# Staff Report – April 5th, 2023

### April 5th MEETING

# **Administrative Approvals:**

1. 11 Sheafe St. (LUHD - 550) - Request to Postpone

2. 60 Penhallow St. (LUHD - 578) - TBD 3. 303 Pleasant St. (LUHD – 579)

- TBD

4. 138 Gates St. (LUHD-596)

- TBD

5. 48 Manning St. (LUHD -595)

- TBD

6. 93 Pleasant St. (LUHD-597)

- TBD

7. 303 Pleasant St. (LUHD – 599)

- TBD

8. 45 Market St. (LUHD -)

- Recommend for Approval

# **WORK SESSIONS – OLD BUSINESS:**

- A. 37 Prospect Street (LUHD-563) (additions)
- B. 39 Dearborn Street (LUHD-568) (addition)

# **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 500 Market St. (LU-23-34) (replace decks)
- 2. 1 Walton Alley (LU-23-14) (new windows)
- 3. 105 South St. (LU-23-38) (solar panels)

# **PUBLIC HEARINGS – OLD BUSINESS:**

- A. 129 State St. (LU-22-78) (parapet wall)
- 765 Middle St. (LU-22-196) (carriage house)



LOCATOR MAP

# **DISTRICT COMMISSION HISTORIC**

MEETING DATE: April 5th APPLICATIONS: 15

**Project Address:** 37 PROSPECT ST. (LUHD-563) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:** 

# Existing Conditions:Zoning District: GRA

- Land Use: Single Family
- Land Area: <u>5,230 SF +/-</u>
- Estimated Age of Structure: c.1790 Building Style: Colonial
- Number of Stories: 2
- Historical Significance: <u>Contributing</u>
  Public View of Proposed Work: <u>View from Prospect Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>B.    </u>	Proposed Work:	<u>Io construct c</u>	<u> 1<sup>st</sup> and 2<sup>nd</sup></u>	<u>¹ floor addition.</u>

<u>C.</u> C	Other Permits Required:								
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council						
<u>D.</u> L	ot Location:								
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block						
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot							
<u>E. E</u>	kisting Building to be Altered/ Demo	olished / Constructed	<u>l:</u>						
	✓ Principal	Accessory	Demolition						
F. Se	ensitivity of Context:								
	☐ Highly Sensitive ☑ Sensitive	tive $\square$ Low Sensitivity	y □ "Back-of-House						
<u>G. D</u>	Design Approach (for Major Project	<u>s):</u>							
	☑Literal Replication (i.e. 6-16 G	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)								
<u>H. P</u>	roject Type:								
	$\square$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)						

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

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

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

#### Neighborhood Context:

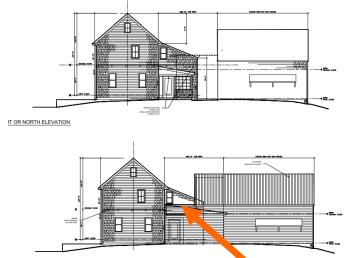
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

- The applicant is proposing to:
  - Add a 2-story rear addition with a roof deck.
  - Note, the applicant has requested to postpone this application to the May meeting.
- Design Guideline Reference Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)

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





Aerial and Street View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

# 37 PROSPECT STREET (LUHD-563) – WORK SESSION #A (MODERATE PROJECT)

	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT				
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
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2			A A .						
3	Building Height / Street-Width (ROW) Ratio		M	ODEKAIE PI	KOJECI	OR			
4	Building Height – Zoning (Feet)		ADD 1ST AND OND ELOOP ADDITIONS						
5	Building Height – Street Wall / Cornice (Feet)		- ADD Isi	AND ZND FLOO	K ADDIIION2 -	MIS T			
6	Number of Stories					フミ			
7	Building Coverage (% Building on the Lot)		,						
	PROJECT REVIEW ELEMENT	APPLIC/	ANT'S COMMENTS	HDC SUGGES		J O Շ			
8					☐ Appropriate ☐ Inappropriate				
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11					☐ Appropriate ☐ Inappropriate	<b>→</b> F			
No   GENERAL BUILDING INFORMATION   (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)									
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	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	Project Information  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF)  2 Floor Area Ratio (GFA/ Lot Area)  3 Building Height / Street-Width (ROW) Ratio  4 Building Height - Zoning (Feet)  5 Building Height - Street Wall / Cornice (Feet)  6 Number of Stories  7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT  8 Scale (i.e. height, volume, coverage)  9 Placement (i.e. setbacks, alignment)  10 Massing (i.e. modules, banding, stepbacks)  11 Architectural Style (i.e. traditional – modern)  12 Roofs  13 Style and Slope  14 Roof Projections (i.e. chimneys, vents, dormers)  15 Roof Materials  16 Cornice Line  17 Eaves, Gutters and Downspouts  18 Walls  19 Number and Material  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. gordens, planters, street trees)	Rose Project Information Existing Building  GENERAL BUILDING INFORMATION  GENERAL BUILDING INFORMATION  1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot)  PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 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 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 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Roilings 10 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. moterials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. goradens, planters, street trees) 38 Driveways (i.e. location, material, screening)	Project Information   Existing Building   Proposed Building (+/-)	Project Information   Existing Building   Proposed Building (+/-)   Abutting Structures	Project Information   Existing Building   Proposed Building (Pr)   Abutting Structures   Surrounding Structures (Average)			

