUSSELL & 0 DEER STREET (LUHD-366) - WORK SESSION #B (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 5-11-22 **Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - CONSTRUCT THREE, 4-5 STORY BUILDINGS -Stipulations Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) .: <mark>0</mark> **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate HISTORIC 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 0 COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** RUSELL Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware ERTY:2 □ Appropriate □ Inappropriate **\_** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... ROP □ 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 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) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #C** 

## 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: 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: NA
- Neighborhood Association: Downtown

<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:						
	$lacktriangleq$ Principal $\Box$ Accessory $\Box$ 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)						
	$\square$ Minor Project (i.e. small alterations, additions or expansions)						
	☐ Moderate Project (i.e. significant additions, alterations or expansions)						

Major Project (i.e. very large 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 we will have this revised building design inserted into the City's 3D Massing Model in advance of the 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 #C (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) STAFF **DISTRICT COMMISSION** Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) **MAJOR PROJECT** Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A 4-STORY BUILDING -Approved with Stipulations Dat Building Height - Street Wall / Cornice (Feet) Number of Stories Z Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS 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 4 ase 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls COMMISSION □ Appropriate □ Inappropriate Approved Continued 19 Number and Material □ Appropriate □ Inappropriate RTY CON **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim □ Appropriate □ Inappropriate ٔ چُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 28 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 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: 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:

**Existing Conditions:** 

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

<ul> <li>Building Style: NA</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: NA</li> <li>Public View of Proposed Work</li> <li>Unique Features: NA</li> </ul>	:: <u>View from Pray ar</u>	nd Marcy Street				
Proposed Work: To add a single for	amily residence.					
Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board	☐ City Council				
<u>Lot Location:</u>	_	_				
☐ Terminal Vista	Gateway	☑ Mid-Block				
$\square$ Intersection / Corner Lot	☐ Rear Lot					
Existing Building to be Altered/ Demo	olished:					
Principal	Accessory	$\square$ Significant Demolition				
Sensitivity of Context:						
$lacktriangle$ Highly Sensitive $\ \Box$ Sensitive	tive $\square$ Low Sensitivity	√ 🗌 "Back-of-House"				
Design Approach (for Major Project	<u>s):</u>					
$\Box$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
$oxedsymbol{arOmega}$ Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)				
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
□ Abstract Reference (i.e. Pol	rtwalk, 51 Islington, 55 Cor	gress Street)				
<ul><li>☐ Abstract Reference (i.e. Pol</li><li>☐ Intentional Opposition (i.e.</li></ul>						
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
Intentional Opposition (i.e.	McIntyre Building, Citizen' small alterations, add	s Bank, Coldwell Banker) ditions or expansions)				
☐ Intentional Opposition (i.e.  Project Type: ☐ Consent Agenda (i.e. very	McIntyre Building, Citizen' small alterations, adderations or	s Bank, Coldwell Banker) ditions or expansions) expansions)				
	<ul> <li>Land Use: Single-Family</li> <li>Land Area: 14,810 SF +/-</li> <li>Estimated Age of Structure: N.</li> <li>Building Style: NA</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: NA</li> <li>Public View of Proposed Work</li> <li>Unique Features: NA</li> <li>Neighborhood Association: So</li> <li>Proposed Work: To add a single for Other Permits Required:  Board of Adjustment</li> <li>Lot Location:  Terminal Vista  Intersection / Corner Lot</li> <li>Existing Building to be Altered/ Demonstrative of Context:  Highly Sensitive Sensitive Sensitivity of Context:  Highly Sensitive Sensitive Invention Within a Style (i.e. 6-16 Context)</li> <li>Invention within a Style (i.e. 6-16 Context)</li> </ul>	<ul> <li>Land Use: Single-Family</li> <li>Land Area: 14,810 SF +/-</li> <li>Estimated Age of Structure: NA</li> <li>Building Style: NA</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: NA</li> <li>Public View of Proposed Work: View from Pray ar</li> <li>Unique Features: NA</li> <li>Neighborhood Association: South End</li> <li>Proposed Work: To add a single family residence.</li> <li>Other Permits Required:  Board of Adjustment Planning Board</li> <li>Lot Location:  Terminal Vista Gateway  Intersection / Corner Lot Rear Lot</li> <li>Existing Building to be Altered/ Demolished:  Principal Accessory</li> <li>Sensitivity of Context:  Highly Sensitive Sensitive Low Sensitivity</li> <li>Design Approach (for Major Projects):</li> <li>Invention within a Style (i.e., Porter Street Townhouse)</li> </ul>				

