- TBD

- Recommend Approval

- Recommend Approval

- Recommend Approval

- Recommend Approval

Staff Report – November 2nd, 2022

November 2nd MEETING

Administrative Approvals:

- 1. 11 Walden St. (LUHD-502)
- 2. 60 Penhallow St. (LUHD-540)
- 3. 45 Market St. (LUHD-538)
- 4. 500 Market St. (LUHD-539)
- 5. 124 State St. (LUHD-542)
- 6. 322 Islington St. (LUHD-543) Recommend Approval
- 7. 232 Court St. Unit 2 (LUHD-544) Recommend Approval
- 2. 242 Maplewood Ave (IIIID 545)
- 8. 348 Maplewood Ave. (LUHD-545) Recommend Approval
- 9. 138 Maplewood Ave. (LUHD-541) Recommend Approval

Extension Requests:

1. 238 Deer St. (LU-20-238) (1st Request)

PUBLIC HEARINGS - OLD BUSINESS:

- A. 43 Holmes Court (LU-22-72) (demolition & new single family)
- B. 159 State St. (LU-22-68) (HVAC)
- C. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- D. 33 South Mill Pond St. (LU-22-171) (solar panels)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 324 Maplewood Ave. (LU-22-183) (adaptive reuse)
- 2. 361 Islington St. (LU-22-195) (side and rear addition)
- 3. 93 Pleasant St. (LU-21-183) (one story addition)
- 4. 15 Mt. Vernon St. (LU-19-126) (extend roofline over garage)

November 9th MEETING

DISCUSSION – Certified Local Government

PUBLIC HEARINGS – OLD BUSINESS:

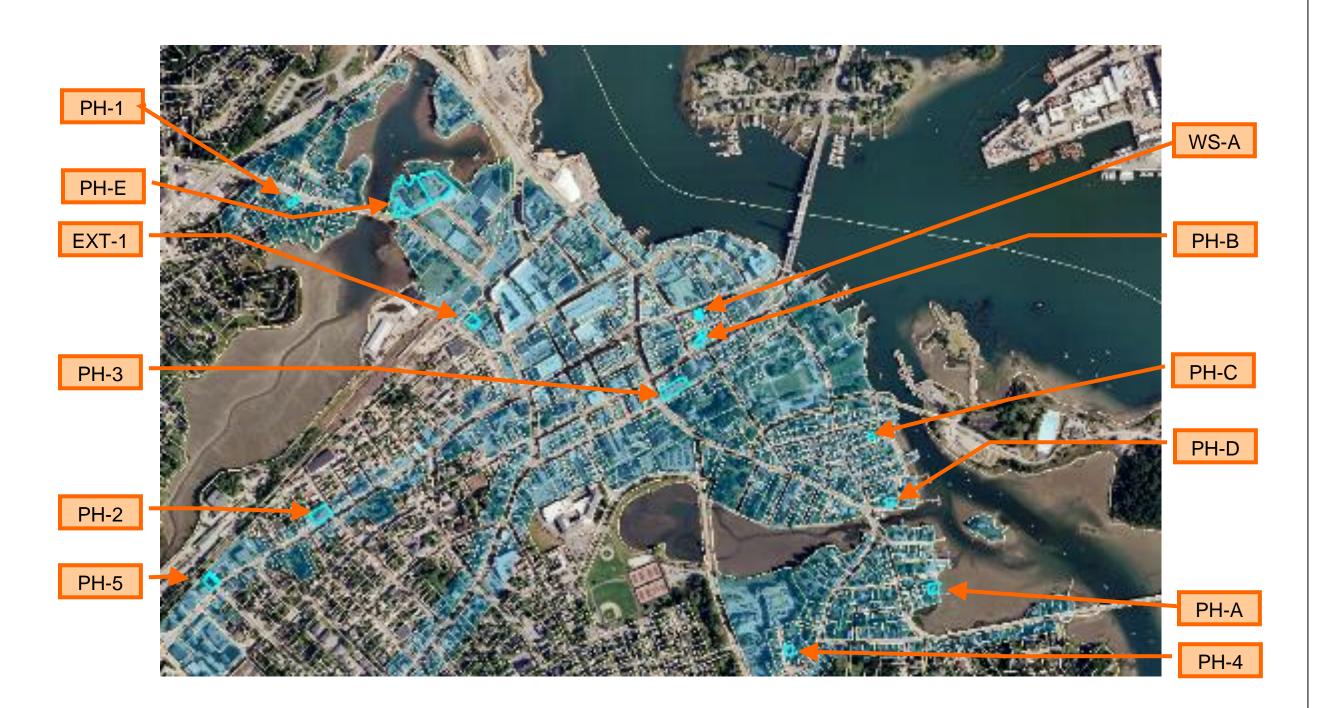
A. 1 Raynes Ave. (LU-21-54) (2 infill buildings)

PUBLIC HEARINGS – NEW BUSINESS:

5. 553-9 Islington St. (LU-20-180) (modifications)

WORK SESSIONS - NEW BUSINESS:

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



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: November 2nd and 9th

<u>APPLICATIONS: 21</u>

Project Address: 238 DEER ST. (LU-20-238)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: EXTENSION REQUEST #1

eening Type:	EXIENSION K	EQUEST #1
Existing Conditions: • Zoning District: CD4 • Land Use: Commercial • Land Area: 6,108 SF +/- • Estimated Age of Structure: c. • Building Style: Commercial • Historical Significance: NA • Public View of Proposed Work • Unique Features: NA • Neighborhood Association: Na	: <u>View from Deer ar</u> orth End	
B. Proposed Work: To replace two wC. Other Permits Required:	indows with a differ	<u>ent design.</u>
☑ 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:		
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	√ □ "Back-of-House'
G. Design Approach (for Major Projects	<u>s):</u>	
Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	ng, 10 Pleasant Street)
lacktriangle Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islinaton, 55 Con	aress Street)

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

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

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

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

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

H. Project Type:

I. Neighborhood Context:

• The building is located along Deer Street in the heart of the North End. It is surrounded with many new multi-story buildings.

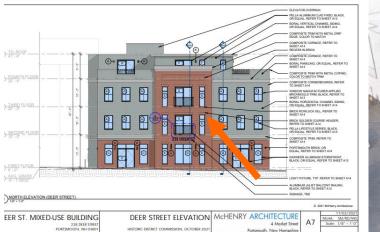
J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

- Replace the existing building with a 3 story mixed-use structure with a penthouse level on the roof. Note that the BOA approved the required variances for the penthouse level.
- The applicant is requesting the first one-year extension so no public hearing is required.

