Staff Report - September 7th, 2022

September 7th MEETING

Administrative Approvals:

- 1. 60 Penhallow St. (LUHD-523)
- 2. 41 Dearborn St. (LUHD-517)
- 3. 82 Congress St. (LUHD-578)
- 4. 245 Islington St. #6 (LUHD-579)
- 5. 258 Maplewood Ave. (LUHD-522) Recommend Approval
- 6. 11 Walden St. (LUHD-502)
- 7. 232 South St. (LUHD-526)

- Recommend Approval

DISCUSSION - Demolition Review Ordinance

PUBLIC HEARINGS – OLD BUSINESS:

- A. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 43 Holmes Court (LU-22-72) (demolition & new single family)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 179 Pleasant St. (LU-22-169) (outbuildings)
- 2. 33 South Mill Pond St. (LU-22-171) (solar)
- 31 Aldrich St. St. (LU-22-163) (rear deck & addition)
- 40 Pleasant St. (LUHD-524) (lighting & door canopies)

WORK SESSIONS – NEW BUSINESS:

1. 361 Islington St. (LUHD-521) (side and rear addition)

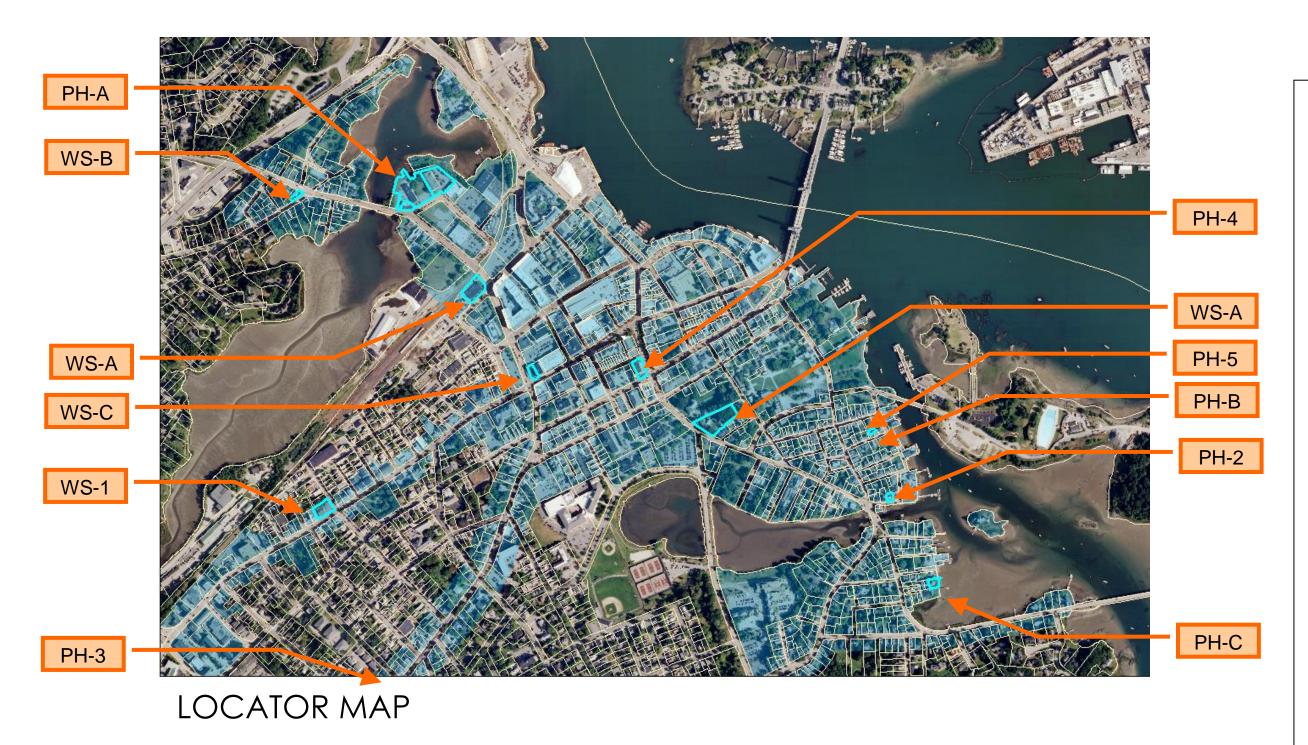
September 14th MEETING

PUBLIC HEARING – NEW BUSINESS:

1. 1 Walton Alley St. (LU-22-124) (garage & rear addition)

WORK SESSIONS – OLD BUSINESS:

- A. 161 Deer St. (LUHD-462) (4 story infill building)
- B. 147 Congress St. (LUHD-501) (one story addition)



