Staff Report – August 2nd, 2023

August 2nd MEETING

Administrative Approvals:

- 1. 1 Walton Alley
- 2. 3 Walker Street
- 3. 90 Fleet Street, Unit 5-1
- 4. 333 State Street
- 5. 303 Pleasant Street
- 6. 39 Chauncy Street
- 7. 113 Daniel Street
- 8. 161 Deer Street
- 9. 244 Marcy Street
- 10. 195 Market Street
- 11. 752 South Street
- 12. 475 Marcy Street

- Recommended Approval
- TBD
- Recommended Approval
- Recommended Approval
- Recommended Approval

CERTIFICATE OF APPROVAL EXTENSIONS:

- 1. 420 Pleasant Street (Second 1-year extension)
- 2. 2 Russell Street & O Deer Street (2 Lots) (1-year extension)

PUBLIC HEARINGS – OLD BUSINESS:

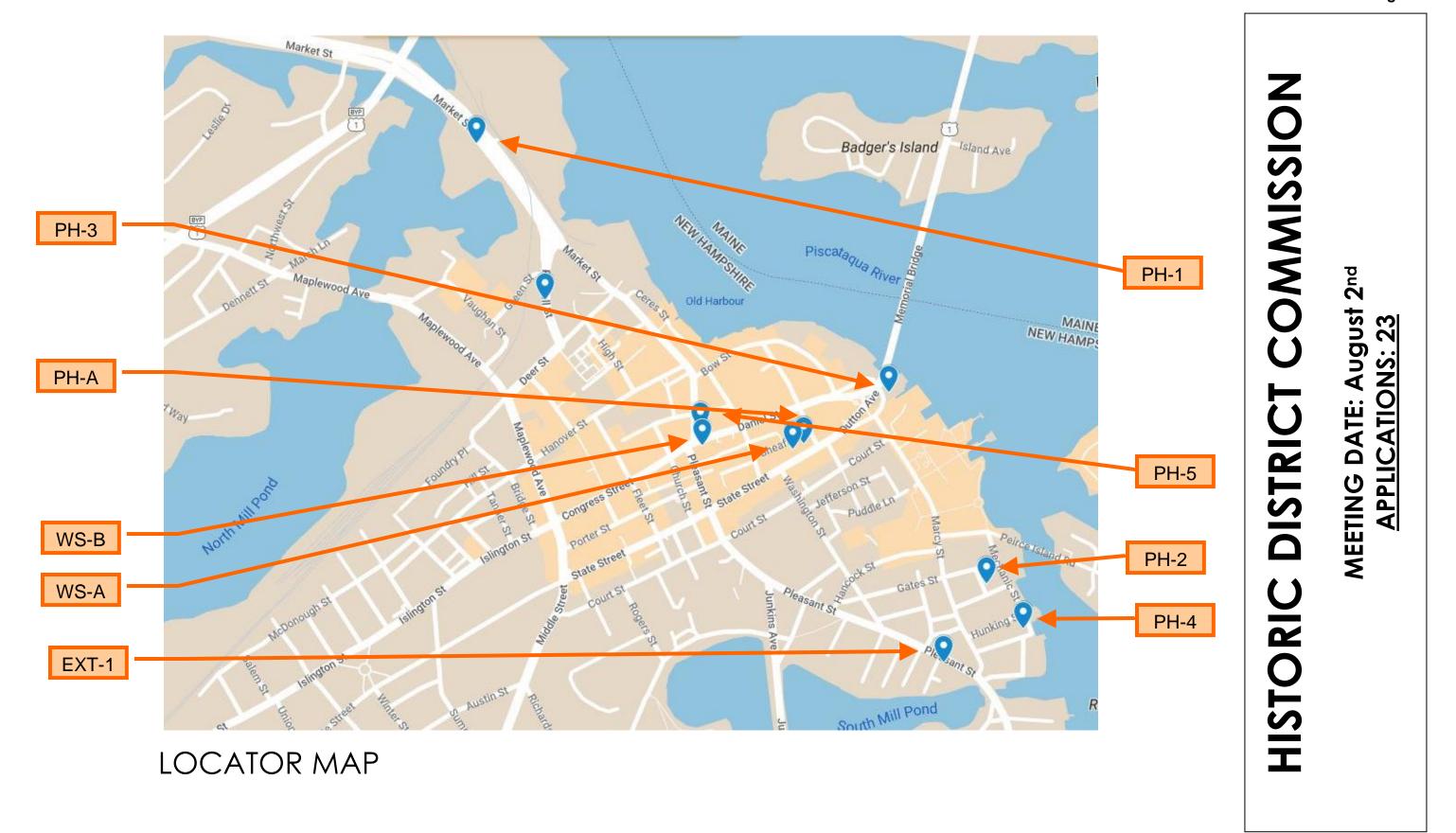
A. 111 State Street (Door, chimney, and dormer)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 500 Market Street, Unit 14R (solarium rebuild)
- 2. 3 Walton Alley (fence and gate installation)
- 3. 10 State Street, Unit D (vestibule revisions, new patio door)
- 4. 170 Mechanic Street (0 Mechanic Street) (replace windows and pedestrian door on barn)
- 5. 11 Market Street, Unit 2 (replacement windows)