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

K. Aerial Image, Street View and Zoning Map:





Proposed Alterations and Existing Conditions



Zoning Map

238 DEER ST. (LU-20-238) – EXTENSION REQUEST #1

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT		SHBORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S
	N-	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		S _ 8
	1	Gross Floor Area (SF)	•		•		~ \$ \$
	2	Floor Area Ratio (GFA/ Lot Area)					S 5 -
	3	1 1 3 13 , 1 11 1 1 1		N A	IODERATE PROJ	IECT V	
	4	Building Height – Zoning (Feet)		14	IODLKAIL I KOJ		F S 1
	5			- Const	ruct a 3.5-Story Build	ling Only -	≷ ;;
	6	Number of Stories		- COII3II	idel a 3.3-3loly build		Zžť
	7	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	APPLICAL	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
-	- 8	Scale (i.e. height, volume, coverage)	AFFLICAI	NI 3 COMMENTS	HDC 30GGESHONS		
	< <u> </u>					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
ONTE	10						AI TRIC No.
٥						□ Appropriate □ Inappropriate	A K Z
	12					□ Appropriate □ Inappropriate	SS
	13					□ Appropriate □ Inappropriate	
	14	, ,					
	15					□ Appropriate □ Inappropriate	₹
	16					□ Appropriate □ Inappropriate	> 0 8
	17						ST.
FSIGN & MATERIALS	ار ا کے 18	·				□ Appropriate □ Inappropriate	EV HISTO DEER S
N A	1					□ Appropriate □ Inappropriate	
ATFRI	20					□ Appropriate □ Inappropriate	一 月 38
Ž							
۷ Z	<u>مم</u>					□ Appropriate □ Inappropriate	≥ 6 5 5 1
<u></u>	23					□ Appropriate □ Inappropriate	IJ ŠĘ
		Window Shutters / Hardware				□ Appropriate □ Inappropriate	
<u>.</u>		Awnings				□ Appropriate □ Inappropriate	∠ ₹ ₹
UNIO	26	Doors				□ Appropriate □ Inappropriate	OPERT ROPERT
SIII DING	5 27	Porches and Balconies				□ Appropriate □ Inappropriate	PR PR
~	28	Projections (i.e. porch, portico, canopy)					<u> </u>
	29					□ Appropriate □ Inappropriate	
	30	<u> </u>				□ Appropriate □ Inappropriate	
	31					□ Appropriate □ Inappropriate	
	32	, , ,				□ Appropriate □ Inappropriate	
	33					□ Appropriate □ Inappropriate	
	34	, , ,				☐ Appropriate ☐ Inappropriate	
FAIGN	35					☐ Appropriate ☐ Inappropriate	7
FSI	36	<u> </u>				□ Appropriate □ Inappropriate	
H E						□ Appropriate □ Inappropriate	THE STATE OF
SITE		, ,				□ Appropriate □ Inappropriate	
	39	B *1.1*				□ Appropriate □ Inappropriate	
<u>H.</u>		ose and Intent:					
		reserve the integrity of the District:			tain the special character of the		
		Assessment of the Historical Significance:	☐ Yes ☐	•	plement and enhance the archit		☐ Yes [
	3. C	Conservation and enhancement of property valu	es:	No 6. Prome	ote the education, pleasure and	I welfare of the District to the city residents and visitors:	
I.	Revie	w Criteria / Findings of Fact:					
<u> </u>		Consistent with special and defining character of	surrounding proper	ties: □Yes□No 3 Relati	ion to historic and architectural v	value of existing structure: □ Yes □ No	
		ompatibility of design with surrounding properties			patibility of innovative technolog		

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

A. Property Information - General:
 Existing Conditions: Zoning District: WB Land Use: Single- Family Land Area: 5,662 SF +/- Estimated Age of Structure: c.1903 Building Style: Late Gothic Revival Number of Stories: 1.5 Historical Significance: Contributing Public View of Proposed Work: View from Holmes Court Unique Features: NA Neighborhood Association: South End
B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.
C. Other Permits Required:
lacktriangledown Board of Adjustment $lacktriangledown$ Planning Board $lacktriangledown$ City Council
D. Lot Location:
$lacksquare$ Terminal Vista \Box Gateway \Box Mid-Block
\square Intersection / Corner Lot \square Rear Lot
E. Existing Building to be Altered/ Demolished:
Principal Accessory Significant Demolition
F. Sensitivity of Context:
$lacktriangle$ Highly Sensitive \Box Sensitive \Box Low Sensitivity \Box "Back-of-House"
G. Design Approach (for Major Projects):
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:

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

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

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

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

I. Neighborhood Context:

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

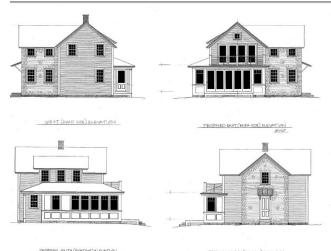
J. Staff Comments and Suggestions for Consideration:

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

Note that the applicant has requested to postpone this application to the December 7th meeting.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zonina Map

HISTORIC SURVEY RATING

C

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NE	GHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S
	- NO	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		
	1	Gross Floor Area (SF)	,				N FOR
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MODERATE PRO	LIFCT	\mathbb{L}
	4	Building Height – Zoning (Feet)		_			
	5	Building Height – Street Wall / Cornice (Feet)	1	– REMOVAL & RI	EPLACEMENT OF A S	INGLE FAMILY HOUSE -	
	7	Number of Stories Building Coverage (% Building on the Lot) ———————————————————————————————————					
	,	PROJECT REVIEW ELEMENT	LDC (COMMENTS	HDC SHCCESTIO	ADDDODIATENECC	₹
-	R	Scale (i.e. height, volume, coverage)	пис	COMMENTS	HDC SUGGESTIO	NS APPROPRIATENESS Appropriate Inappropriate	\dashv
ĭ	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	┤ ┣──
ONTEXT	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	UAI
ರ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
	12	Roofs				☐ Appropriate ☐ Inappropriate	_ بـ
	13	Style and Slope				☐ Appropriate ☐ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	4
	15	Roof Materials				☐ Appropriate ☐ Inappropriate	↓
	16	Cornice Line				☐ Appropriate ☐ Inappropriate	—
Ŋ	17	Eaves, Gutters and Downspouts Walls				□ Appropriate □ Inappropriate	↓
₹	19	Siding / Material				□ Appropriate □ Inappropriate	1
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
È	21	Doors and windows				□ Appropriate □ Inappropriate	
≪ Z	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	<u> </u>
2		Window Casing/ Trim				□ Appropriate □ Inappropriate	PE
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	
9	25	Awnings				☐ Appropriate ☐ Inappropriate	
	26 27	Porches and Balconies				□ Appropriate □ Inappropriate	↓
2	28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	┪
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	7
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	7
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate	
	33	Decks				□ Appropriate □ Inappropriate	
	34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate	
2	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	SET.
S	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
2	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate	
ニ		Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate	
	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	*
_		se and Intent:					
		eserve the integrity of the District:			intain the special character of th		
		sessment of the Historical Significance:			·	hitectural and historic character:	
	3. C	onservation and enhancement of property value	es:	No 6. Pror	mote the education, pleasure a	nd welfare of the District to the city residents and visito	ors:
. 6	Review	/ Criteria / Findinas of Fact:					

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

A. Property Information - Ger

Existina	Conditions:

- Zoning District: <u>CD4</u> Land Use: <u>Multi-Family</u>
- 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: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add wall-mou	<u>unted HVAC to the s</u>	second floor.
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
\square Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	itive \square Low Sensitivity	√ 🗌 "Back-of-House'
G. Design Approach (for Major Project	<u>ts):</u>	
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	e., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

J. Neighborhood Context:

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

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Add a wall-mounted HVAC unit on the 2nd floor of the exterior wall of the structure. Conduit will also be applied to the wall.
- This application has been continued for over 6 months so it is recommended that no further continuances be permitted without re-noticing the project.