DISTRICT COMMISSION HISTORIC

MEETING DATE: September 7th and 14th **APPLICATIONS: 19**

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

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

	11011 HOIII III O	100 a ana majinoo 7 110						
 Unique Features: NA Neighborhood Association: Downtown 								
B. Proposed Work: To construct a 4 story mixed-use building and 5 story hotel.								
<u>Permits Required:</u>								
\square Board of Adjustment	☑ Planning Board	☐ City Council						
cation:								
☑ Terminal Vista	☐ Gateway	☑ Mid-Block						
✓ Intersection / Corner Lot	Rear Lot							
Building to be Altered/ Demo	olished:							
☑ Principal	☐ Accessory	☐ Demolition						
ity of Context:								
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive \square Low Sensitivity	√ 🗌 "Back-of-House"						
Approach (for Major Projects	<u>s):</u>							
Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)						
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)								
H. Project Type:								
\square Consent Agenda (i.e. very small alterations, additions or expansions)								
\square Minor Project (i.e. small alte	erations, additions or e	expansions)						
Moderate Project (i.e. significant additions, alterations or expansions)								
	ghborhood Association: Doe ed Work: To construct a 4 streemits Required: Board of Adjustment ation: Terminal Vista Intersection / Corner Lot Building to be Altered/ Demo Principal Highly Sensitive Sensit Approach (for Major Projects Literal Replication (i.e. 6-16 Cook) Invention within a Style (i.e. Abstract Reference (i.e. Por Intentional Opposition (i.e. 6) Invention Agenda (i.e. very Minor Project (i.e. small alter	ghborhood Association: Downtown ed Work: To construct a 4 story mixed-use build ermits Required: Board of Adjustment Planning Board attion: Terminal Vista Gateway Intersection / Corner Lot Rear Lot Building to be Altered/ Demolished: Principal Accessory ity of Context: Highly Sensitive Sensitive Low Sensitivity Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Buildin Invention within a Style (i.e., Porter Street Townhouses Abstract Reference (i.e. Portwalk, 51 Islington, 55 Con Intentional Opposition (i.e. McIntyre Building, Citizen' Type: Consent Agenda (i.e. very small alterations, additions or of Minor Project (i.e. small alterations)						

✓ 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
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- NOTE THAT WE ARE STILL AWAITING CONFIRMATION FROM THE SUPERIOR COURT JUDEGE ON WHETHER THIS APPLICATION CAN PROCEED.

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. (LU-21-54) – PUBLIC HEARING #A (MAJOR PROJECT)								
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT								
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Stru (Average)		RM 9.7-22
	NI-	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS	S & ASSESSOR'S INFO)			
<u> </u>	1	Gross Floor Area (SF)	Ì		•			FOR ISSION ate: 9-3
<u> </u>	2	Floor Area Ratio (GFA/ Lot Area)						
?	3	Building Height / Street-Width Ratio			MAJOR PRO) IECT		FO ISSIG
	4	Building Height – Zoning (Feet)			MAJORIK	JJLCI		
	5	Building Height – Street Wall / Cornice (Feet)	- CON	A TOURTPL	4 STORY MIXED-IISE	BUILDING AND 5 STO	RY HOTEL -	_ ≥ □
	- 6	Number of Stories Building Coverage (% Building on the Lot)	CO 1	ISINOCI A -	TOTORY MINED OUL	DOILDING AND 3 313	KI IIOILL	
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGG	FSTIONS AP	PROPRIATENESS	
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	0	Placement (i.e. setbacks, alignment)					oriate Inappropriate	
ΙŽ	10	Massing (i.e. modules, banding, stepbacks)					oriate □ Inappropriate oriate □ Inappropriate	
၂ ပ	11	Architectural Style (i.e. traditional – modern)					oriate Inappropriate	
	12	Roofs					oriate Inappropriate	ا ک تی ت
	13	Style and Slope					oriate Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					oriate Inappropriate	
	15	Roof Materials					priate Inappropriate	
	16	Cornice Line					priate Inappropriate	
	17	Eaves, Gutters and Downspouts					priate Inappropriate	ן ש זְצִּי מּ
\LS	18	Walls					priate Inappropriate	EVA HISTORIC Aynes Ay
IR A	19	Siding / Material					priate Inappropriate	→ ÷ ĕ
ATE	20	Projections (i.e. bays, balconies)					oriate 🗆 Inappropriate	□ ♠ 등
₹	21	Doors and Windows				□ Approp	oriate □ Inappropriate	
SIGN & MATERIALS	22	Window Openings and Proportions				☐ Approp	oriate □ Inappropriate	
SIG	23	Window Casing/ Trim				☐ Approx	<u>oriate 🗆 Inappropriate</u>	⊒ ₩ ゑ ਦ
DE	24	Window Shutters / Hardware					oriate 🗆 Inappropriate	ା 🖵 🖺 🖂
BUILDING	25	Awnings					oriate 🗆 Inappropriate	
	26	Doors					oriate 🗆 Inappropriate	— • • • •
BUI	27	Porches and Balconies					oriate 🗆 Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					<u>oriate Inappropriate</u>	⊢ୁ 🕰 ୮ କୁଁ
	29 30	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)					priate Inappropriate	_ — •
	31	Signs (i.e. projecting, wall)					priate □ Inappropriate	
i	32	Mechanicals (i.e. HVAC, generators)					oriate □ Inappropriate oriate □ Inappropriate	
	33	Decks					oriate 🗆 Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					oriate 🗆 Inappropriate	
	35	Fence / Walls (i.e. materials, type)					priate 🗆 Inappropriate	
N N	36	Grading (i.e. ground floor height, street edge)					oriate 🗆 Inappropriate	- III
DESIG	37	Landscaping (i.e. gardens, planters, street trees)				☐ Approp	oriate □ Inappropriate	•
ш	38	Driveways (i.e. location, material, screening)				☐ Approx	<u>oriate 🗆 Inappropriate</u>	
SIT	39	Parking (i.e. location, access, visibility)					oriate 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Approp	oriate 🗆 Inappropriate	
<u>H.</u>		se and Intent:						
		eserve the integrity of the District:	□ Yes □ No		Maintain the special characte			
		sessment of the Historical Significance:	☐ Yes ☐ No		·	ne architectural and historic charac		
	3. Cc	onservation and enhancement of property valu	Jes: ☐ Yes ☐ No	6.	Promote the education, pleas	ture and welfare of the District to th	e city residents and visit	tors: \square Yes \square
<u>I.</u> R	eview	Criteria / Findings of Fact:						
		onsistent with special and defining character o	surrounding properties	: □ Yes □ No 3.	Relation to historic and archite	ectural value of existing structure:	□ Yes □ No	
		mpatibility of design with surrounding propertie	.			chnologies with surrounding proper	ties: ☐ Yes ☐ No	
					•			