## I. Neighborhood Context:

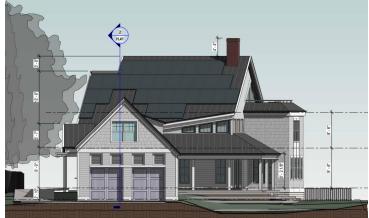
• This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

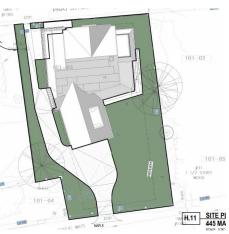
## J. Staff Comments and Suggestions for Consideration:

- 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.
- <u>HDC concerns primarily related to the proposed building mass and the building height in relation to other structures along Pray Street. Note that the second curb-cut for the driveway has been removed from Pray Street.</u>

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:





Rear Elevation and Revised Site Plan



Zoning Map

# HISTORIC SURVEY RATING

NA

				WORK SESSION	N #D (MODERATE)		
	INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORHOOD CON	ITEXT	
N.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Ave		
***	GENERAL BUILDING INFORMATION	(ESTIMATE	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		M	MODERATE PR	RO IFCT		
4	Building Height – Zoning (Feet)		MODERATE PROJECT				
5	Building Height – Street Wall / Cornice (Feet)		- ADD A NE	W SINGLE FAMIL	LY STRUCTURE ONLY	<b>/</b> _	
6	Number of Stories	<ul> <li>ADD A NEW SINGLE FAMILY STRUCTURE ONLY –</li> </ul>					
7	Building Coverage (% Building on the Lot)						
<b>_</b>	PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGE		APPROPRIATENESS	
8	Scale (i.e. height, volume, coverage)					opropriate 🗆 Inappropriate	
9	Placement (i.e. setbacks, alignment)					opropriate 🗆 Inappropriate	
10	Massing (i.e. modules, banding, stepbacks)					opropriate 🗆 Inappropriate	
11	Architectural Style (i.e. traditional – modern)					opropriate 🗆 Inappropriate	
12	Roofs					opropriate 🗆 Inappropriate	
13	Style and Slope					opropriate 🗆 Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)					opropriate   Inappropriate	
15	Roof Materials				<del>-</del>	opropriate 🗆 Inappropriate	
16	Cornice Line					opropriate 🗆 Inappropriate	
17 18 19 20	Eaves, Gutters and Downspouts  Walls					opropriate   Inappropriate	
19	Siding / Material					opropriate 🗆 Inappropriate	
20	Projections (i.e. bays, balconies)				opropriate   Inappropriate		
21	Doors and windows					opropriate   Inappropriate	
22	Window Openings and Proportions					opropriate   Inappropriate	
23	Window Casing/ Trim					opropriate   Inappropriate	
24	Window Shutters / Hardware					opropriate 🗆 Inappropriate	
25	Awnings					opropriate 🗆 Inappropriate	
26	Doors					opropriate 🗆 Inappropriate	
27	Porches and Balconies					opropriate 🗆 Inappropriate	
28	Projections (i.e. porch, portico, canopy)					opropriate 🗆 Inappropriate	
29	Landings/ Steps / Stoop / Railings					opropriate 🗆 Inappropriate	
30	Lighting (i.e. wall, post)				□ A <sub>1</sub>	opropriate 🗆 Inappropriate	
31	Signs (i.e. projecting, wall)				□ A <sub>k</sub>	opropriate 🗆 Inappropriate	
32	Mechanicals (i.e. HVAC, generators)				□ A;	opropriate 🗆 Inappropriate	
33	Decks					opropriate 🗆 Inappropriate	
34	Garages (i.e. doors, placement)					opropriate 🗆 Inappropriate	
35	Fence / Walls (i.e. materials, type)				□ A <sub>1</sub>	opropriate 🗆 Inappropriate	
36	Grading (i.e. ground floor height, street edge)				□ A <sub>k</sub>	opropriate 🗆 Inappropriate	
37	Landscaping (i.e. gardens, planters, street trees)				□ A <sub>1</sub>	opropriate 🗆 Inappropriate	
						opropriate 🗆 Inappropriate	
39						opropriate 🗆 Inappropriate	
40					□ A <sub>1</sub>	opropriate 🗆 Inappropriate	
31 32 33 34 35 36 37 38 39 40 Purpo 1. Pro 2. As 3. Co	Signs (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)  Decks  Garages (i.e. doors, placement)  Fence / Walls (i.e. materials, type)  Grading (i.e. ground floor height, street edge)	□ Yes □ N □ Yes □ N es: □ Yes □ N	No 5. Com	•	Ar	propriate   Inappropriate   In	