**Project Address:** 39 DEARBORN LANE (LUHD-568) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSIONS #B** 

A. Property Information - General:
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#### **Existing Conditions:**

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 11,600 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: NA
- Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Dearborn Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>в. порозе</u>	ed Work. To replace add a	COMPECTOR WITH GIT	radamon.
C. Other P	ermits Required:		
	Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Loc	ation:		
	Terminal Vista	☐ Gateway	☐ Mid-Block
	Intersection / Corner Lot	☑ Rear Lot	
E. Existing	Building to be Altered/ Demo	olished:	
ĺ	☑ Principal	☐ Accessory	Demolition
F. Sensitivi	ty of Context:		
	☐ Highly Sensitive 🗹 Sensit	ive $\square$ 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:

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)

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

#### I. Neighborhood Context:

• The building is located along Dearborn Lane off of Dearborn Street. It is surrounded with many wood-frame 2.5 story structures with little to no setbacks from the sidewalk.

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

The Application is proposing to:

- Add a new connector building and addition;
- Expending a section of the kitchen.
- Note that the applicant has modified the proposed a variety of designs to attach a proposed connector building to a new larger addition. The applicant also received a variance from the BOA for the proposed project.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)

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





Aerial and Street View Image



Zoning Map

# **HISTORIC SURVEY RATING**

		A			
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEI	GHBORHOOD CONTEXT	
	Project Information	Existing Proposed	Abutting Structures	Surrounding Structures	
No	,	Building (+/-)	(Average)	(Average)	<b> </b>
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1	Gross Floor Area (SF)	(LOUMAILED I NOM THE TAX MAILS & A	001000 K 0 HH O)		
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio		AODEDATE DDO	IECT	
4	Building Height – Zoning (Feet)		MODERATE PRO	JECI	
5	Building Height – Street Wall / Cornice (Feet)	Madify Cana	to Add a Connecto	r Ruilding 9 Addition	
6	Number of Stories	- Modify Cape	To Add a Connecto	r Building & Addition -	Z
7	Building Coverage (% Building on the Lot)				
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTION	APPROPRIATENESS	
8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate	<b>┈</b> ;
<u> </u>	Placement (i.e. setbacks, alignment)			☐ Appropriate ☐ Inappropriate	
5 10				□ Appropriate □ Inappropriate	
<u>′ 1</u>	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	
12				□ Appropriate □ Inappropriate	
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	ose and Intent:	-w - w		5:1:1	
	Preserve the integrity of the District:		intain the special character of th		
	Assessment of the Historical Significance:			nitectural and historic character:	
3. (	Conservation and enhancement of property value	s: $\square$ Yes $\square$ No 6. Pro	mote the education, pleasure ar	nd welfare of the District to the city residents and vi	sitors:
	ew Criteria / Findings of Fact:				

**Project Address:** 500 MARKET STREET (LU-23-34) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4-L1</u>Land Use: <u>Mixed-Use</u>
- Land Area: 102,680 SF +/-

- Estimated Age of Structure: <u>c. 1982</u>
  Building Style: <u>Classical Revival</u>
  Historical Significance: <u>C</u>
  Public View of Proposed Work: <u>View from Market Street</u>
  Unique Features: <u>NA</u>
- Neighborhood Association: Nobles Island