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

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- 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: South End

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C. Other Permits Required:							
	Board of Adjustment	\square Planning Board	☐ City Council				
D. Lot Loca	tion:						
	Terminal Vista	☐ Gateway	☑ Mid-Block				
	Intersection / Corner Lot	☐ Rear Lot					
E. Existing B	uilding to be Altered/ Demo	olished:					
\checkmark	1 Principal	Accessory	Demolition				
F. Sensitivity	of Context:						
\checkmark	$lacktriangle$ Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"						
G. Design A	pproach (for Major Projects	<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 Ty	<u>/pe:</u>						
\Box 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)

• 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. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the storm windows and doors.
- Replace bulkhead using pvc materials.
- Add a picture window on the rear wall.
- Add a condenser in the rear yard.

Note that the applicant has coordinated with the Inspection Department and located the HVAC so as to avoid the need for a dimensional variance.

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

Aerial Image, Street View and Zoning Map:





Rear Elevation and Streetscape View



Zoning Map

INFO/EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT		3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #B (MINOR)								
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September Sept			<u>6</u>	Number of Stories — Add ITVAC, PICTURE WINDOW, & TEPIACE STOTTI WINDOWS —						
September Sept		1	7							一〇兜 号美
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Appropriate Inappropriate		DES						☐ Approprio	te 🗆 Inappropriate	
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H. Purpose and Intent: 1. Preserve the integrity of the District:		S								
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2. Assessment of the Historical Significance:		<u>H.</u>			.,	.		th Bili		
3. Conservation and enhancement of property values:				- '			·			
 I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties:				_			•			
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					of surrounding proper	ties: □Yes□No 3	B. Relation to historic and archite	ectural value of existing structure:	□ Yes □ No	
= 20 mps mem / 20 see agr. mirror and a proportion									s: 🗆 Yes 🗆 No	

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

<u>A.</u>	P	<u>ro</u>	perty	<u>Information</u>	-	General:
_	•	•	_	1010		

Existing Conditions:

- Žoning 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

 Public View of Proposed Work: <u>View from Holmes Court</u> Unique Features: NA 						
Neighborhood Association: <u>South End</u>						
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 $lacksquare$ Gateway $lacksquare$ Mid-Block						
\square Intersection / Corner Lot \square Rear Lot						
E. Existing Building to be Altered/ Demolished:						
lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ 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)						
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H. 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 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.

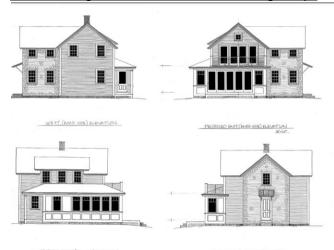
J. Staff Comments and Suggestions for Consideration:

- 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 October 5th 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

43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #C (MODERATE) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structur (Average)	es	
No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM	N THE TAX MAPS & ASS	SESSOR'S INFO)			
1	Gross Floor Area (SF)	(LOTINIA TELETINO)	71 1112 17 17 17 17 17 18 Q 7 10 Q	02000 K 0 IIII 0)			
2	Floor Area Ratio (GFA/ Lot Area)						
3	Building Height / Street-Width Ratio		A A	NODERATE PR	O IECT		
4	Building Height – Zoning (Feet)		IV	ODERAIE PR	KOJECI		
5	Building Height – Street Wall / Cornice (Feet)	DEA	AOMAL O DE		A CINICIE FAMILY HOUSE	-	
6	Number of Stories	- KEN	MOVAL & RE	PLACEMENT OF A	A SINGLE FAMILY HOUS	E –	
7	Building Coverage (% Building on the Lot)						
	PROJECT REVIEW ELEMENT	HDC COMME	NTS	HDC SUGGE	ESTIONS APPRO	PRIATENESS	
– 8	Scale (i.e. height, volume, coverage)	TIDE COMME		1120 30001		e 🗆 Inappropriate	
	Placement (i.e. setbacks, alignment)					re 🗆 Inappropriate	
10	Massing (i.e. modules, banding, stepbacks)					re 🗆 Inappropriate	
ပ <u>ြုံ</u>	Architectural Style (i.e. traditional – modern)					e □ Inappropriate	
12	Roofs				1	e □ Inappropriate	
13	Style and Slope					• • • • • • • • • • • • • • • • • • • •	
14	Roof Projections (i.e. chimneys, vents, dormers)		+			e □ Inappropriate	
15	Roof Materials					e □ Inappropriate	
16	Cornice Line		+			e □ Inappropriate	
17	Eaves, Gutters and Downspouts		+			e Inappropriate	
S 1/	·					e Inappropriate	
₹ 18 19	Siding / Material					e Inappropriate	
当 20	Projections (i.e. bays, balconies)					e 🗆 Inappropriate	
¥ 21	Doors and windows					e □ Inappropriate	
<u>ع</u> 22	Window Openings and Proportions					e Inappropriate	
<u>ک</u> ن 23	Window Openings and Tropolitons Window Casing/ Trim					re Inappropriate	
24	Window Casing/ IIIII Window Shutters / Hardware					e □ Inappropriate	
() 25	Awnings						
25 26	Doors					e □ Inappropriate	
26 27	Porches and Balconies					e Inappropriate	
>—						e Inappropriate	
20	Projections (i.e. porch, portico, canopy)					e Inappropriate	
29	Landings/ Steps / Stoop / Railings					e 🗆 Inappropriate	
30	Lighting (i.e. wall, post)					e 🗆 Inappropriate	
31	Signs (i.e. projecting, wall)					e 🗆 Inappropriate	
32	Mechanicals (i.e. HVAC, generators)					e 🗆 Inappropriate	
33	Decks					e 🗆 Inappropriate	
34	Garages (i.e. doors, placement)					e 🗆 Inappropriate	
z 35	Fence / Walls (i.e. materials, type)					re 🗆 Inappropriate	
36 37	Grading (i.e. ground floor height, street edge)					e 🗆 Inappropriate	
	Landscaping (i.e. gardens, planters, street trees)					e 🗆 Inappropriate	
ш 38	Driveways (i.e. location, material, screening)					re 🗆 Inappropriate	
39	Parking (i.e. location, access, visibility)				☐ Appropriat	e 🗆 Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriat	e 🗆 Inappropriate	
H. Purpo	ose and Intent:						
1. Pr	reserve the integrity of the District:	□ Yes □ No	4. Mair	ntain the special character	r of the District:		
	ssessment of the Historical Significance:	□ Yes □ No			e architectural and historic character	• •	
	onservation and enhancement of property value			•	ure and welfare of the District to the c		
			0. 11011	no caccanon, pioas		, 1001001110 0110 4101101.	
	w Criteria / Findings of Fact:						
	onsistent with special and defining character of	<u> </u>				□ Yes □ No	
2. Co	ompatibility of design with surrounding properties	S: \Box	Yes \square No Com	npatibility of innovative tec	chnologies with surrounding properties	: □ Yes □ No	