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

I. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

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

	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBORHOOD CONTEXT		
No	Project Information	Existing Building Proposed Building (+/-)		Surrounding Structures (Average)	
No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSES	SSOR'S INFO)		
1	Gross Floor Area (SF)	·	•		
2	Floor Area Ratio (GFA/ Lot Area)		MINIOD DDO IECT		
3	Building Height / Street-Width (ROW) Ratio		WIINOR PROJECT		
4	Building Height – Zoning (Feet)	WALL MOU	INITED LIVAC CONDENIC	ND ONLY	
5	<u> </u>	- WALL-MOU	INIED HANC CONDENSC	OK ONLY -	
6					
7					
		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
8				□ Appropriate □ Inappropriate	
9				□ Appropriate □ Inappropriate	
10				□ Appropriate □ Inappropriate	
11	· · · · · · · · · · · · · · · · · · ·			□ Appropriate □ Inappropriate	
12	Roofs			□ Appropriate □ Inappropriate	
13				□ Appropriate □ Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)			☐ Appropriate ☐ Inappropriate	
15	Roof Materials			□ Appropriate □ Inappropriate	
16				☐ 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				□ 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	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate	
39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)			☐ Appropriate ☐ Inappropriate	
	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 38 38 38 38 38 38 38 38 38	4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 19 Projections (i.e. bays, balconies) 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) 7 PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbocks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 17 Eoves, Gutters and Downspouts 18 Walls 19 Number and Material 19 Number and Material 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Shutters / Hardware 25 Stom Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 44 Grading (i.e. ground floor height, street edge) 34 Diveways (i.e. location, materials, street trees) 35 Fence / Walls / Screenwalls (i.e. materials, street trees) 36 Driveways (i.e. location, materials, street trees) 37 Diveways (i.e. location, materials, street trees)	## A Building Height - Stories Suilding Height - Stories	

Project Address: 3 WALTON ALLEY (LU-22-100) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #C**

	\sim	1.1.	
Existing	(\cdot)	naition	c.
LAISIIIIG	\sim	HAIHOH	э.

- Zoning District: <u>GRB</u> Land Use: <u>Single-Family</u>
- Land Area: 1,680 SF +/-

- Estimated Age of Structure: c.1750-1800
 Building Style: Georgian/ Federal
 Historical Significance: C
 Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: <u>NA</u>

	Neighborhood Association: 300	JIN ENG	
<u>B.</u>	. Proposed Work: To add a picture v	<u>vindow and new c</u>	<u>ondenser in the rear yard.</u>
<u>C.</u>	C. Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>). Lot Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demol	lished:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	. Sensitivity of Context:		
	$lacktriangledown$ Highly Sensitive \Box Sensitiv	ve \square Low Sensitivity	"Back-of-House"
<u>G.</u>	6. Design Approach (for Major Projects)	<u>):</u>	
	☑ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Port	walk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e. №	AcIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	I. Project Type:		
	\square Consent Agenda (i.e. very s	mall alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alte	erations, additions or	expansions)

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

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

I. Neighborhood Context:

• This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

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

The Application is proposing to:

- Add a new picture window on the rear elevation.
- Add a HVAC condenser in the rear yard

NOTE THE PROPOSED MECHANICAL CONDENSOR HAS STILL NOT BEEN DETAILED ON THE PLAN, THUS, I WOULD RECOMMEND WE CONTINUE THIS ITEM TO THE NOVEMBER 9TH MEETING.

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

K. Aerial Image, Street View and Zoning Map:





Rear Elevation and Streetscape View



Zoning Map

		3	WALTON AL	LEY (LU-22-100)	- PUBLIC HEARIN	IG #C (MINC	OR)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
•		GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
- -	1	Gross Floor Area (SF)	1					ال حر کے بڑا
5	2	Floor Area Ratio (GFA/ Lot Area)						O 8 6
)	3	Building Height / Street-Width Ratio		Λ.	MODERATE PI	RO IFCT		
	4	Building Height – Zoning (Feet)		Λ	COPERAIL	KOJLOI		MIS ate:
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	•	 Add HVAC, pic 	cture window. &	replace sto	rm windows –	≥ ₫
	7	Building Coverage (% Building on the Lot)		/ taa / p.	5.0.0 m			
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS	☐ O 있히
_	8	Scale (i.e. height, volume, coverage)	7				□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	⊣ ⊢ ບົ z
NO	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
ပ		Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	□ 🕶 ITS
	12	Roofs					□ Appropriate □ Inappropriate	ା ⊃ ଞ ଧ
	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	ା ≯ ଧ୍ୟା
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	EV HISTO
ALS	18	Walls					☐ Appropriate ☐ Inappropriate	_ \
		Siding / Material					☐ Appropriate ☐ Inappropriate	ַב → בַ
₹	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	⊣ ⊢ ≒ ≰
~ ≪	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
SIGN & MATERIALS	22	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	⊣ ଲ ଛୁ ଧା
ES	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
G DE		Awnings					□ Appropriate □ Inappropriate	PRTS,
BUILDING	26	Doors					□ Appropriate □ Inappropriate	POR.
BUILD		Porches and Balconies					☐ Appropriate ☐ Inappropriate	
B 81	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	
z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
SiG	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	No. of the last
SITE	30	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
"	39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
_		se and Intent:					☐ Appropriate ☐ Inappropriate	
<u>11.</u>		eserve the integrity of the District:	□ Yes □	No. 4 Mair	ntain the special character	r of the District:		□ Yes
		sessment of the Historical Significance:			nplement and enhance th		historic character	□ Yes
		onservation and enhancement of property value			•		he District to the city residents and visit	
		,	⊔ I ∪ 3 ⊔	0. 11011	ioro ino odocanon, piedst	ord aria Worldie OF II	To bisiner to the eny residents and visit	1013.
<u>l. </u>		/ Criteria / Findings of Fact:			P I 1			
		onsistent with special and defining character of s					=	
	2. Cc	empatibility of design with surrounding properties	:	□ Yes □ No 4. Com	patibility of innovative tec	chnologies with surro	ounding properties: 🗆 Yes 🗆 No	

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

A. Property Information - General

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,495 SF +/-
- Estimated Age of Structure: c. 1860
 Building Style: Federal
 Number of Stories: 2.5

- Historical Significance: Contributing
 Public View of Proposed Work: View from South Mill and Salter Streets
 Unique Features: Significant alterations
- Neighborhood Association: South End Residents

<u>B.</u>	Proposed Work:	<u>To replace rea</u>	<u>r window anc</u>	l door with	<u>French doors.</u>

<u>C.</u>	Other	<u>Permits</u>	Required:

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

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

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

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

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

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

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

NOTE THAT THE APPLICANT IS EXPLORING OTHER LOCATIONS FOR INSTALLATION OF THE SOLAR PANELS AND IS REQUESTING MORE TIME TO EVALUATE THE FEASIBILITY OF THESE ALTERNATIVES.