	<u>B.</u>	<u> Propose</u>	<u>V t</u>	<u>Norl</u>	<u>k:</u>	<u> </u>	<u>place</u>	<u>e r</u>	ear	<u>dec</u>	KS.
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<u>в. Prop</u>	osea work: <u>keplace real aea</u>	<u> </u>	
C. Othe	r Permits Required:		
	☐ Board of Adjustment	☑ Planning Board	☐ City Council
	☐ Condo Association	$\square$ Abutting Propert	y Owner
D. Lot L	ocation:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existir	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensi	tivity of Context:		
	$\square$ Highly Sensitive $\square$ Sensit	ive 🗹 Low Sensitivity	y 🗌 "Back-of-House"
G. Desig	gn Approach (for Major Project	<u>'s):</u>	
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ing, 10 Pleasant Street)
	$\square$ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	's Bank, Coldwell Banker)
H. Proje	ct Type:		
	☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	terations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)

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

#### I. Neighborhood Context:

• The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

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

The Application is proposing to:

- Replace the rear decks with a pier-supported structural system.
- The concrete piers will be located beneath the deck and, as requested, a specification sheet has been provided by the applicant.

Note that this project was approved in 2020 but the approval has expired.

#### Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)

K. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



**HISTORIC** 

**SURVEY** 

**RATING** 

Zoning Map

		50	DO MARKET S	TREET (LU-23-34	) - PUBLIC HEARI	NG #1 (MIN	IOR)				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b> </b>			
L.		GENERAL BUILDING INFORMATION	·	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)						
AFF	1	Gross Floor Area (SF)									
STA	3	Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width Ratio						FOR MISSION Date: 4-5			
•	4	Building Height – Zoning (Feet)	MINOR PROJECT								
	5	Building Height – Street Wall / Cornice (Feet)				_		HISS are			
	6	Number of Stories			<ul> <li>Replace Rear</li> </ul>	Decks –					
	7	Building Coverage (% Building on the Lot)						<b>Z</b> ≳∺∄			
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	O D C C C C C C C C C C C C C C C C C C			
<del> </del>	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate				
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	RIC:			
N O	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate				
$\vdash$	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	ALU, RIC DIST			
2	12	Roofs					☐ Appropriate ☐ Inappropriate				
	13 14	Style and Slope  Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	ا لا كا ⊢			
	15	Roof Materials					<ul><li>□ Appropriate □ Inappropriate</li><li>□ Appropriate □ Inappropriate</li></ul>	EVA HISTORIC RKET STR			
	16	Cornice Line					□ Appropriate □ Inappropriate				
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	EV HISTG			
S	18	Walls					□ Appropriate □ Inappropriate	<b>─ Ⅲ</b> Ṣ 累 ,			
¥	19	Siding / Material					□ Appropriate □ Inappropriate				
ATE	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	T E W			
Ž	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	RTY OUTH H			
«   Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate				
SIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate				
BUILDING DE	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	፼ዸፘጟ፟፟፟፟፟፟፟፟፟፟			
5 S	25	Awnings					□ Appropriate □ Inappropriate	OD PORTS			
	26	Doors					□ Appropriate □ Inappropriate				
BUILDIN	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate				
	20	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate	⊢ୁ ଦ ଝୁ ଥ			
	29 30	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate				
	31	Signs (i.e. projecting, wall)					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>	<del> </del>			
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate				
	33	Decks					□ Appropriate □ Inappropriate	The first thinks he			
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate				
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	10 10 10 10 10 10 10 10 10 10 10 10 10 1			
ESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	10:10			
DESI	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate				
ш	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
SIT		Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate				
<u> </u>	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate				
<u>H.</u>	1. Pro 2. As	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ I □ Yes □ I es: □ Yes □ I	No 5. Co	intain the special characte mplement and enhance th mote the education, pleas	ne architectural an	d historic character: the District to the city residents and visi	☐ Yes ☐ Yes ☐ tors: ☐ Yes ☐			
<u>l.</u>	1. Co	<ul> <li>Criteria / Findings of Fact:</li> <li>Consistent with special and defining character of sympatibility of design with surrounding properties</li> </ul>	•		ation to historic and archite mpatibility of innovative ted		_				