Project Evaluation Form: 179 PLEASANT STREET (LU-22-169) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1

A. Property Information - Genera	ŀ
Existing Conditions:	
 Žoning District: MRO 	
 Land Use: Single-Family 	/
Laura di Arra di 20 110 CE 11	

Land Area: <u>32,410 SF +/-</u> Estimated Age of Structure: c.1860

Building Style: <u>Georgian</u> Number of Stories: <u>2.5</u>

Historical Significance: Focal
Public View of Proposed Work: View from Pleasant Street

Unique Features: Thomas Thompson House Neighborhood Association: South End

B. Proposed Work: To renovate the accessory buildings.

C. Other Permits Rec	quired:							
☐ Board c	f Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:	D. Lot Location:							
✓ Termin	al Vista	☐ Gateway	☑ Mid-Block					
\Box Interse	ction / Corner Lot	☐ Rear Lot						
E. Existing Building to	o be Altered/ Demo	olished:						
✓ Princip	pal	Accessory	\square Significant Demolition					
F. Sensitivity of Cont	ext:							
✓ Highly								
G. Design Approacl	G. Design Approach (for Major Projects):							
☑ Literal	☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
☐ Invention	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
☐ Abstrac	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)								
H. Project Type:								
☐ Conser	\square Consent Agenda (i.e. very small alterations, additions or expansions)							
☐ Minor P	roject (i.e. small alte	erations, additions or	expansions)					
☑ Mode	rate Project (i.e. sig	nificant additions, alt	erations or expansions)					
☐ Major F	☐ Major Project (i.e. very large alterations, additions or expansions)							

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.

Note that the applicant has revised the rear addition on the carriage house to comply with the side setback requirements.

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:



Bird's Eye View



SURVEY RATING

HISTORIC

Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY		NEIGHBORHOOD C	CONTEXT
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		unding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3 Building Height / Street-Width Ratio MODERATE PROJECT						
	4	Building Height – Zoning (Feet)			ODENAILII	(O)LCI	
	5	Building Height – Street Wall / Cornice (Feet)		LAITHATPAII2 _	RENOVATIONS	TO THE OUTRILL	DINGS -
	6			SODSIAITIAL	KLINOVAIIONS	TO THE OUTDOIL	D11403
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS
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ÌL.	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						□ Appropriate □ Inappropriate
.∟	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate
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პ.	. Co	priservation and ennancement of property value	es: ⊔ Yes ⊔	ino 6. Prom	iole the education, pleas	ure and weltare of the Dis	sinct to the city residents and visit
			surrounding prope	rties: TYesT No 3 Pala	tion to historic and archite	ectural value of evicting str	ructure: 🗆 Yes 🗆 No
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Co	3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Comice (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. fraditional - 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 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening) 39 Parking (i.e. location, material, screening) 31 Signs (i.e. projecting, wall) 32 Accessory Buildings (i.e. sheds, greenhouses) 40 Accessory Buildings (i.e. sheds, greenhouses) 41 Purpose and Intent: 42 Assessment of the Historical Significance: 43 Consistent with special and defining character of services and states and services and defining character of services and defining character of services and character of services and character of services and defining character of services and defining character of services and land defining character of services and character of s	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 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Tirin 24 Window Shutters / Hardware 25 Awmings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. ground floor height, street edge) 38 Driveways (i.e. location, materials, screening) 39 Parking (i.e. location, materials, screening) 39 Parking (i.e. location, materials, screening) 39 Parking (i.e. location, materials, screening) 31 Landscaping (i.e. ground floor height, street edge) 31 Landscaping (i.e. ground floor height, street edge) 32 Mechanicals (i.e. tocation, materials, screening) 33 Parking (i.e. location, materials, screening) 34 Carages (i.e. doors, placement) 35 Perce / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. ground floor height, street edge) 38 Driveways (i.e. location, materials, screening) 39 Parking (i.e. location, materials, screening) 31 Landscaping (i.e. ground floor height, street edge) 32 Assessment of the Historical Significance: 33 Conservation and enhancement of proper	3 Building Height - Zoring (Feet) 5 Building Height - Zoring (Feet) 6 Number of Stories 7 Building Coverage (® Building on the Lot) PROJECT REVIEW ELEMENT Besting Coverage (® Building on the Lot) PROJECT REVIEW ELEMENT Building Coverage (® Building on the Lot) PROJECT REVIEW ELEMENT Building Coverage (® Building on the Lot) PROJECT REVIEW ELEMENT Building Coverage (® Building on the Lot) Proceement (Le. setbacks, diignment) 10 Massing (Le. modules, banding, stepbacks) 11 Architectural tyte (j. e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (j. e. chimneys, vents, dormers) 15 Root Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walts 19 Siding / Material 20 Projections (j. e. bays, balconies) 21 Doos and windows 22 Window Openings and Proportions 23 Window Casing/ Itim 24 Window Shuttes/ Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (j. e. porch, partico, canapy) 29 Landings/ Steps / Sloop / Railings 30 Lightling (j. e. wall, post) 31 Signs (j. e. projection, wall) 32 Mechanicals (j. e. HVAC, generators) 33 Decks 34 Grading (j. e. ground floor height, street edge) 35 Fence / Walls (j. e. materials, type) 40 Accessory Buildings (j. e. sheds, greenhouses) 41 Purpose and Intent: 42 Propose and Intent: 43 Propose and Intent: 44 Propose and Intent: 54 Propose and Intent: 55 Propose and Intent: 56 Propose and Intent: 66 Propose and Intent: 67 Propose will dings (j. e. sheds, greenhouses) 67 Propose and Intent: 68 Propose and Intent: 68 Propose and Intent: 69 Propose and Intent: 60 Propose and Intent: 60 Propose and Intent: 60 Propose and Intent: 61 Propose and Intent: 61 Propose and Intent: 62 Propose and Intent: 63 Propose and Intent: 64 Propose and Intent: 65 Propose and Intent: 65 Propose and Intent: 65 Propose and Intent: 65 Propose and Intent: 66 Propose and Intent: 67 Propose and Intent: 67 Propose and Intent: 67 Propose and Intent: 68 Propose and Intent: 69 Propose and Intent: 69 Propose and Intent: 60 Propose and I	Building Height - Street Width (Scripter Feet Studies Building Height - Studies Studie	3 Building Height - Zinne (Rest) 4 Building Height - Zinne (Rest) 5 Building Height - Zinne (Rest) 7 Building Coverage (\$ Building on the Lot) PROJECT REVIEW ELMENT 8 Scale (B.e. height, volume, coverage) 9 Placement (B.e. sebooks, alignment) 10 Massing (B.e. modules, bonding, stepbacks) 11 Architectural Style (B. modules, bonding, stepbacks) 12 Root 13 Style and Stope 14 Roof (Projections (B.e. 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My Signs), placement) 40 Accessory Building (B.e. steet), potent) 41 Accessory Building (B.e. steet), potent) 42 Assessment of the Historical Significance: 42 Assessment of the Historical Significance: 43 Versiow with special and defining character of surrounding properties: 44 Yes (Inc.) 45 Consideration to historic and defining character of surrounding properties: 47 Ses (No. 4. Maintain the special character of the District: 48 Proposed and the Historical Significance: 49 Ses (No. 4. Maintain the special character of the District: 49 Consideration and enhancement of property values: 40 Consideration and enhancement of property values: 41 Proposed and the Historical Significance: 42 Assessment with special and defining character of surrounding properties: 44 Yes (Inc.) 55 Root American Stee

Project Address: 33 SOUTH MILL STREET (LU-22-171) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

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: <u>Contributing</u>
 Public View of Proposed Work: <u>View from South Mill and Salter Streets</u>
- Unique Features: Significant alterations
- Neighborhood Association: South End Residents

B. Proposed Work: To replace rear w	<u>vindow and door wi</u>	th French doors.				
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/ Demolished:						
Principal	Accessory	Demolition				

☑ Principal

F. Sensitivity of Context:

$ \sqrt{} $	Highly Sensitive	Sensitive	☐ Low Sensitivity	☐ "Back-of-House"
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G. Design Approach (for Major Projects only):

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)

H. Project Type:

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

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 these panels will be very visible from Salter and South Mill Street

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





Aerial and Streetview Images



Zoning Map

INFO/ EVALUATION CRITERIA	CUDIE				
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Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	~
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11 Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropri	iate S
12 Roofs				☐ Appropriate ☐ Inappropri	
13 Style and Slope				□ Appropriate □ Inappropri	igte
14 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropri	igte signate
15 Roof Materials				□ Appropriate □ Inappropri	iate Z X
16 Cornice Line				☐ Appropriate ☐ Inappropri	
17 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropri	iate W S 3
18 Walls				☐ Appropriate ☐ Inappropri	iate I I
19 Siding / Material				□ Appropriate □ Inappropri	
20 Projections (i.e. bays, balconies)				□ Appropriate □ Inappropri	iate iate
				☐ Appropriate ☐ Inappropri	iate 6 0
22 Window Openings and Proportions				□ Appropriate □ Inappropri	iate
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24 Window Shutters / Hardware				☐ Appropriate ☐ Inappropri	igte
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40 Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropri □ Appropriate □ Inappropri	
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Project Address: 31 ALDRICH ST. (LU-22-163) **CERTIFICATE OF APPROVAL** Permit Requested: **PUBLIC HEARING #3 Meeting Type:**