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

Α.	Pro	perty	Information	-	Genera	l:
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# **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: <u>Downtown</u>

B. Propos	<u>sed Work:</u> <u>lo replace windo</u>	ows, add a balcony	<u>rand doors.</u>					
C. Other F	Permits Required:							
	$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council					
D. Lot Loc	<u>cation:</u>							
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block					
	✓ Intersection / Corner Lot	Rear Lot						
E. Existing	Building to be Altered/ Demo	lished / Constructed	l <u>:</u>					
	✓ Principal	Accessory	Demolition					
F. Sensitiv	ity of Context:							
	☐ Highly Sensitive ☑ Sensit	ive $\Box$ Low Sensitivity	/ 🗌 "Back-of-House'					
G. Design	Approach (for Major Projects	s <u>):</u>						
	Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildinç	g, 10 Pleasant Street)					
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)								
H. Project	H. Project Type:							
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
	☑ Minor Project (i.e. small alto	erations, 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.
  - NOTE THAT IF THIS APPLICATION IS BEING PRESENTED IN MAY, REVISED APPLICATION MATERIAL WILL BE AVAILABLE ON MAY4TH.
  - 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 #F (MINOR PROJECT)

	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		OOD CONTEXT	
	Project Information	Existing Building Proposed Building (+/-)	Abutting Structures Sui	rrounding Structures (Average)	<b>2</b> 1
-	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSES	SSOR'S INFO)		-22
	1 Gross Floor Area (SF)		,	~	<b>Z</b> –
	2 Floor Area Ratio (GFA/ Lot Area)	1	AAINIOD DDO IECT		0 7
	3 Building Height / Street-Width (ROW) Ratio		MINOR PROJECT		SI 5
	4 Building Height – Zoning (Feet)	DEDLACE WINDOW	C ADD A BALCONV AND I	OODS ONLY	<i>'</i> - · · ·
	5 Building Height – Street Wall / Cornice (Feet)	- KEPLACE WINDOW.	S, ADD A BALCONY AND I	DOOKS ONLT -	Σ¥
-	6 Number of Stories			7	MM/S Date
	7 Building Coverage (% Building on the Lot)			4 222 222 222 222 222 222 222 222 222 2	<u>О</u> Ш
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS O	Ŭ ·:
EX	8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment)			□ Appropriate □ inappropriate	<b>–</b> 0
INO	7			□ Appropriate □ Inappropriate	C1 No
ပ္ပ	10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	TRI
				□ Appropriate □ Inappropriate	IST as
-				□ Appropriate □ Inappropriate	DIS
	<ul><li>13 Style and Slope</li><li>14 Roof Projections (i.e. chimneys, vents, dormers)</li></ul>	<del>-</del>		□ Appropriate □ Inappropriate	
	15 Roof Materials			<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	RIC ST
	16 Cornice Line	<del></del>		□ Appropriate □ Inappropriate	7 X
•	17 Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate	STOR
S				□ Appropriate □ Inappropriate	
ESIGN & MATERIALS	19 Number and Material			□ Appropriate □ Inappropriate	H S
	20 Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate	T W
×				☐ Appropriate ☐ Inappropriate	UTH PLE
∞ -	22 Window Openings and Proportions			□ Appropriate □ Inappropriate	2
<u>5</u>				☐ Appropriate ☐ Inappropriate	
DESIG	24 Window Shutters / Hardware				
′ ს ტ	25 Storm Windows / Screens			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	7.7 7.7
Ž	26 Doors			☐ Appropriate ☐ Inappropriate	ORTS. PERTY
	27 Porches and Balconies			□ Appropriate □ Inappropriate	7 7
. <u> </u>	28 Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate	PORTS/
BUILDIN	29 Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate <b>Q</b>	
	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	
5	33 Decks			☐ Appropriate ☐ Inappropriate	1
	34 Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	
	35 Fence / Walls / Screenwalls (i.e. materials, type)			☐ Appropriate ☐ Inappropriate	
S N	36 Grading (i.e. ground floor height, street edge)			☐ Appropriate ☐ Inappropriate	相便便回
ESIGN	37 Landscaping (i.e. gardens, planters, street trees)			☐ Appropriate ☐ Inappropriate	THE BUT
Δ	Driveways (i.e. location, material, screening)			☐ Appropriate ☐ Inappropriate	3
SITE	39 Parking (i.e. location, access, visibility)			☐ Appropriate ☐ Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate	
	Purpose and Intent:  1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values Review Criteria / Findings of Fact:	☐ Yes ☐ No 5. Comple	ain the special character of the District: dement and enhance the architectural ar te the education, pleasure and welfare o	nd historic character: f the District to the city residents and visitors:	□ Yes □ Yes □ Yes
	<ol> <li>Consistent with special and defining character of</li> <li>Compatibility of design with surrounding properties</li> </ol>		on to historic and architectural value of exatibility of innovative technologies with su	<del>-</del>	