Project Evaluation Form: 1 WALTON ALLEY (LU-23-39)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:						
<ul><li>Existing Conditions:</li><li>Zoning District: GRB</li></ul>						
<ul> <li>Land Use: <u>Single-Family</u></li> </ul>						
• Land Area: 5,663 SF +/-						
<ul> <li>Estimated Age of Structure: <u>c.1790</u></li> <li>Building Style: <u>Georgian/ Federal</u></li> </ul>						
<ul> <li>Number of Stories: 2.5</li> </ul>						
<ul><li>Historical Significance: Contrib</li><li>Public View of Proposed Work</li></ul>	<u>outing</u> ·· View from Walton	Allev				
<ul> <li>Unique Features: NA</li> </ul>		7 (IIO <u>7</u>				
<ul> <li>Neighborhood Association</li> </ul>	n: <u>South End</u>					
B. Proposed Work: To add new wind	<u>lows and replace w</u>	<u>indows.</u>				
C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
Terminal Vista	Gateway	☑ Mid-Block				
$\square$ Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished:					
✓ Principal	Accessory	$\ \square$ Significant Demolition				
F. Sensitivity of Context:						
$lacktriangle$ Highly Sensitive $\ \square$ Sensitive	tive $\square$ Low Sensitivity	"Back-of-House"				
G. Design Approach (for Major Project	<u>s):</u>					
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
$\square$ Invention within a Style (i.e	., Porter Street Townhouses	, 100 Market Street)				
$\square$ Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress 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, add	ditions or expansions)				
$\square$ Minor Project (i.e. small alte	erations, additions or e	expansions)				
✓ Moderate Project (i.e. sig		•				
$\square$ Major Project (i.e. very larg	ge alterations, additio	ns 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 new window openings;
- Remove skylights; and
- Replace windows.

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

			1 WALTON A	LLEY (LU-23-39)	- PUBLIC HEARIN	NG #2 (MINOR)						
	INFO	/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHOOD CON	TEXT					
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding (Aver		Z3				
	GE	NERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & A	SSESSOR'S INFO)							
出	1 Gross Floor	Area (SF)	•		•			<b>OR</b> SSION				
STA	2 Floor Area R	Ratio (GFA/ Lot Area)						<b>O</b> 5 4				
S	3 Building Hei	ight / Street-Width Ratio		MINOR PROJECT								
		ight – Zoning (Feet)			MIIIONING	JICI		MIS.				
		ight – Street Wall / Cornice (Feet)	– ADDING A NEW WINDOWS & REPLACE WINDOWS –									
	6 Number of S			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				<b>S</b> D O O O				
		verage (% Building on the Lot)			1							
		PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	0				
×	8 Scale (i.e. h	eight, volume, coverage)					propriate 🗆 Inappropriate					
ONTEXT	9 Placement	(i.e. setbacks, alignment)					propriate 🗆 Inappropriate					
		e. modules, banding, stepbacks)					propriate 🗆 Inappropriate	AT TRIC ase				
, L	11 Architecture	al Style (i.e. traditional – modern)					propriate 🗆 Inappropriate					
<u> </u>	12 Roofs						propriate 🗆 Inappropriate	DIS				
	13 Style and Sl	'					propriate 🗆 Inappropriate					
		tions (i.e. chimneys, vents, dormers)					propriate 🗆 Inappropriate					
₹I	15 Roof Materi						propriate 🗆 Inappropriate	EVA HISTORIC TON ALL				
	16 Cornice Line						propriate 🗆 Inappropriate					
GN & MATERIALS		ers and Downspouts					propriate 🗆 Inappropriate	<b>m</b> 8 6				
<u>.</u> ∣ ₹	18 Walls 19 Siding / Mar	terial					propriate   Inappropriate	) H				
<b>5</b>   置		(i.e. bays, balconies)					propriate   Inappropriate	<b>→</b> # ₹				
	21 Doors and v						propriate   Inappropriate	RTY OUTH 1 WAI				
2		penings and Proportions					propriate   Inappropriate	<b>~</b> ₹ >				
<u>کی</u> [	23 Window Co						propriate   Inappropriate					
ואֱ ∣ נ		utters / Hardware					propriate   Inappropriate	<b>PE</b> RTSM ERTY:				
<u>,                                     </u>	25 Awnings	STICIS / Haraward					propriate   Inappropriate	<b>→</b>				
							propriate   Inappropriate	0 5 5				
	27 Porches and	d Balconies					propriate   Inappropriate	<b>O</b>				
	28 Projections	(i.e. porch, portico, canopy)				·	propriate   Inappropriate	<b>R</b>				
	110,000,000	teps / Stoop / Railings					propriate   Inappropriate	4				
2		. wall, post)					propriate   Inappropriate					
$\leq$		rojecting, wall)					propriate   Inappropriate					
<u> </u>		ils (i.e. HVAC, generators)					propriate   Inappropriate					
	33 Decks	,					propriate   Inappropriate					
-		e. doors, placement)					propriate   Inappropriate					
Z		e. doors, placerneri)					propriate   Inappropriate					
SIGN	36 Grading (i.e.	e. ground floor height, street edge)					propriate   Inappropriate					
	37 Landscapin	g (i.e. gardens, planters, street trees)					propriate   Inappropriate					
SITE	38 Driveways (	i.e. location, material, screening)					propriate   Inappropriate					
~		location, access, visibility)					propriate   Inappropriate					
<del></del>					<u> </u>							
<u>H.</u>	Purpose and Inter					( II						
		ntegrity of the District:	□ Yes □ N		intain the special characte			□ Yes [				
		f the Historical Significance:	□ Yes □ N		•	ne architectural and historic cha		☐ Yes [				
	3. Conservation	and enhancement of property valu	es: ☐ Yes ☐ N	o 6. Pro	mote the education, pleas	ure and welfare of the District t	o the city residents and visitors	s:				
<b>I</b> . I	<u> Review Criteria / F</u>	indinas of Fact:										
<u></u>		th special and defining character of	surrounding propertie	es: 🗆 Yes 🗆 No 3. Rel	ation to historic and archite	ectural value of existing structur	e: □ Yes □ No					
	2. Compatibility	of design with surrounding properties	s:	□ Yes □ No Co	mpatibility of innovative tea	chnologies with surrounding pro	pperties: 🗆 Yes 🗆 No					