Existing Conditions:

- Zoning District: GRA
- Land Use: Two-Family
- Land Area: 15,680 SF +/-
- Estimated Age of Structure: c. 1885

- Building Style: <u>Victorian</u>
 Number of Stories: <u>2.5</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>Back of House</u>
- Unique Features: NA
- Neighborhood Association: Cass Street

<u>B.</u>	Proposed Work:	To add a rear	deck and addition &	replace windows,	doors & shed.	
C. Other Permits Required:						
	☐ Board c	of Adjustment	☐ Planning Board	☐ City Council		

D. Lot	$_$ Terminal Vista	Gateway	☑ Mid-Block
	☐ Intersection / Co	rner Lot 🗌 Red	ar Lot

E.	Existina	Buildina	lo be	Altered/	Demolished	/ Constructed:

✓ Principal □ Accessory □ Demolit	tior
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F. Sensitivity of Context:

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

LITERAL REPLICATION (i.e. 6-16 Congress, Jardiniere 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:

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

I. Neighborhood Context:

• The new building is located along Aldrich Street near the intersection with Middle Street. It is surrounded with many contributing historic structures. The building is setback from the street with a shallow front yard and deer rear yard.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Add a rear deck and addition
 - Replace windows and doors on the rear elevation
 - Replace two screen doors
 - Replace 2 bulkheads
 - Replace the existing shed.
 - Replace the composite decking on the front façade.

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

31 ALDRICH ST. (LU-22-163) – PUBLIC HEARING #3 (MODERATE PROJECT)

	INFO/ EVALUATION CRITERIA	20DJE	CT PROPERTY		NEIGHBORHOO	D CONILXI			
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40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	Ī		
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Project Evaluation Form: 40 PLEASANT ST. (LU-22-170)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:
 Existing Conditions: Zoning District: CD5 Land Use: Commercial Land Area: 9,520 SF +/- Estimated Age of Structure: c.1860 Building Style: Renaissance Revival Number of Stories: 3.0 Historical Significance: Focal Public View of Proposed Work: View from Church, State, Porter & Pleasant Streets Unique Features: Former Post Office / US District Court House Neighborhood Association: Downtown
B. Proposed Work: To replace windows.
C. Other Permits Required:
\square Board of Adjustment \square Planning Board \square City Council
D. Lot Location:
☐ Terminal Vista ☐ Gateway ☐ Mid-Block
$lacktriangledown$ Intersection / Corner Lot $\ \square$ Rear Lot
E. Existing Building to be Altered/ Demolished:
$lacktriangleq$ Principal \Box Accessory \Box 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:
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:

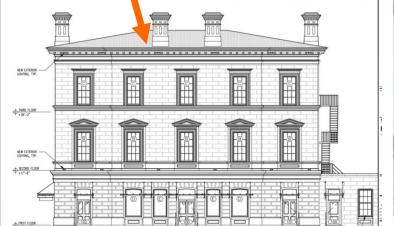
• This historically significant (focal) 3 story granite-clad building is located at the intersection of State and Pleasant Streets and is surrounded with many contributing and focal historic structures. It is surrounded with many 3-4 story wood- and brick sided historic structures with no front yard setback along the street and narrow side yards.

J. Staff Comments and Suggestions for Consideration:

The project includes:

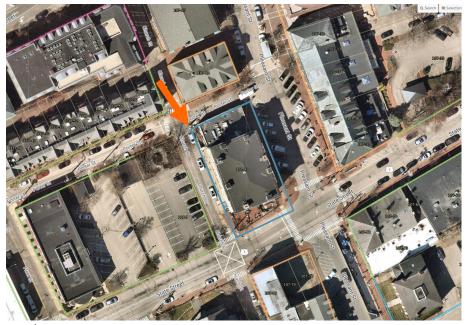
- The replacement of the historic windows.
- Installation of a new canopy system
- Addition of exterior lighting.
- <u>Design Guideline Reference</u>: Guidelines Windows and Doors (08 and Signs and Awnings (11).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map



		40 F	LEASANT STR	REET (LU-22-170)	- PUBLIC HEARIN	1G #4 (MC	DDERATE)				
		INFO/ EVALUATION CRITERIA		CT PROPERTY			HOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	\			
STAFF		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & A			` ,				
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	5	Building Height – Street Wall / Cornice (Feet)		_ DEDI A CE WI	NDOWS, ADD LIC	LUTING AN	ID AWNINGS -	MIS Day			
	6	Number of Stories		- KLI LACL WI	INDOWS, ADD LIC	FILLING AL	ND AWMINGS -	7 5 4 F			
	7	Building Coverage (% Building on the Lot)			-						
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<u>H</u> .	Purpo	ose and Intent: reserve the integrity of the District:	□ Yes □ 1		intain the special characte			□ Yes □			
		ssessment of the Historical Significance:	□ Yes □ 1		mplement and enhance th			□ Yes □			
<u>l.</u>	Revie	conservation and enhancement of property value of Criteria / Findings of Fact:					of the District to the city residents and	visitors:			
		consistent with special and defining character of compatibility of design with surrounding propertie			ation to historic and archite mpatibility of innovative te						

361 ISLINGTON STREET (LUHD-521) **Project Address:** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1** A. Property Information - General: **Existing Conditions:** • Zoning District: <u>CD4-L1</u> Land Use: Vacant / Commercial Land Area: 15,174 SF +/-Estimated Age of Structure: 1965 Building Style: <u>Commercial / Modern</u>
Historical Significance: <u>Non-Contributing</u>
Public View of Proposed Work: <u>View from Islington and Cabot Streets</u> Unique Features: NA Neighborhood Association: Islington Creek B. Proposed Work: Add side & rear additions and make site improvements. C. Other Permits Required: ✓ Planning Board ☐ City Council ☑ Board of Adjustment D. Lot Location: Terminal Vista Gateway Mid-Block ✓ Intersection / Corner Lot □ Rear Lot E. Existing Building to be Altered/ Demolished / Constructed: Principal □ Accessory □ Significant Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent 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 significant alternations, additions or expansions)

I. 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. <u>Background & Suggested Action:</u>

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.