**Project Evaluation Form:** 179 PLEASANT STREET (LUHD-463) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1** 

Α.	Pro	perty	<u>Information</u>	<u> -</u>	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: <u>Focal</u>
  Public View of Proposed Work: <u>View from Pleasant Street</u>
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End

<u>B.</u>	<u>Proposed Work:</u>	To renovate the accessory	<u> buildings.</u>

b. Flopose	d Work. To removate the C	<u>iccessory bolidirigs.</u>					
C. Other Pe	ermits Required:						
	Board of Adjustment	$\square$ Planning Board	☐ City Council				
D. Lot Loca	ation:						
5	🛮 Terminal Vista	☐ Gateway	☑ Mid-Block				
	Intersection / Corner Lot	☐ Rear Lot					
E. Existing E	Building to be Altered/ Demo	olished:					
5	Z Principal	Accessory	$\ \square$ Significant Demolition				
F. Sensitivit	y of Context:						
5	${f Z}$ Highly Sensitive $\; \square \;$ Sensit	tive $\square$ Low Sensitivity	"Back-of-House				
G. Design /	Approach (for Major Projects	<u>s):</u>					
5	$\overline{\mathbf{Z}}$ Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildi	ng, 10 Pleasant Street)				
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
	Abstract Reference (i.e. Portwalk, 51 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, add	ditions or expansions)				
	Minor Project (i.e. small alte	erations, additions or e	expansions)				
Moderate Project (i.e. significant additions, alterations or expansions)							

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

## I. Neighborhood Context:

• This 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 a site visit would likely be useful to review and evaluate the existing conditions.