**Existing Conditions:** 

H. Project Type:

Project Address: 105 SOUTH ST. (LU-23-38)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

<ul> <li>Zoning District: <u>GRB</u></li> <li>Land Use: <u>Single-Family</u></li> <li>Land Area: <u>7,840 SF +/-</u></li> <li>Estimated Age of Structure: <u>c.1895</u></li> <li>Building Style: <u>19th Century Vernacular</u></li> <li>Historical Significance: <u>C</u></li> <li>Public View of Proposed Work: <u>View from South Street</u></li> <li>Unique Features: <u>NA</u></li> <li>Neighborhood Association: <u>South End</u></li> </ul>
B. Proposed Work: To add solar panels.
C. Other Permits Required:
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council
D. Lot Location:
$\square$ Terminal Vista $\square$ Gateway $oxedsymbol{arDelta}$ Mid-Block
$\square$ Intersection / Corner Lot $\square$ Rear Lot
E. Existing Building to be Altered/ Demolished:
☑ Principal □ Accessory □ Demolition
F. Sensitivity of Context:
$\square$ Highly Sensitive $oxedsymbol{arDelta}$ 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)

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:

• This 2.5 story historic structure is located along South Street. It is surrounded with many 2 -21/2 - story wood-sided structures with shallow front and side yards. This property also has a deep rear yard that extends to the South Mill Pond.

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

The Application is proposing to:

Install solar panels.