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD CONTEXT			
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
GENERAL BUILDING INFORMATION	(ESTIMA)	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)				
Gross Floor Area (SF)	(2011111111		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT					
			ODERAIL I ROS				
		– IN	ISTALL SOLAR PANEL	S ONLY –			
PROJECT REVIEW ELEMENT	APPLI	CANT'S COMMENTS	HDC SUGGESTIONS	S APPROPRIATENESS			
				□ Appropriate □ Inappropriate			
acement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate			
				□ Appropriate □ Inappropriate			
				☐ Appropriate ☐ Inappropriate			
				□ Appropriate □ Inappropriate			
,				☐ Appropriate ☐ Inappropriate			
				□ Appropriate □ Inappropriate			
				□ Appropriate □ Inappropriate			
				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate			
				□ Appropriate □ Inappropriate			
				□ Appropriate □ Inappropriate			
				□ Appropriate □ Inappropriate			
				□ Appropriate □ Inappropriate			
ndow Openings and Proportions				□ Appropriate □ Inappropriate			
ndow Casing/ Trim				□ Appropriate □ Inappropriate			
dow Shutters / Hardware				□ Appropriate □ Inappropriate			
				☐ Appropriate ☐ Inappropriate			
				☐ Appropriate ☐ Inappropriate			
				☐ Appropriate ☐ Inappropriate			
				□ Appropriate □ Inappropriate			
9				□ Appropriate □ Inappropriate			
				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate			
		+		□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate			
· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate			
				□ Appropriate □ Inappropriate			
				☐ Appropriate ☐ Inappropriate			
ding (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate			
				□ Appropriate □ Inappropriate			
				□ Appropriate □ Inappropriate			
king (i.e. location, access, visibility)				□ Appropriate □ Inappropriate			
cessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate			
	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 Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Shutters / Hardware Awnings Doors Proches and Balconies Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Decks Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type) Grading (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)	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 APPLIE Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Awnings Doors Procetions (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Raillings Lighting (i.e. wall, post) Signs (i.e. projection, wall) Mechanicals (i.e. HVAC, generators) Decks Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Gross Roor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height - Zoning (Feet) Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Material Cornice Line Cornice Line Siding / Material Projections (i.e. boys, balconies) Doors and Windows Window Openings and Proportions Window Openings and Proportions Window Cosing/ Irim Window Shutters / Hardware Awnings Doors Projections (i.e. portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. porth, portico, canopy) Londings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Decks Garages/ Barns / Sheds (i.e. doors, placement) Frace / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Londrosaping (i.e. grordens, planters, street trees) Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GEOR AREA (SIG) Building Height / Street-Width Ratio Building Coverage (% Building on the Lat) PROJECT REVIEW ELEMENT FROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. serbocks, alignment) Massing (i.e. serbocks, alignment) Architectural Style (i.e. traditional – modern) Rods Style and Slope Roof Projections (i.e., chimneys, vents, dormers) Roof Material Frojections (i.e., chimneys, vents, dormers) Walls Siding / Material Frojections (i.e. bays, balconies) Doors and Windows Window Openings and Proportions Window Casing/Time Window Openings and Proportions Window Casing/Time Window Supers / Stoley Florings Bush Stoley Stoley Florings Roof Porches and Balconies Projections (i.e. porch, portico, conopy) Landings/Bisp / Stoop / Rollings Bush I.e., porch, portico, conopy) Landings/Bisp / Stoop / Rollings Bush I.e., porch, portico, conopy) Landings/Bisp / Stoop / Rollings Bush I.e., porch, portico, conopy) Bush I.e., porch, portico, conopy) Bushing (i.e., wall, post) Mechanicals (i.e., HYAC, generators) Decks Garages/ Barns / Sheds (i.e., doors, placement) Grading (i.e., graders, planters, street frees) Driveways (i.e., boccolin, methodic), screet frees) Driveways (i.e., boccolin, methodic), screet frees)			

Project Address: 324 MAPLEWOOD AVE. (LU-22-183) Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #1 A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L2</u>Land Use: <u>Mixed-Use</u>
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1948
- Building Style: <u>Commercial</u> Number of Stories: <u>1.0</u>

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

B	Proposed Work:	<u>To renovate t</u>	<u>he existing</u>	<u>building</u>	<u>for a sing</u>	<u>ıle family</u>	use.

_			•					
C. Other Permits Required:								
	\square Board of Adjustment	Planning Board	☐ City Council					
D. Lot Lo	<u>cation:</u>							
	☐ Terminal Vista	Gateway	☑ Mid-Block					
	☐ Intersection / Corner Lot	☐ Rear Lot						
E. Existing	g Building to be Altered/ Demo	olished / Constructed	<u>:</u>					
	✓ Principal	Accessory	Demolition					
F. Sensiti	vity of Context:							
	\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	"Back-of-House					
G. Desig	n Approach (for Major Projects	<u>s):</u>						
	☑ 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. Projec	t Type:							
	☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					

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

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

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

L. 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.

M. Staff Comments and/ or Suggestions for Consideration:

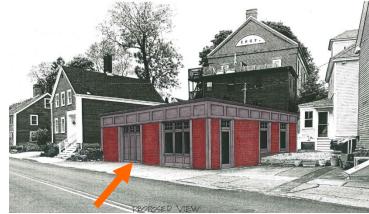
The Applicant is proposing to:

- Clad the exterior walls with clapboards
- Add windows and doors.
- Convert the accessory structure for a residential use.

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

J. Aerial Image, Street View and Zoning Map:





Street View Image & Proposed Elevation



Zoning Map

324 MAPLEWOOD AVE. (LU-22-183) - PUBLIC HEARING #1 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBOI	RHOOD CONTEXT					
	Al -	Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)					
ŀ	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)								
	2	Floor Area Ratio (GFA/ Lot Area)		AAINIAD DDA IFAT						
, [3	Building Height / Street-Width (ROW) Ratio		MINOR PROJECT						
	4	Building Height – Zoning (Feet)	EVTEDIOD CI	ADDING WINDOWS AN	ID DOORS	I L				
	5	Building Height – Street Wall / Cornice (Feet)	- EXIERIOR CI	.ADDING, WINDOWS AN	ND DOOK2 -					
	6	Number of Stories								
_	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	\neg O				
×	8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate					
ONTEXT	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	_				
l Ö	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	- >				
S	17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate	⊢ú				
ESIGN & MATERIAL	18	Walls			□ Appropriate □ Inappropriate					
푎	19	Number and Material			☐ Appropriate ☐ Inappropriate	- >				
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	20	Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriate					
~	21	Doors and windows			□ Appropriate □ Inappropriate					
Z	22	Window Openings and Proportions			□ Appropriate □ Inappropriate					
SIC	23	Window Casing/ Trim			□ Appropriate □ Inappropriate	_ Ш				
	24	Window Shutters / Hardware Storm Windows / Screens			□ Appropriate □ Inappropriate	─ △				
DING	25				□ Appropriate □ Inappropriate					
	26 27	Porches and Balconies			□ Appropriate □ Inappropriate	\dashv \mathbf{O}				
BU	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate					
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	ן בּ				
	30	Lighting (i.e. wall, post)								
	31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate					
	32	Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate					
	33	Decks			□ Appropriate □ Inappropriate					
	34	Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	b seems				
	35	Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate					
z	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate					
Ω	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate					
DESIGN										
밑	39									
S	40					N. S.				
H. P	40 Purpose 1. Pre 2. Ass 3. Co	Parking (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) e and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value of Criteria / Findings of Fact: consistent with special and defining character of	☐ Yes ☐ No 5. Comple	·	al and historic character: re of the District to the city residents and visit	ors:				

Project Address: 361 ISLINGTON STREET (LUHD-521) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