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

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





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  Gross Floor Area (SF)  Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width Ratio  Building Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)  Number of Stories  Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Style and Slope	Existing Building (ESTIMA)		Abutting Structures (Average)  SSESSOR'S INFO)  AODERATE PR L RENOVATIONS		tructures e)			
GENERAL BUILDING INFORMATION  Gross Floor Area (SF)  Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width Ratio  Building Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)  Number of Stories  Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs	Building (ESTIMAT	Building (+/-)  TED FROM THE TAX MAPS & ASS  N  - SUBSTANTIAL	(Average)  SESSOR'S INFO)  AODERATE PR	ROJECT	e)			
1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – 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		N – SUBSTANTIAL	MODERATE PR					
PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)  Architectural Style (i.e. traditional – modern)  Ruilding Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)  Number of Stories  Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Architectural Style (i.e. traditional – modern)  Roofs	HDC (	- SUBSTANTIAL						
Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs	HDC (	- SUBSTANTIAL						
Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs	HDC (	- SUBSTANTIAL						
Building Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)  Number of Stories  Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs	HDC (	- SUBSTANTIAL			. C			
Number of Stories Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs	HDC (		L RENOVATIONS	TO THE CHITDIIII DING				
PROJECT REVIEW ELEMENT  Scale (i.e. height, volume, coverage)  Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs	HDC (		L KLITO TAIIOITS	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	• > -			
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	HDC	COMMENTS		is the solddieding	, •			
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	HDC (	COMMENTS						
Placement (i.e. setbacks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs			HDC SUGGE		APPROPRIATENESS			
Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs					opriate 🗆 Inappropriate			
11 Architectural Style (i.e. traditional – modern) 12 Roofs					opriate 🗆 Inappropriate			
12 Roofs					opriate 🗆 Inappropriate			
					opriate 🗆 Inappropriate			
13   Style and Slope					opriate 🗆 Inappropriate			
					opriate 🗆 Inappropriate			
Roof Projections (i.e. chimneys, vents, dormers)					opriate 🗆 Inappropriate			
Roof Materials					opriate 🗆 Inappropriate			
6 Cornice Line					opriate 🗆 Inappropriate			
Eaves, Gutters and Downspouts					opriate   Inappropriate			
I.B. Walls I.P. Siding / Material		<del></del>			opriate   Inappropriate			
20 Projections (i.e. bays, balconies)					opriate   Inappropriate			
21 Doors and windows					opriate   Inappropriate			
22 Window Openings and Proportions		+			opriate   Inappropriate			
23 Window Casing/ Trim					opriate   Inappropriate			
24 Window Shutters / Hardware					opriate   Inappropriate			
25 Awnings					opriate   Inappropriate			
26 Doors					opriate   Inappropriate			
27 Porches and Balconies					opriate   Inappropriate			
					opriate   Inappropriate			
					opriate   Inappropriate			
30 Lighting (i.e. wall, post)					opriate   Inappropriate			
31 Signs (i.e. projecting, wall)					opriate   Inappropriate			
Mechanicals (i.e. HVAC, generators)					opriate   Inappropriate			
33 Decks					opriate 🗆 Inappropriate			
					opriate   Inappropriate			
35 Fence / Walls (i.e. materials, type)					opriate   Inappropriate			
Grading (i.e. ground floor height, street edge)					opriate   Inappropriate			
Landscaping (i.e. gardens, planters, street trees)					opriate   Inappropriate			
Driveways (i.e. location, material, screening)					opriate 🗆 Inappropriate			
Parking (i.e. location, access, visibility)					opriate 🗆 Inappropriate			
· · · · · · · · · · · · · · · · · · ·					opriate 🗆 Inappropriate			
Accessory Buildings (i.e. sheds, greenhouses)		No 5. Com	nplement and enhance the	r of the District:				
Accessory Buildings (i.e. sheds, greenhouses)  pose and Intent:  Preserve the integrity of the District:  Assessment of the Historical Significance:  Conservation and enhancement of property value			المنازين والمنازلين والمناه وا	ure and welfare of the District to t				
	Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)  Decks Garages (i.e. doors, placement) Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)  pose and Intent: Preserve the integrity of the District:	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings  Lighting (i.e. wall, post)  Signs (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)  Garages (i.e. doors, placement)  Fence / Walls (i.e. materials, type)  Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)  Priveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)  pose and Intent:  Preserve the integrity of the District:  Assessment of the Historical Significance:	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings  Lighting (i.e. wall, post)  Signs (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)  Accessory Buildings (i.e. material, screening)  Preserve the integrity of the District:	Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Railings  Lighting (i.e. wall, post)  Mechanicals (i.e. HVAC, generators)  Decks  Garages (i.e. doors, placement)  Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)  Priveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)  Accessory Buildings (i.e. sheds, greenhouses)  pose and Intent:  Preserve the integrity of the District:	Report of the porch, portico, canopy) Report of the porch, portico, canopy) Report of the projections (i.e. porch, portico, canopy) Report of the portico, canopy Report of the portico, canopy) Report of the portico, canopy Report of the po			

Project Evaluation Form: 1 WALTON ALLEY (LUHD-461)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

<ul> <li>A. Property Information - General:</li> <li>Existing Conditions: <ul> <li>Zoning District: GRB</li> <li>Land Use: Single- Family</li> <li>Land Area: 5,663 SF +/-</li> <li>Estimated Age of Structure: c.1790</li> <li>Building Style: Georgian/ Federal</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: Contributing</li> <li>Public View of Proposed Work: View from Walton Alley</li> <li>Unique Features: NA</li> <li>Neighborhood Association: South End</li> </ul> </li> </ul>					
B. Proposed Work: To add a single-car garage and small rear addition.					
C. Other Permits Required:					
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council					
D. Lot Location:					
$lacktriangle$ Terminal Vista $\Box$ Gateway $lacktriangle$ Mid-Block					
$\square$ Intersection / Corner Lot $\square$ Rear Lot					
E. Existing Building to be Altered/ Demolished:					
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolitio					
F. Sensitivity of Context:					
$lacktriangle$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"					
G. Design Approach (for Major Projects):					
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)					
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)					
H. Project Type:					
Consent Agenda (i.e. very small alterations, additions or expansions)					