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

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	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORI	HOOD CONTEXT		
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)				
1	Gross Floor Area (SF)	(20111111111		<u> </u>				
2	Floor Area Ratio (GFA/ Lot Area)							
3	Building Height / Street-Width Ratio			AODEDATE D	DO IECT			
4	Building Height – Zoning (Feet)		MODERATE PROJECT					
5	Building Height – Street Wall / Cornice (Feet)	uilding Height - Street Wall / Cornice (Feet) - SITE ALTERATIONS AND SIDE & REAR ADDITION ONLY -						
6	Number of Stories							
7	Building Coverage (% Building on the Lot)							
	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS		
8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
0	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate		
1	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
12	Roofs					□ Appropriate □ Inappropriate		
3	Style and Slope			<u> </u>		□ Appropriate □ Inappropriate		
14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate		
	Roof Materials					□ Appropriate □ Inappropriate		
	Cornice Line					□ Appropriate □ Inappropriate		
	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate		
	Walls					□ Appropriate □ Inappropriate		
	Siding / Material					□ Appropriate □ Inappropriate		
	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
	Doors and Windows					□ Appropriate □ Inappropriate		
	Window Openings and Proportions					□ Appropriate □ Inappropriate		
	Window Casing/ Trim					□ Appropriate □ Inappropriate		
_	Window Shutters / Hardware					□ Appropriate □ Inappropriate		
_	Storm Windows / Screens					□ Appropriate □ Inappropriate		
_	Doors					□ Appropriate □ Inappropriate		
	Porches and Balconies					□ Appropriate □ Inappropriate		
	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate		
_	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate		
_	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate		
	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
	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)					☐ Appropriate ☐ Inappropriate		
	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
ese	and Intent: erve the integrity of the District: essment of the Historical Significance: servation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Cor	intain the special characte mplement and enhance th mote the education, pleas	ne architectural	and historic character: of the District to the city residents and		

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

A. Property Information - General:
Existing Conditions:Zoning District: GRB
Land Use: Single-Family
• Land Area: <u>5,663 SF +/-</u>
 Estimated Age of Structure: <u>c.1790</u> Building Style: <u>Georgian/ Federal</u>
 Number of Stories: 2.5
Historical Significance: Contributing Public View of Brances of World View from Walter Alley.
 Public View of Proposed Work: <u>View from Walton Alley</u> Unique Features: <u>NA</u>
 Neighborhood Association: <u>South End</u>
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:
lacksquare Terminal Vista $lacksquare$ Gateway $lacksquare$ 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 \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)
\square Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)

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

I. Neighborhood Context:

• This 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.

Note that the BOA granted the required variance for the garage at their July meeting.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT			
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	S	urrounding Structures (Average)		
	NIA.	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)				
	1	Gross Floor Area (SF)	•		·				
	2	Floor Area Ratio (GFA/ Lot Area)							
	3		MODERATE PROJECT						
	4	Building Height – Zoning (Feet)		IV	ODLICATE	NOJLO I			
	5	Building Height – Street Wall / Cornice (Feet)	- ADDING A GARAGE AND REAR ADDITION -						
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGE	ESTIONS	APPROPRIATENESS		
Ŀ	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
<u> </u>	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						□ Appropriate □ Inappropriate		
Ĺ	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate		
╢	18	Walls Siding / Material					Appropriate Ingopropriate		
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3.	. Co	onservation and enhancement ot property value	es:	no 6. Prom	note the education, pleasi	ure and weltare of th	ie District to the city residents and visi		
			urrounding propert	ies: □Yes□No 3 Rela	tion to historic and archite	actural value of existir	ng structure: 🗆 Yes 🗆 No		
	1 3 Re	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 Purpos 1. Pre 2. Ass 3. Co	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 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 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. ground floor height, street trees) 38 Driveways (i.e. location, access, visibility) 40 Accessory Buildings (i.e. sheds, greenhouses) Purpose and Intent: 1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Consistent with special and defining character of s	1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height – Street Wall / Comice (Feet) 5 Building Height – Street Wall / Comice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELMENT HDC (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, Cotters and Downspouts 18 Walls 19 Siding / 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 Awrnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street frees) 37 Landscaping (i.e. gordens, planters, street frees) 38 Driveways (i.e. location, materials, type) 39 Parking (i.e. location, materials, type) 40 Accessory Buildings (i.e. sheds, greenhouses) Propose and Intent: 1. Preserve the integrity of the District:	1 Gross Floor Area (SF) 2 Floor Area Ratio (GFAV Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height - Zoning (Feet) 6 Number of Starles 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT HDC COMMENTS 8 Scale (i.e. Height, Volume, coverage) 9 Placement (i.e. setbacks, digament) 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, Gutlets and Downspouls 18 Matik 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Cosing/ Irim 23 Window Cosing/ Irim 24 Window Cosing/ Irim 25 Availings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy] 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Prece Wills (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. ground floor height, street edge) 38 Driveways (i.e. location, materials, street feedge) 39 Purking (i.e. location, materials, street feedge) 30 Driveways (i.e. location, materials, street feedge) 31 Signs (i.e. ground floor height, street edge) 32 Mechanicals (i.e. HVAC, generators) 33 Driveways (i.e. location, materials, street feedge) 34 Availar (i.e. walls, street edge) 35 Preserve the integrity of the District: Yes No 4. Main 26 Avaessment of the Historical Significance: Yes No 5. Corn 27 Avaessment of the Historical Significance: Yes No	Cross Box Area (SF) Series Available Series A	1 Gross Horr Area (SH) 2 Ribor Area (State) (SAL Lot Area) 3 Building Halpint / Steephwidth Ratio 4 Building Height / Steephwidth Ratio 5 Building Height / Steephwidth Ratio 6 Building Coverage (§ Ratioling on the Lot) - ADDING A GARAGE AND REAR ADDI'S - ADDING A GARAGE AND REAR ADDI'S - Building Coverage (§ Ratioling on the Lot) - ADDING A GARAGE AND REAR ADDI'S - Building Coverage (§ Ratioling on the Lot) - Building (§ R		