#### Design Guideline Reference – Guidelines for Roofing (04).

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





Side Elevation and Streetscape View with Panels



**Zoning Map** 

HISTORIC SURVEY RATING

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	l l	NEIGHBORHOOD CONTEXT	
	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PRO.	IFCT	
	4	Building Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)					
		Number of Stories			<ul> <li>Add Solar Pa</li> </ul>	nels –	
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGEST	TIONS APPROPRIATE	NESS
:	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inag	
İ	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inag	
	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inap	
1	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inap	
L	12	Roofs				☐ Appropriate ☐ Inap	opropriate
L	13	Style and Slope				☐ Appropriate ☐ Inag	
L	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inag	
	15	Roof Materials				☐ Appropriate ☐ Inag	-
F	16	Cornice Line				☐ Appropriate ☐ Inap	
<u>.</u>	17 18	Eaves, Gutters and Downspouts				□ Appropriate □ Inag	
_		Walls Siding / Material				□ Appropriate □ Inag	
ı	19 20	Projections (i.e. bays, balconies)					
20	_	Doors and Windows				☐ Appropriate ☐ Inag	
22	_	Window Openings and Proportions				☐ Appropriate ☐ Inap	
23		Window Openings and Proportions  Window Casing/ Trim				□ Appropriate □ Inag	
· —	24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inap	
25		Awnings				□ Appropriate □ Inap	
	26	Doors				□ Appropriate □ Inap	
27		Porches and Balconies				☐ Appropriate ☐ Inap	
28		Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inap	
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inag	
30	)	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inag	
	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inag	opropriate
-	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inag	
33	_	Decks				☐ Appropriate ☐ Inap	
+	34	Garages/ Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inap	
-	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inag	
	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inag	
· <del></del>	37	Landscaping (i.e. gardens, planters, street trees)					
├	38	Driveways (i.e. location, material, screening)  Parking (i.e. location, access, visibility)				□ Appropriate □ Inag	
Ή	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inap	
P <sub>1</sub>		se and Intent:				I □ Appropriate □ Indp	phiopiidie
1.	Pr	eserve the integrity of the District:	□ Yes □ 1		ntain the special character o		
		sessment of the Historical Significance:	□ Yes □ 1		·	architectural and historic character:	
	3. C	onservation and enhancement of property value	es: $\square$ Yes $\square$ 1	NO 6. Pror	note the education, pleasure	e and welfare of the District to the city reside	ents and vis

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

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown

_							
B. Proposed Work: To install a maso	nry parapet wall.						
C. Other Permits Required:							
$\square$ Board of Adjustment	$\square$ Planning Board	☐ City Council					
D. Lot Location:							
☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
$\Box$ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demolished / Constructed:							
✓ Principal	☐ Accessory	Demolition					
F. Sensitivity of Context:							
$\square$ Highly Sensitive $lacktriangle$ Sensi	tive $\square$ Low Sensitivity	y 🗌 "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)							
$\square$ 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 alternations, additions or expansions)

#### **Neighborhood Context:**

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

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

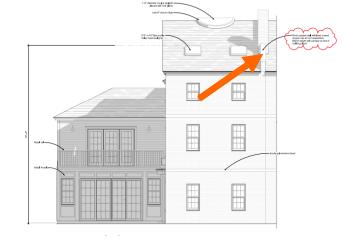
- The applicant is proposing to:
  - Add a masonry parapet wall between 129 and 123 State Street.
  - Note that this application is a result of the approval of the faux slate shingles which will sit at a higher plane than the abutting asphalt shingles for 121-123 State Street.

Note that the Applicant has requested a continuance to the May meeting in order to coordinate with the abutters on the roof and gutter design as well as the mechanical equipment.

#### Design Guideline Reference – Guidelines for Roofing (04) & Masonry & Stucco (07)

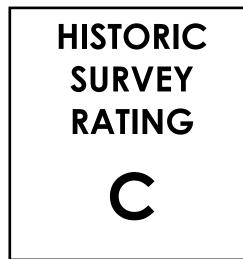
#### K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image