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

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

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

## I. Neighborhood Context:

• This focal historic structure is located along Gates Street and Walton Alley. The lot is larger than most abutting lots with mature vegetation. It is surrounded with many wood-sided, 2.5- 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 small rear addition
  - Add a single car garage
  - Add HVAC equipment
  - Remove skylights and replace roof with red cedar shingles.

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

1 WALTON ALLEY (LUHD-461) – WORK SESSION #2 (MODERATE)							
	INFO/ EVALUATION CRITERIA	SUBJECT PROP	PERTY	NEIG	HBORHOOD CONTEXT		
	Project Information		Proposed uilding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<b>\_ \ \</b>	
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM TH	HE TAX MAPS & ASSESS	OR'S INFO)			
1 2 2 3	Gross Floor Area (SF)					FOR MISSION	
<u> </u>	Ploor Area Ratio (GFA/ Lot Area)						
3	Building Height / Street-Width Ratio		MC	DERATE PROJ	FCT		
4			7410	DENAIL I NOS		<b>M</b> IS	
5	zenamigineight energy van 7 eeu nee (1 eeu)		- ADDING A	GARAGE AND REA	AR ADDITION -		
6	Number of Stories					Z ≷ a	
7	Building Coverage (% Building on the Lot)		_			$=$ $\bigcirc$ $\bigcirc$ $\bigcirc$	
	PROJECT REVIEW ELEMENT	HDC COMMENTS	S	HDC SUGGESTIONS			
	1 0 1	<u> </u>			□ Appropriate □ Inappropriate		
9 9 10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate	UA DISTRI	
11	The state of the s				□ Appropriate □ Inappropriate	<b>⊣ ⊃</b>	
$2 \mid \frac{12}{12}$					☐ Appropriate ☐ Inappropriate		
	- /				□ Appropriate □ Inappropriate	VAI	
<u> </u>					□ Appropriate □ Inappropriate		
12 13 14 15 16 16					□ Appropriate □ Inappropriate	<b></b> > 0 ₹	
₹   16					□ Appropriate □ Inappropriate		
2 2 17 18					□ Appropriate □ Inappropriate	ш <u>г</u>	
DESIGN MATERIALS 25 25 26 25 26 26 26 26 26 26 26 26 26 26 26 26 26					□ Appropriate □ Inappropriate	<b>— — —</b>	
2	9				□ Appropriate □ Inappropriate	─ <b>.</b> ← E :	
2					□ Appropriate □ Inappropriate		
≥ ∞ 22	2 Window Openings and Proportions				□ Appropriate □ Inappropriate	-  $m Z$ $ ho$ $ hill$	
23					□ Appropriate □ Inappropriate	<b>PE</b>	
	4 Window Shutters / Hardware				□ Appropriate □ Inappropriate	• • ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡ ፡	
	5 Awnings				□ Appropriate □ Inappropriate		
) <u>ž</u> 26	6 Doors				□ Appropriate □ Inappropriate		
0 28 20 20 27 20 28	7 Porches and Balconies				□ Appropriate □ Inappropriate	ROP PORTS	
<u>·</u>	8 Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate		
29	9 Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate	<u> </u>	
<u>ر</u>	3 3 (122 27)				□ Appropriate □ Inappropriate		
31 32 33 33 34 34	<b>U</b> 1 1 3 0 1				□ Appropriate □ Inappropriate		
2 32	2 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate		
33	3 Decks				□ Appropriate □ Inappropriate		
34	<u> </u>				□ Appropriate □ Inappropriate	- 1	
35	5 Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate		
<u>5</u> 36	<b>5</b> ( )				□ Appropriate □ Inappropriate		
<u>S</u> 37					□ Appropriate □ Inappropriate		
当 38	, ,				□ Appropriate □ Inappropriate		
∑ 39	, ,				□ Appropriate □ Inappropriate		
40	O Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate		
1. F 2. /	Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property val	□ Yes □ No □ Yes □ No lues: □ Yes □ No	5. Comple		District: tectural and historic character: I welfare of the District to the city residents and vi	□ Ye □ Ye isitors: □ Ye	
H. Purp  1. F 2. / 3. (  I. Revie	7 Landscaping (i.e. gardens, planters, street trees) 8 Driveways (i.e. location, material, screening) 9 Parking (i.e. location, access, visibility) 0 Accessory Buildings (i.e. sheds, greenhouses) Dose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance:	☐ Yes ☐ No lues: ☐ Yes ☐ No of surrounding properties: ☐ Yes	<ul><li>5. Comple</li><li>6. Promote</li><li>5 \( \text{No} \)</li><li>3. Relation</li></ul>	ement and enhance the archite the education, pleasure and a to historic and architectural v	□ Appropriate □ Inappropriate □ District: tectural and historic character: I welfare of the District to the city residents and vi	isitors	