Existing Conditions: Zoning District: CD4-L1

Land Use: Vacant / Commercial Land Area: 15,174 SF +/-

Estimated Age of Structure: 1965

 Building Style: <u>Commercial</u> Historical Significance: <u>Non-</u> Public View of Proposed Wo Unique Features: <u>NA</u> Neighborhood Association: 	-Contributing ork: View from Islingto	on and Cabot Streets						
B. Proposed Work: Add side & rea		e site improvements <u>.</u>						
C. Other Permits Required:								
☑ Board of Adjustment	✓ Planning Board	d 🗌 City Council						
D. Lot Location:								
☐ Terminal Vista	☐ Gateway	☐ Mid-Block						
✓ Intersection / Corner Lo	ot 🗌 Rear Lot							
E. Existing Building to be Altered/ De	molished / Constructe	<u>d:</u>						
Principal	Accessory	\square Significant Demolition						
F. Sensitivity of Context:								
\square Highly Sensitive $oldsymbol{arDelta}$ Sen	nsitive \square Low Sensitivit	ty \square "Back-of-House"						
G. Design Approach (for Major Proje	ects):							
Literal Replication (i.e. 6-1	l 6 Congress, Jardinière Build	ling, 10 Pleasant Street)						
$\ \square$ Invention within a Style	☐ 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	i.e. McIntyre Building, Citizer	n's Bank, Coldwell Banker)						
H. Project Type:								
Consent Agenda (i.e. ve	ery small alterations, ac	dditions or expansions)						
\square Minor Project (i.e. small α	alterations, additions of	r expansions)						

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

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

Neighborhood Context:

• The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures with shallow or no front yard setbacks on relatively small lots

J. Background & Suggested Action:

The applicant proposed to:

- Convert the former gas station to a full-service restaurant;
- Add a small addition to the west and rear side of the building;
- Modify the existing canopy to create on outdoor seating area; and
- Add fencing and landscaping along the edge of the property.
- A large shade tree is also included for removal along the rear driveway.

NOTE THAT THIS PROJECT RECEIVED DIMENSIONAL VARIANCES FROM THE BOA AT THEIR OCTOBER MEETING.

Design Guideline Reference – Masonry & Stucco (07), Windows and Doors (08), Site Elements & Streetscapes (09), Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:





Proposed Site Plan and Street View Image



Zoning Map

HISTORIC SURVEY RATING

NC

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	BORHOOD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
No.		boliding	boliding (+/-)	(Aveluge)	(Avelage)
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
<u> </u>	Gross Floor Area (SF)				
	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio		^	AODERATE PROJE	CT
	Building Height – Zoning (Feet)			MODERAIL I ROSE	
	Building Height – Street Wall / Cornice (Feet) Number of Stories		- SITE ALTERAT	IONS AND SIDE & REAF	R ADDITION ONLY –
	Building Coverage (% Building on the Lot)				(/ ())
	PROJECT REVIEW ELEMENT	A DDI IC A P	IT'S COAAAAENITS	HDC SHCCESTIONS	APPROPRIATENESS
\perp		AFFLICAI	IT'S COMMENTS	HDC SUGGESTIONS	
	cale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
	acement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
_	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate
	Roofs				□ Appropriate □ Inappropriate
	Style and Slope				☐ Appropriate ☐ Inappropriate
_	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate
	Roof Materials				☐ Appropriate ☐ Inappropriate
	Cornice Line Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
Wo					□ Appropriate □ Inappropriate
_	ding / Material				□ Appropriate □ Inappropriate
	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
_	Doors and Windows				☐ Appropriate ☐ Inappropriate☐ Appropriate ☐ Inappropriate
	Vindow Openings and Proportions				□ Appropriate □ Inappropriate
_	Window Openings and Froportions Window Casing/ Trim				□ Appropriate □ Inappropriate
	ndow Shutters / Hardware				□ Appropriate □ Inappropriate
_	orm Windows / Screens				□ Appropriate □ Inappropriate
Dooi					□ Appropriate □ Inappropriate
_	rches and Balconies				□ Appropriate □ Inappropriate
	jections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
	adings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
	hting (i.e. wall, post)				□ Appropriate □ Inappropriate
	ns (i.e. projecting, wall)				□ Appropriate □ Inappropriate
	chanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
De	ecks				☐ Appropriate ☐ Inappropriate
_	Garages/ Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate
	ence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate
	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate
	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate
	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate
	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
	ccessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate

Project Evaluation Form: 93 PLEASANT STREET (LU-21-183) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

Α.	Property	/ Information	- General:
----	-----------------	---------------	------------

Existing Conditions:

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

	Public View of Proposed Work:Unique Features: Focal Building	View from Pleasan	<u>it and Court Streets</u> • Wall along Court Street
	 Neighborhood Association: <u>Do</u> 	<u>wntown</u>	Trail along coon silve
<u>B.</u>	s. Proposed Work: To remove and res	tore historic wall.	
<u>C.</u>	C. Other Permits Required:		
	\square Board of Adjustment	☑ Planning Board	☐ City Council
<u>D.</u>	D. Lot Location:		
	Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	. Existing Building to be Altered/ Demoli	shed / Constructed	
	✓ Principal	Accessory	Demolition
<u>F.</u>	. Sensitivity of Context:		
	$lacktriangle$ Highly Sensitive \Box Sensitiv	ve \square Low Sensitivity	☐ "Back-of-House"
G	G. Design Approach (for Major Projects)	<u>.</u>	
	☑ Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e., I	Porter Street Townhouses	, 100 Market Street)
	☐ Abstract Reference (i.e. Portv	valk, 51 Islington, 55 Cong	gress Street)
	☐ Intentional Opposition (i.e. M	cIntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	1. Project Type:		
	\square Consent Agenda (i.e. very s	mall alterations, add	litions or expansions)
	☑ Minor Project (i.e. small alte	rations, additions or	expansions)
	\square Moderate Project (i.e. signif	icant additions, alte	rations or expansions)

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

Neighborhood Context:

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

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Modify the stairwell and elevator overrun and siding material
- Remove the existing historic wall and replace it in-kind once construction of the new structure is complete.
- NOTE THAT GIVEN THE LEVEL OF HISTORICAL SIGNIFICANCE AND PUBLIC CONCERN FOR THE EXISTING WALL ALONG COURT STREET, THIS WAS POSTED AND ADVERTISED AS A PUBLIC HEARING.
- Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)