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

<u>A.</u>	Prop	erty	<u>Informatio</u>	<u>n -</u>	General:

Existing Conditions:

- **Zoning District: CD5**
- Land Use: <u>Commercial</u> Land Area: <u>22,650 SF +/-</u>
- 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: <u>Former Rail</u> Neighborhood Association: <u>N</u>	<u>Station</u>	wood Ave. and Deer sireer
B. P	roposed Work: To replace the ex	xisting building with	a 4 $\frac{1}{2}$ story mixed-use building.
<u>c. o</u>	ther Permits Required:		
	☑ Board of Adjustment	✓ Planning Board	☐ City Council
D. L	ot Location:		
	✓ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Ex	cisting Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	\square Significant Demolition
F. Se	ensitivity of Context:		
	\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivit	ty \square "Back-of-House"
<u>G. D</u>	esign Approach (for Major Project	<u>'s):</u>	
	\square Literal Replication (i.e. 6-16 (Congress, Jardinière Buildi	ing, 10 Pleasant Street)
	\square Invention within a Style (i.e	., Porter Street Townhouse	es, 100 Market Street)
	☐ Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Co	ngress Street)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen	n's Bank, Coldwell Banker)
H. Pr	oject Type:		
	Consent Agenda (i.e. verv	small alterations, ad	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)

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

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

Note that revised plans will be provided at the 9-7-22 meeting.

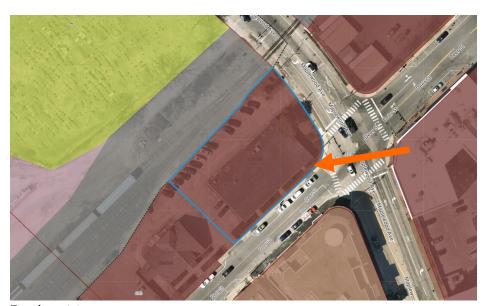
Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			161 DEER S	TREET (LUHD-462)	- WORK SESSIOI	N #A (MAJO	R)		
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY			NEIGHBORHO!	-		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	S	
STAFF	- NI	GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)				
	1	Gross Floor Area (SF)			•				
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	4	Building Height – Zoning (Feet)	MAJOR PROJECT						
	į	Building Height – Street Wall / Cornice (Feet)	- NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL -						
		Number of Stories		- INLW 4 310K1 II	WITE BOILDING V		IOU3L LLVLL —		
	7	Building Coverage (% Building on the Lot)						\equiv \sim \circ	
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS		
	<u> </u>	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
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Н		pose and Intent:							
		Preserve the integrity of the District:		No 4. Mair	ntain the special characte	er of the District:			
		Assessment of the Historical Significance:			nplement and enhance th		historic character:		
		Conservation and enhancement of property val			•		he District to the city residents and vis		
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<u>l.</u>		ew Criteria / Findings of Fact:	faurraun die er ere :	rtion Von No. 2 Dele	tion to biotoria and arrabita	المساوم والمراجع			
		Consistent with special and defining character o	•				<u> </u>		
	2. (Compatibility of design with surrounding propertie	es:	□ Yes □ No Con	npatibility of innovative ted	cnnologies with surro	ounding properties: 🗆 Yes 🗆 No		

Project Evaluation Form: 147 CONGRESS ST. (LUHD-501)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

 A. Property Information - General: Existing Conditions: Zoning District: CD5 Land Use: Commercial Land Area: 6,908 SF +/- Estimated Age of Structure: c. Building Style: Modern Vernace Number of Stories: 2 Historical Significance: Non-C Public View of Proposed Work Unique Features: NA Neighborhood Association: D 	cular ontributing :: View from Congre	ess St. and Maplewood Ave
B. Proposed Work: To add a single st	tory side addition al	long Maplewood Ave.
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 $oxedsymbol{arDelta}$ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)		
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)		
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)		
H. Project Type:		

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

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

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

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

. Neighborhood Context:

• This non-contributing structure is located at the intersection of Maplewood Ave. and Congress St. It is located within the Urban Renewal Area. Most buildings have a no front- and side-yard setbacks with shallow rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Adding a new side addition along the Maplewood Ave. façade.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

147 CONGRESS ST. (LUHD-501) – WORK SESSION #B (MODERATE)			
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