**Project Evaluation Form:** 161 DEER STREET (LUHD-462) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #3 Meeting Type:** 

<u>A.</u>	Pr	0	perty	<u>Information</u>	<u>1</u>	-	<u>General:</u>

**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: View from Maplewood Ave. and Deer Street
  Unique Features: Former Rail Station

•	<ul> <li>Neighborhood Association: North End</li> </ul>							
B. Pr	B. Proposed Work: To replace the existing building with a 4 $\frac{1}{2}$ story mixed-use building.							
C. O	ther Permits Required:							
	☑ Board of Adjustment	☑ Planning Board	☐ City Council					
D. Lo	ot Location:							
	Terminal Vista	☐ Gateway	☑ Mid-Block					
	☐ Intersection / Corner Lot	☐ Rear Lot						
E. Exi	isting Building to be Altered/ Dem	olished:						
	✓ Principal	Accessory	$\ \square$ Significant Demolition					
F. Se	nsitivity of Context:							
	$\square$ Highly Sensitive $\square$ Sensit	ive 🗹 Low Sensitivity	"Back-of-House"					
G. D	esign Approach (for Major Project	<u>'s):</u>						
	Literal Replication (i.e. 6-16 (	Congress, Jardinière Buildin	g, 10 Pleasant Street)					
	$\square$ Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)					
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)					
H. Pr	oject Type:							
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
	$\square$ Minor Project (i.e. small alt	erations, additions or e	expansions)					
	☐ Moderate Project (i.e. significant additions, alterations or expansions)							

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

## I. Neighborhood Context:

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

# J. Staff Comments and Suggestions for Consideration:

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

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:







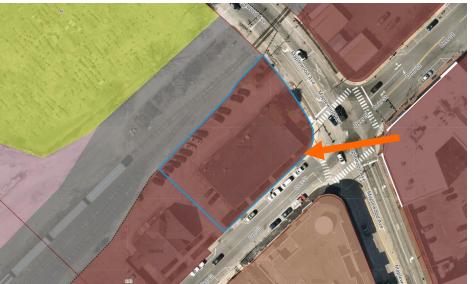


**HISTORIC** 

**SURVEY** 

**RATING** 

Aerial and Street View Image





Zoning Map

			161 DEER S	TREET (LUHD-462)	- WORK SESSIOI	N #3 (MAJO	R)	
INFO/ EVALUATION CRITERIA			SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	l a	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>S</b>
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
	1	Gross Floor Area (SF)						<b>~</b>
	2	Floor Area Ratio (GFA/ Lot Area)						
;	3	Building Height / Street-Width Ratio	MAJOR PROJECT					
	4	Building Height – Zoning (Feet)	– NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –					
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS	
<b>∀</b>	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
NIEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
O I	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
<sup>ပ</sup> 1	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
1	12	Roofs					□ Appropriate □ Inappropriate	
1	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					□ Appropriate □ Inappropriate	
1	16	Cornice Line					□ Appropriate □ Inappropriate	
10	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
₹ -1	18 19	Walls Siding / Material					□ Appropriate □ Inappropriate	$\dashv$
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	<b>→</b>
⋖ —	21	Doors and windows					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	$\dashv$
Z 2	23	Window Openings and Hopomons  Window Casing/ Trim					□ Appropriate □ Inappropriate	
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	<b>─ ॒</b>
	25	Awnings					□ Appropriate □ Inappropriate	<b>⊣ 뜻</b>
9 2	26	Doors					□ Appropriate □ Inappropriate	$\dashv$ $\cap$
	27	Porches and Balconies					□ Appropriate □ Inappropriate	
>—	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<b>~</b>
<u> </u>	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	$\dashv$
<b>—</b>		Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					□ Appropriate □ Inappropriate	
	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	Name
3	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
Z 3	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
_		Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	FI
		<b>Driveways</b> (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
		Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
-		Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
		e and Intent:						I
		serve the integrity of the District:	□ Yes □	No 4. Mair	ntain the special characte	er of the District:		
		essment of the Historical Significance:			plement and enhance th		historic character:	
		nservation and enhancement of property valu			•		he District to the city residents and vis	itors:
		. ,		0. 11011	.5.5 in a daddanon, piods	S.S GIIG WONGO OF I	1.5 Sistillor to the only residents and vis	
		Criteria / Findings of Fact:			1			
		nsistent with special and defining character of	<u> </u>				_	
2.	Con	npatibility of design with surrounding propertie:	S:	□ Yes □ No Com	patibility of innovative tec	chnologies with surro	ounding properties: 🗆 Yes 🗆 No	