K. Aerial Images and Maps:





Renderings of the Proposed Addition and Connector Buildings



Zoning Map

INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBORHO	OD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED I	FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
Gross Floor Area (SF)	(======================================		, , , , , , , , , , , , , , , , , , ,	<u> </u>	
oor Area Ratio (GFA/ Lot Area)					
uilding Height / Street-Width Ratio			MINOR PRO) IECT	
uilding Height – Zoning (Feet)			MINOKIKO	JJLCI	
uilding Height – Street Wall / Cornice (Feet)	- REMOVE H	HISTORIC WALL	& MODIFY APPI	IRTENANCE	S & SIDING MATERIAL -
umber of Stories	KEMO VE I				a dibilità mintiennie
uilding Coverage (% Building on the Lot)					
PROJECT REVIEW ELEMENT	HDC COI	MMENTS	HDC SUGG	<u>ESTIONS</u>	APPROPRIATENESS
cale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate
acement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
lassing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate
rchitectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate
oofs					□ Appropriate □ Inappropriate
tyle and Slope					□ Appropriate □ Inappropriate
oof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate
oof Materials					□ Appropriate □ Inappropriate
ornice Line					□ Appropriate □ Inappropriate
aves, Gutters and Downspouts					□ Appropriate □ Inappropriate
/alls					□ Appropriate □ Inappropriate
umber and Material					□ Appropriate □ Inappropriate
rojections (i.e. bays, balconies)					□ Appropriate □ Inappropriate
oors and windows					□ Appropriate □ Inappropriate
/indow Openings and Proportions					□ Appropriate □ Inappropriate
/indow Casing/ Trim					□ Appropriate □ Inappropriate
/indow Shutters / Hardware					□ Appropriate □ Inappropriate
form Windows / Screens / Awnings					□ Appropriate □ Inappropriate
pors					□ Appropriate □ Inappropriate
orches and Balconies					□ Appropriate □ Inappropriate
rojections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate
andings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate
ghting (i.e. wall, post)					□ Appropriate □ Inappropriate
gns (i.e. projecting, wall)					□ Appropriate □ Inappropriate
Nechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
ecks					□ Appropriate □ Inappropriate
Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate
ence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate
Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
andscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
riveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
arking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
<u>d Intent:</u>	- v - · ·		. 1 . 2 . 11		
re the integrity of the District:			ntain the special characte		
ment of the Historical Significance:	□ Yes □ No		nplement and enhance th		
ration and enhancement of property valu	ies: 🗆 Yes 🗆 No	6. Pror	note the education, pleas	ure and welfare of	the District to the city residents and

Project Evaluation Form: 15 MOUNT VERNON ST. (LU-19-126) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4

A. Property Information - General

Existing Conditions:

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

 Historical Significance: Contributing Structure

	 Public View of Proposed Work: Unique Features: Relocated fro 	View from Mt. Verr m another lot in th	non Street. e 1950s
	Neighborhood Association: <u>Sou</u>		
	. Proposed Work: Ext. Request to add	d a dormer and se	cond story over the garage
<u>C.</u>	C. Other Permits Required:		
	☑ Board of Adjustment	Planning Board	☐ City Council
<u>D.</u>	D. Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demolis	shed / Constructed:	
	☑ Principal	Accessory	☐ Demolition
<u>F.</u>	. Sensitivity of Context:		
	☐ Highly Sensitive ☑ Sensitive	e \square Low Sensitivity	☐ "Back-of-House"
<u>G.</u>	G. Design Approach (for Major Projects):		
	Literal Replication (i.e. 6-16 Cor	ngress, Jardinière Building	g, 10 Pleasant Street)
	lacksquare Invention within a Style (i.e.,	Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Portw	alk, 51 Islington, 55 Cong	gress Street)
	☐ Intentional Opposition (i.e. Ma	cIntyre Building, Citizen's	Bank, Coldwell Banker)

H. Project Type:

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

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

I. Neighborhood Context:

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

J. Background, Comments & Suggested Actions:

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

NOTE THAT THIS APPLICATION HAS ALREADY HAD TWO EXTENSION REQUESTED GRANTED, THUS, A NEW PUBLIC HEARING WAS REQUIRED BUT THE PROJECT DESIGN HAS NOT CHANGED.

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

K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

		15	MOUNT VE	RNON STREET - F	PUBLIC HEARING	#4 (MODER	ATE)			
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	-52		
	N-	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			2		
Ľ	1	Gross Floor Area (SF)	(201111111		<u> </u>					
STA	2	Floor Area Ratio (GFA/ Lot Area)								
S	3	Building Height / Street-Width Ratio		A	MODERATE P	PO IFCT		FOR ISSION Ite: 11-		
	4	Building Height – Zoning (Feet)		N	NODLIKATLI	KOJLCI		MIS:		
	5	Building Height – Street Wall / Cornice (Feet)	– ΔD Γ	- ADD A SECOND STORY OVER GARAGE & ADD REAR DORMER ONLY -						
	6	Number of Stories	700	A SECOND SIC	KI OVEK OAKA	OL & ADD K	LAN DORMEN ONLI	ZEL		
	7	Building Coverage (% Building on the Lot)			-			→ 2 0 4		
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS			
5	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT AT		
ĮN C		Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate			
0	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate			
RS	12	Roofs					□ Appropriate □ Inappropriate			
亞	13	Style and Slope					□ Appropriate □ Inappropriate			
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate			
<u>Ш</u>	15	Roof Materials					□ Appropriate □ Inappropriate			
≥	16	Cornice Line					□ Appropriate □ Inappropriate	EV HISTO		
Z	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	— Ծ Տ Տ		
0 5	18	Walls					□ Appropriate □ Inappropriate	□ = =		
OMMISSION GN & MATERIALS	19	Number and Material					□ Appropriate □ Inappropriate			
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	RT)		
⋛│⋛	21	Doors and windows					□ Appropriate □ Inappropriate	⊣ 🔁 ଚୁ 🏻		
\geq $\mid \stackrel{\sim}{z}$	22	Window Openings and Proportions					□ Appropriate □ Inappropriate			
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	☐ W Š ∰		
		Window Shutters / Hardware					□ Appropriate □ Inappropriate	ַ בּ צֻּי		
ပ် ဋ	25	Storm Windows / Screens / Awnings					□ Appropriate □ Inappropriate	ORTS, ERTY:		
ISTRICT	26	Doors					□ Appropriate □ Inappropriate	_ ^ ^		
	27	Porches and Balconies					□ Appropriate □ Inappropriate	∠ ~ ~ ~		
"∣ ב	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	⊢ୁ 🗖 🚆		
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_ — _		
⋛│	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
0	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate			
HISTORIC	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate			
王│	33	Decks					□ Appropriate □ Inappropriate			
	34	Garages (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate			
Z C	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	E SUIL		
<u> </u>	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
		Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate			
T S		Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
Н.	Purpo	ose and Intent:		1						
		reserve the integrity of the District:		No 4. Mair	ntain the special characte	er of the District:		□ Yes		
		ssessment of the Historical Significance:			nplement and enhance th		d historic character:	□ Yes		
		onservation and enhancement of property value			•		the District to the city residents and visit			
J.		w Criteria / Findings of Fact:	J	0.1101	.c.o ino odocanon, pious	SIS GITA TTOTICIO OF	Jismor to the only residents and visit	.5.5.		
•		onsistent with special and defining character of s	urrounding properti	ies: □Yes□No 3 Relo	tion to historic and archite	ectural value of exis	sting structure: Yes No			
		ompatibility of design with surrounding properties:	<u> </u>		npatibility of innovative tea		-			

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

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

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

В.	Proposed Work:	To construct a 4 story mixed-use building and 5 story hotel.
_		•

C. Othe	r Permits Required:		
	\square Board of Adjustment	☑ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☑ Terminal Vista	☐ Gateway	☑ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensit	ivity of Context:		
	\square Highly Sensitive $oldsymbol{oldsymbol{arDelta}}$ Sensi	tive \square Low Sensitivit	y 🗌 "Back-of-House"
G. Desig	gn Approach (for Major Project	<u>'s):</u>	
	\square Literal Replication (i.e. 6-160	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Proje	ct Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	☑ Major Project (i.e. very la	rge alternations, add	itions 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

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 WE ARE EXPECTING REVISED PLAN TO BE SUBMITTED AND DISTRISBUTED BY NOVEMBER 2ND. SUCH PLANS SHOULD ADDRESS THE STATED CONCERNS REGARDING THE DETAILS FOR THIS **BUILDING AND SITE DESIGN.**