Zoning Map

# 129 STATE ST. (LU-22-78) – PUBLIC HEARING #A (MINOR PROJECT)

INFO/ EVALUATION CRITERIA  Project Information  GENERAL BUILDING INFORMATION  Gross Floor Area (SF)  Floor Area Ratio (GFA/ Lot Area)  Building Height / Street-Width (ROW) Ratio  Building Height – Zoning (Feet)  Building Height – Street Wall / Cornice (Feet)	Existing Building Proposed Building (+/-)  (ESTIMATED FROM THE TAX MAPS & ASS	SESSOR'S INFO)	urrounding Structures (Average)	<b>8 8 8 9 9 9 9 9 9 9 9 9 9</b>						
GENERAL BUILDING INFORMATION  Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet)	•									
Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet)	•									
Print Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet)	N	ODEDATE DOO LECT		<b>5</b> 5 5						
Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet)	N		AAODEDATE DDO ICOT							
Building Height – Zoning (Feet)		NODERATE PROJECT		O S 4						
Building Height - Street Wall / Cornice (Feet)	<b>A</b> -	lal as AA asa a sama Daswassa a LVV asl		FC MISSIA						
ŭ ŭ	- Ac	ld a Masonry Parapet Wal	I -							
Number of Stories				<b>7 5 1 9</b>						
Building Coverage (% Building on the Lot)				ON L						
	APPLICANT'S COMMENTS	HDC SUGGESTIONS		⊣Oŏä≨						
				VALU, TORIC DIST STREET CO						
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				PROPERTY						
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3 Decks										
4 Garages / Barns / Sheds (i.e. doors, placement)										
Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate							
<b>Grading</b> (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate	HE WOOD						
7 Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate							
B Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate							
9 Parking (i.e. location, access, visibility)			☐ Appropriate ☐ Inappropriate							
Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate							
0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8	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  Number and Material Projections (i.e. bays, balconies)  Doors and windows  Window Openings and Proportions  Window Casing/ Trim  Window Shutters / Hardware  Storm Windows / Screens  Doors  Porches and Balconies  Projections (i.e. porch, portico, canopy)  Landings/ Steps / Stoop / Raillings  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 / Screenwalls (i.e. materials, type)  Grading (i.e. ground floor height, street edge)  Landscaping (i.e. gardens, planters, street trees)  Driveways (i.e. location, material, screening)	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  Number and Material  Projections (i.e. bays, balconies)  Doors and windows  Window Openings and Proportions  Window Casing/ Trim  Window Shutters / Hardware  Storm Windows / Screens  Doors  Porches 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 / Screenwalls (i.e. materials, type)  Grading (i.e. ground floor height, street edge)  Landscaping (i.e. ground floor height, street edge)  Landscaping (i.e. ground floor height, street reres)  Driveways (i.e. location, material, screening)	Scale (i.e. height, volume, coverage)  Placement (i.e. setbocks, alignment)  Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)  Roofs  Roof Siyle and Slope  Roof Projections (i.e. chimneys, vents, dormers)  Roof Materials  Cornice line  Eaves, Gutters and Downspouts  Walls  Number and Material  Projections (i.e. boys, balconies)  Doors and windows  Window Openings and Proportions  Window Casing/ Triim  Window Casing/ Triim  Window Shutters / Hordware  Slorm Windows / Screens  Doors  Profes and Balconies  Projections (i.e. post)  Boors and Balconies  Projections (i.e. post)  Doors  Profes (i.e. projecting, wall)  Mechanicals (i.e. HVAC, generators)  Decks  Garages / Barns / Sheeds (i.e. doors, placement)  Fence / Walls / Screenwalls (i.e. moterials, type)  Grading (i.e. grand floor height, street edge)  Landscaping (i.e. grandens, planters, street trees)  Driveways (i.e. location, material, screening)	Scale (i.e. holight, volume, coverage,						

**Project Address: 765 MIDDLE STREET (LU-22-196) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type:** PUBLIC HEARING #B

#### **Existing Conditions:**

- Zoning District: <u>GRA</u>Land Use: <u>Multi-Family</u>
- Land Area: 21,682 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: <u>Traditional</u> Number of Stories: 1<u>.5</u>
- Historical Significance: NA
- Public View of Proposed Work: View from Middle St.
- Unique Features: NA
- Neighborhood Association: Wibird

<u>B.</u>	<b>Proposed Work:</b>	<u>To add (</u>	<u>a carriage</u>	<u>house struct</u>	ture to t	<u>the rear y</u>	<u>/ard.</u>

b. Proposed Work: 10 add a camage	FILOUSE SITUCTURE TO	<u>me rear yara.</u>
C. Other Permits Required:		
☐ Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	l <u>:</u>
✓ Principal	☐ Accessory	☐ Demolition
F. Sensitivity of Context:		

☐ Highly Sensitive ☑ Sensitive		□ "Back-of-House"
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#### G. Design Approach (for Major Projects):

✓ Literal Replication (i.e. 6-16 Congress, Jardinière Buil	lding, 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:

$\hfill\Box$ 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 expansion

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

#### I. Neighborhood Context:

• This property located along the intersection of Middle Street and Lincoln Ave. The property are surrounded with many historically significant structures. The structures in this neighborhood have shallow setbacks along the street and deeper side and rear yards.

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

The Applicant is proposing to:

- Construct a detached garage with living space above.
- Note that a dimensional variance was granted by the BOA.
- Note the applicant has added screening for the second-floor balcony as well as considered other design changes to respond to the abutters privacy, light and air concerns.

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

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



Proposed Elevation & Proposed Elevation



Zoning Map

# **HISTORIC SURVEY RATING** NA

# 765 MIDDLE STREET (LU-22-196) – PUBLIC HEARING #B (MODERATE)

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