**Project Evaluation Form:** 43 HOLMES COURT (LUHD-465) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #4** 

Α.	<b>Property</b>	<u>Information</u>	- General:
Ev	rialim ar C	dili	

Existing Conditions:

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

- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court

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

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

## I. Neighborhood Context:

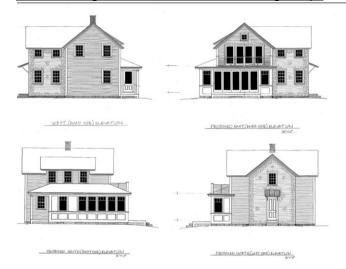
• This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks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

## J. Staff Comments and Suggestions for Consideration:

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

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

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





Aerial and Street View Image



Zoning Map

		43	HOTWE? CC	)UKI (LUHD-465)	- MOKK 2522101	N #4 (MODE	KAIE)		
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHO	OD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	-22	
_	No.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
STAFF	1	Gross Floor Area (SF)	<b>\</b>		<u> </u>	<u> </u>		ON 2-1	
	2	Floor Area Ratio (GFA/ Lot Area)	MODERATE PROJECT						
5	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)		MODERAILIROJECI					
	5	Building Height – Street Wall / Cornice (Feet)		- REMOVAL & RE	PLACEMENT OF	A SINGLE FA	MILY HOUSE -	FC FMISSIGNATE:	
	6	Number of Stories		KEMO VAL & KE	I LACEMENT OF	A SINGLE IA		<b> </b>	
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	<b>၂</b>	
	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
NTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
Ö	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate		
$\vdash$	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
	12	Roofs					☐ Appropriate ☐ Inappropriate		
	13	Style and Slope					☐ Appropriate ☐ Inappropriate	<b>⊣                                    </b>	
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	⊣୍ୟ ଛଗା	
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	그 > 중 의	
	16	Cornice Line					☐ Appropriate ☐ Inappropriate		
DESIGN & MATERIALS	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	HIS!	
I	18 19	Walls Siding / Material					☐ Appropriate ☐ Inappropriate	Image: Section 1	
	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	⊣ 🗲 ₹ ગ્રી	
₹	21	Doors and windows					☐ Appropriate ☐ Inappropriate	⊣ 🗲 등의	
∞	22	Window Openings and Proportions					□ Appropriate □ Inappropriate		
DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	∐ <b>ম</b> ই ধে	
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	□ 🗗 🕏 🔆	
		Awnings					☐ Appropriate ☐ Inappropriate		
DING	26	Doors					☐ Appropriate ☐ Inappropriate		
ΙΪ	27	Porches and Balconies					□ Appropriate □ Inappropriate		
BUILDING	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	— ()	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b>☐ 6.</b> ≥	
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate		
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
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7	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate		
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate		
)ES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
S		Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
	1. Pro 2. As 3. Co	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value.  • Criteria: / Findings of Easts	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐	No 5. Com	ntain the special characte aplement and enhance th note the education, pleas	ne architectural and	d historic character: the District to the city residents and visi	☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes	
l.	1. Co	Criteria / Findings of Fact: Densistent with special and defining character of empatibility of design with surrounding properties			tion to historic and archite		_		