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

K. Aerial Image, Street View and Zoning Map:





Mixed-Use and Hotel Building Renderings



Zoning Map

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

	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CON		SUBJECT PROPERTY NEIGHBORHOOD CONTEXT		IA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT		SUBJECT PROPERTY NEIGHBORHOOD CONT		RTY NEIGHBORHOOD CONTEXT		
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	S						
	GENERAL BUILDING INFORMATION			ASSESSOR'S INFO)								
1	Gross Floor Area (SF)	,	3 94 5	1		Ten in the second secon						
2	Floor Area Ratio (GFA/ Lot Area)					FOR						
3				MAIOR PROJEC	'T							
4				MAJORIKOJEC)	₩ ≦						
5		- (CONSTRUCT A 4 S	TORY MIXED-IISE BIIII D	ING AND 5 STORY HOTEL -	 ≥						
6		•	CONSTRUCT A 4 5	TORT MIXED-03E DOILD	INO AND SSIONT HOLL	IZΣ						
/		4.00110		LIDO SUO OFICTIONIS	4 DDD 0 DDI 4 TEVITO0	A 8						
		APPLICA	ANI'S COMMENIS	HDC SUGGESTIONS								
8												
9						₹ ⋝ ₹						
						.UA1						
						-						
						EV HISTO						
						— — SS						
						→						
	0 1					₹ / ₹						
21						† 5 5						
						~ 6						
23	Window Casing/ Trim					ТЩξ						
24	Window Shutters / Hardware											
25	Awnings				□ Appropriate □ Inappropriate	OP ORTS						
26	Doors				□ Appropriate □ Inappropriate							
27	Porches and Balconies				□ Appropriate □ Inappropriate							
28					□ Appropriate □ Inappropriate	-						
29					□ Appropriate □ Inappropriate							
30												
31					☐ Appropriate ☐ Inappropriate							
				1		_						
	, , , , ,											
						y case						
						0						
	, ,					_						
				1								
		□ Yes □	No 4 Mc	aintain the special character of the Di	istrict·							
	_			·								
			5.110		. S. G. G. G. G. B. B. B. G. TO HIO SHY TOSIGOTHS GHA VISHO							
	,	• • •			<u> </u>							
Z. CC	ompanbiny of design with surrounding propertie	5.	\sqcup res \sqcup No 4. Co	mpatibility of innovative technologies	s with surrounding properties: 🗆 Yes 🗆 No							
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 Purpo 1. Pr 2. As 3. C	Project Information	Project Information Existing Building	Project Information Existing Proposed Building Proposed Building Proposed Building Proposed Building Proposed Building Proposed Building Proposed Proposed	Bright B	Project Information Esisting Reciprocal Abutting Students Abutting Students (Average)						

Project Address: 553-559 ISLINGTON ST. (LU22-180) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5**

Α.	Property	Information	- General:
----	-----------------	--------------------	------------

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Multi-Family Land Area: 8,712 SF +/-
- Estimated Age of Structure: c.1860

- Building Style: <u>Greek Revival</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Islington and Cass Streets</u>
- Unique Features: NA
- Neighborhood Association: Islington Creek

Proposed Work:	<u>To install a new 2 ½ stor</u>	<u>y rear addition.</u>

D. Troposod IVOING	72 STOLY TO GIT GIGIGITIE	<u>· · · ·</u>
C. Other Permits Required:		
\square Board of Adjustment	☑ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished/ Constructed:	
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitive	tive \Box Low Sensitivity	√ 🗌 "Back-of-House'
G. Design Approach (for Major Project	<u>s):</u>	

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

H. Project Type:

Consent Ager	nda (i.e. very sm	all alterations,	additions or ex	pansions
Minor Project ((i.e. small alterat	ions, additions	s 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 Islington Street and is surrounded with many contributing structures as well as more recent commercial intrusions into the district. The neighborhood is predominantly $2-2\frac{1}{2}$ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

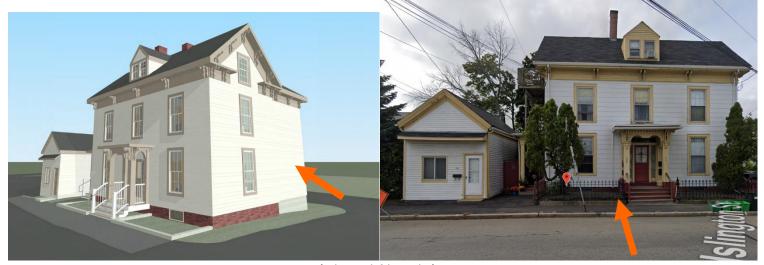
J. <u>Background, Comments & Suggested Action:</u>

The applicant was requested to redesign the dormer, rear entryway and some other elements that were changed during construction.

NOTE THAT THIS APPLICATION WAS PARTIALLY APPROVED AT THE OCTOBER MEETING BUT THE COMMISSION REQUESTED SOME OF THE DESIGN CHANGES TO EITHER REVERT TO THE PREVIOUSLY-APPROVED DESIGN OR ME PRESENTED AS MODIFICATIONS UNDER A PUBLIC HEARING.

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

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

553-559 ISLINGTON STREET (LU-22-180) – PUBLIC HEARING #5 (MODERATE PROJECT)

	INFO/ EVALUATION CRITERIA	3UD.	JECT PROPERTY	N	IEIGHBORHOOD CONTEXT		
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
		(ESTIM	NATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)			
1							
		MODERATE PROJECT					
			- MODIFICATION:	S TO A PREVIOUSL	Y-APPROVED DESIGN -		
		A DDI IC	SANIT'S COMMENTS	HDC SHCCESTI	IONS APPROPRIATENESS		
0		AFFLIC	CANT 3 COMMENTS	HDC 30GGESTI	□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
-	· · · · · · · · · · · · · · · · · · ·						
					□ Appropriate □ Inappropriate		
	- `				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
	, ,				□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
	9				□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
	, , , , , , , , , , , , , , , , , , , ,						
					☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
					□ Appropriate □ Inappropriate		
40	Screening/ Enclosures (i.e. sheds, dumpsters)				□ Appropriate □ Inappropriate		
	1 2 3 4 5 6 7 7 8 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	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 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens / Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns/ Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Street Wall / Cornice (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLIC 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens / Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns/ Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscuping (i.e. gradens, pioniters, street frees) 38 Driveways (i.e. location, materials, street frees) 39 Parking (i.e. location, materials, street frees) 30 Parking (i.e. location, materials, street frees) 30 Parking (i.e. location, materials, street frees) 31 Parking (i.e. location, materials, street frees)	Gross Floor Area (SF) 2 Floor Area (SF) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height / Street Wall / Cornice (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. serbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. boys, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Itim 24 Window Openings and Proportions 25 Style s ports 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings (Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. porch, portico, canopy) 32 Mechanicals (i.e. HVAC, generators) 33 Mecks 34 Garages/ Barns/ Sheds (i.e. doors, placement) 35 Fence / Wolls / Screenwalls (i.e. materials, type) 36 Gradge (i.e. location, materials, screening) 37 Parking (i.e. location, materials, screening) 38 Driveways (i.e. location, materials, screening) 39 Parking (i.e. location, materials, screening) 30 Driveways (i.e. location, materials, screening) 30 Driveways (i.e. location, materials, screening) 31 Parking (i.e. location, materials, screening) 31 Driveways (i.e. location, materials, screening)	GENERAL BUILDING INFORMATION 1. Gross Riber Area (SF) 2. Hoor Area Ratio (SFA/ Lot Area) 3. Building Height / Street-Wisth Ratio 4. Building Height / Street-Wisth Ratio 5. Building Height - Street Wan / Comice (Feet) 6. Number of Stories 7. Building Height - Street Wan / Comice (Feet) 7. Building Geograp (% Building on the Lot) 7. Building Geograp (% Building on the Lot) 7. PROJECT REVIEW ELEMENT 8. Scale (i.e. height), volume, coverage) 9. Placement (i.e. setbock, alignment) 10. Massing (i.e. modules, banding, stepbacks) 11. Architectural Style (i.e. traditional - modern) 12. Roofs 13. Style and Stope 14. Roof Projections (i.e. chimneys, vents, domners) 15. Roof Materials 16. Comice Line 17. Eaves, Gutters and Downspouts 18. Walls 19. Number and Material 19. Number and Material 19. Number and Material 19. Number and Material 20. Projections (i.e. bays, baconies) 21. Doors and windows 22. Window Openings and Proportions 23. Window Cosing/ frim 24. Window Stores / Armings 25. Storm Windows / Stores / Armings 26. Doors 27. Proches and Balconies 28. Projections (i.e. point, portico, canopy) 29. Landings/ Steps / Stoop / Roilings 30. Ughting (i.e. woll post) 31. Signs (i.e. projecting, canopy) 32. Mechanicals (ii.e. HACC, generators) 33. Decks 34. Garages/ Starrs, Sheets (ii.e. doors, placement) 35. Fence / Walls / Screenwalls (i.e. materials, hyps) 36. Grading (ii.e. ground floor height), siteet edge) 37. Driveways (ii.e. location, cacess, visibility) 38. Parking (iie. location, cacess, visibility)		

Project Address: 95 DANIEL ST. (LUHD-530) Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

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

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

<u>B.</u>	Proposed Work:	To demolish ar	<u>id replace the existing</u>	<u>g structures.</u>
<u>C.</u>	Other Permits Rec	quired:		
	\square Board c	f Adjustment	☐ Planning Board	\square City Council
<u>D.</u>	Lot Location:			

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

\square	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 smal	ll alterations,	additions or	expansions)

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

- ☐ 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:

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

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

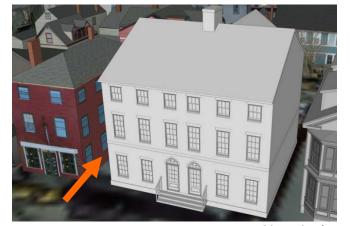
The Applicant is proposing to:

- Demolish the two existing historic structures;
- Replace the structures with a two-unit townhouse building
- Two building design options are provided for discussion and feedback.

NOTE THAT DEMOLITION OF THE TWO EXISTING HISTROIC STRUCTURES IS INTEGRAL TO APPROVAL OF THE PROPOSED PROJECT DESIGN. THUS, A SITE WALK WILL BE HELD ON NOVEMBER 2ND TO REVIEW THE EXISTING STRUCTURES.

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

K. Aerial Image, Street View and Zoning Map:





Street View Image & Proposed Elevation



Zoning Map

95 DANIEL ST. (LUHD-530) – WORK SESSION #1 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY NEIGHBORHOOD CONTEXT						
		Project Information	Existing Building Proposed Building (+/-)		rrounding Structures (Average)				
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
STAFF	1	Gross Floor Area (SF)	(ESTIMATED FROM THE TAX MAI S & ASSESSOR S INTO)						
₹	2	Floor Area Ratio (GFA/ Lot Area)	AAODEDATE DDO LECT						
S	3	Building Height / Street-Width (ROW) Ratio	MODERATE PROJECT						
	4	Building Height – Zoning (Feet)	DEMOLITION AND DE	- DEMOLITION AND REPLACEMENT OF TWO EXISTING STRUCTURES -					
	5	Building Height – Street Wall / Cornice (Feet)	- DEMOLITION AND RE						
	6	Number of Stories				Z W S S S S S S S S S S S S S S S S S S			
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
	≒ 8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate				
	8 9 10	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate				
					☐ Appropriate ☐ Inappropriate				
	- 11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate				
۲۵	12				□ Appropriate □ Inappropriate	DIS Cas			
BE	13	Style and Slope			□ Appropriate □ Inappropriate				
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)			☐ Appropriate ☐ Inappropriate	AL ST. O			
VE I	15	Roof Materials			☐ Appropriate ☐ Inappropriate				
-	16	Cornice Line			□ Appropriate □ Inappropriate	HISTO ANIEL			
OMMISSION	<u>17</u>	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate	╛┇┪┪			
<u> </u>	<u>₹</u> —''				☐ Appropriate ☐ Inappropriate				
2	<u> 19</u>	Number and Material			☐ Appropriate ☐ Inappropriate	─ .			
\$	₹ <u>20</u>	Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriate	RT COUTH C			
⋛	≥ 21 ∞ 21	Doors and windows			☐ Appropriate ☐ Inappropriate	□ □<			
\bar{S}	22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate				
	23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate	PE RTSM PERT			
_	△ 	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate	─ ┗ 饮苗 .			
ן ב	<u>25</u>	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate				
≚	26 27	Porches and Balconies			☐ Appropriate ☐ Inappropriate	\dashv $oldsymbol{O}$ o $oldsymbol{O}$ $oldsymbol{Q}$			
DISIRIC	$\frac{27}{28}$	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate	ROPEI PORTSMC PROPERTY			
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate	-			
∟ 2	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate	_			
녹	31	, ,			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 				
∠	32	Mechanicals (i.e. HVAC, generators)			l control of the cont				
HISIORIC	33	Decks			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	-19			
피	34	Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate				
<u> </u>		Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate				
	35 36 37	, , , ,			□ Appropriate □ Inappropriate				
		Landscaping (i.e. gardens, planters, street trees)			☐ Appropriate ☐ Inappropriate				
	38	Driveways (i.e. location, material, screening)			☐ Appropriate ☐ Inappropriate				
	39	Parking (i.e. location, access, visibility)			☐ Appropriate ☐ Inappropriate				
	40	A			- Appropriate - mappropriate				
r	_	and Intent:	□ Yes □ No 4. Mainto	gin the special character of the District:					
		reserve the integrity of the District:		ain the special character of the District:	ad historia character:	□ Yes □ I			
		ssessment of the Historical Significance:	•	element and enhance the architectural ar		☐ Yes ☐ I			
	3. C	onservation and enhancement of property val	lues:	ote the education, pleasure and welfare o	it the district to the city residents and visi	tors: \square Yes \square 1			
<u>I.</u>	Revie	w Criteria / Findings of Fact:							
	1. C	onsistent with special and defining character of	of surrounding properties: \square Yes \square No \square 3. Relation	on to historic and architectural value of ex	isting structure: ☐ Yes ☐ No				
	2. C	ompatibility of design with surrounding properti	es: 🗆 Yes 🗆 No 4. Comp	atibility of innovative technologies with su	rrounding properties: 🗆 Yes 🗆 No				
			·		-				