WORK SESSIONS - OLD BUSINESS:

- A. 37 Prospect Street (rear addition)
- B. 129 State Street (changes to a previously approved design)
- C. 14 Market Square (roof top addition and dormers)



Project Address: 111 STATE STREET (LU-22-125) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #A**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>Land Use: <u>Mixed-Use/ Commercial</u>
- Land Area: 2,875 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>

- Historical Significance: C
 Public View of Proposed Work: View from State and Sheafe Street.
- Unique Features: NA
- Neighborhood Association: Downtown

| <u>B.</u> | Proposed Work: | <u>To replace</u> | door and windows, remo | ve chimney & add dormer. |
|-----------|-----------------------|-------------------|------------------------|--------------------------|
| <u>C.</u> | Other Permits Rec | quired: | | |
| | \square Board c | of Adjustment | ✓ Planning Board | ☐ City Council |
| <u>D.</u> | Lot Location: | | | |
| | □ + | . 1 \ 1 \ 1 . | | |

| · · | J | • |
|--------------------------------------------------------|--------------------------------|-------------------------------------|
| D. Lot Location: | | |
| ☐ Terminal Vista | ☐ Gateway | ☐ Mid-Block |
| ✓ Intersection / Corner Lot | ☐ Rear Lot | |
| E. Existing Building to be Altered/ Demo | olished / Constructed | <u>:</u> |
| ✓ Principal | Accessory | Demolition |
| F. Sensitivity of Context: | | |
| \square Highly Sensitive $oldsymbol{arDelta}$ Sensit | tive \square Low Sensitivity | $^{\prime}$ \square "Back-of-Hous |
| G. Design Approach (for Major Projects | <u>s):</u> | |

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

| | • | • | _ | • | 0. |
|---------|-------------|----------------|-------|--------------------|-----------------------|
| ☐ Inven | tion within | a Style (i.e., | Porte | r Street Townhouse | s, 100 Market Street) |
| | | | | | |

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

H. Project

| Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) |
|-------------------------------------------------------------------------------------------|
| Type: |
| \square Consent Agenda (i.e. very small alterations, additions or expansions) |
| \square Minor Project (i.e. small alterations, additions or expansions) |
| lacktriangledown Moderate Project (i.e. significant additions, alterations or expansions) |
| ☐ Major Project (i.e. very large alternations, additions or expansions) |

I. Neighborhood Context:

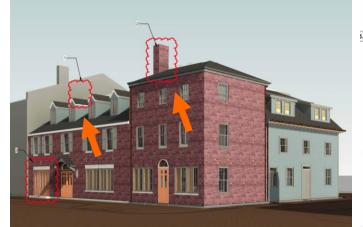
• This historic structure fronts along State Street with a rear yard along Sheafe Street. It is surrounded with many other historically-significant structures.

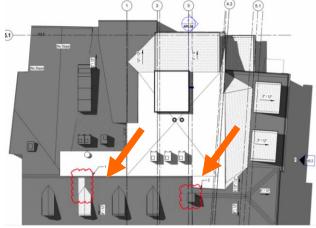
J. Staff Comments and/ or Suggestions for Consideration:

- The project proposal includes the following:
 - Replace the ground-floor window and left side door with nano windows;
 - Reconstruct the chimney at the parapet; and
 - Remove the left chimney and replace it with a dormer.

Design Guideline Reference – Guidelines for Roofing (04), Windows and Doors (08) & Commercial Developments and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:





Front and Rear Axonometric Drawings



Zoning Map

111 STATE STREET (LU-22-125) – PUBLIC HEARING #A (MODERATE PROJECT)

| | | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | | NEIGHBORHOOD CON | TEXT | |
|-----------|------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Struc | tures (Average) | T g |
| | | | GENERAL BUILDING INFORMATION | (ESTIMA | ATED FROM THE TAX MAPS & A | | | | |
| STAFF | | 1 | Gross Floor Area (SF) | (1011111) | | , , , , , , , , , , , , , , , , , , , | | | |
| ַ | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | MODED ATE D | DO IECT | | OR SION 8-2-2 |
| S | | 3 | Building Height / Street-Width (ROW) Ratio | | | MODERATE P | ROJECI | | |
| | | 4 | Building Height – Zoning (Feet) | | Add Falding Da | ara Damasua Chi | mana a varianta A alah Dan | | S |
| | | 5 | Building Height – Street Wall / Cornice (Feet) | - | Add Folding Do | ors, Remove Chi | mney and Add Dor | mer - | MIS. |
| | | 6 | Number of Stories | | | | | | MM ate |
| | | 7 | Building Coverage (% Building on the Lot) | | | | | | |
| | | | PROJECT REVIEW ELEMENT | APPLIC | ANT'S COMMENTS | HDC SUGGE | | APPROPRIATENESS | COM :: A Do Stipulati |
| | ONTEXT | 8 | Scale (i.e. height, volume, coverage) | | | | | propriate 🗆 Inappropriate | |
| | ╽┋ | 9 | Placement (i.e. setbacks, alignment) | | | | | propriate 🗆 Inappropriate | |
| | 2 | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | propriate 🗆 Inappropriate | No Sign No Si |
| | \vdash | 11 | Architectural Style (i.e. traditional – modern) | | | | | propriate 🗆 Inappropriate | |
| S | | 12 | Roofs | | | | | propriate 🗆 Inappropriate | |
| MEMBERS | | 13 | Style and Slope | | | | | propriate 🗆 Inappropriate | |
| 8 | | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | | propriate 🗆 Inappropriate | |
| ≶ | | 15 | Roof Materials | | | | | propriate 🗆 Inappropriate | |
| Ž | | 16 | Cornice Line | | | | | propriate Inappropriate | EV STO |
| | ا _م ا | 17 | Eaves, Gutters and Downspouts | | | | | propriate 🗆 Inappropriate | |
| \leq | | 18 | Walls | | | | | propriate 🗆 Inappropriate | ∄ଞ୍ଞଳ |
| \approx | MATERIA | 19 | Number and Material | | | | | propriate 🗆 Inappropriate | |
| <u>88</u> | Į₹⊦ | 20 | Projections (i.e. bays, balconies) | | | | | propriate 🗆 Inappropriate | |
| OMMISSION | ~ ~ | 21 | Doors and windows | | | | | propriate Inappropriate | |
| Ž | Z | 22 | Window Openings and Proportions | | | | | propriate Inappropriate | |
| 0 | ESIG | 23 | Window Casing/ Trim | | | | | propriate Inappropriate | ⊢шўЁ́п |
| Ü | | 24 | Window Shutters / Hardware | | | | | propriate Inappropriate | ⊢ ፫ ጜ |
| | 8 | 25 | Storm Windows / Screens | | | | | propriate Inappropriate | PER ITS |
| ≅ | BUILDING | 26 | Doors Payabas and Palasnias | | | | | propriate Inappropriate | |
| Ë | BU- | 27 | Proches and Balconies | | | | | propriate Inappropriate | ROPE PORTSMC PROPERTY cision: |
| DISTRICT | - | 28 29 | Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings | | | | | propriate Inappropriate | - |
| | - | | Lighting (i.e. wall, post) | | | | | propriate Inappropriate | ⊣ 🕰 🏻 🛎 |
| S | - | 30 31 | Signs (i.e. projecting, wall) | | | | | propriate Inappropriate | |
| 2 | - | 32 | Mechanicals (i.e. HVAC, generators) | | | | | propriate Inappropriate | |
| ĭ | - | 33 | Decks | | | | | propriate Inappropriate Inappropriate | |
| HISTO | - | 34 | Garages / Barns / Sheds (i.e. doors, placement) | | | | | propriate Inappropriate | |
| _ | | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | | propriate Inappropriate | |
| | Z - | 36 | Grading (i.e. ground floor height, street edge) | | | | | propriate Inappropriate | |
| | DESIGN | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | propriate Inappropriate | |
| | <u> </u> | 38 | Driveways (i.e. location, material, screening) | | | | | propriate Inappropriate | |
| | SITE | 39 | Parking (i.e. location, access, visibility) | | | | | propriate Inappropriate | |
| | " | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | propriate Inappropriate | |
| | 1 2 3 | . Pro | se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value V Criteria / Findings of Fact: | ☐ Yes ☐ ☐ Yes ☐ Jes: ☐ Yes ☐ | No 5. Co | • | er of the District: ne architectural and historic cha ure and welfare of the District t | | □ Yes □ No □ Yes □ No tors: □ Yes □ No |
| | 1 | . Co | onsistent with special and defining character or manager of the special and defining character or manager than the surrounding properties. | | | | ectural value of existing structu echnologies with surrounding pr | | |

| Project Address: 104) | 500 MARKET STREET, UNIT 14R (LU-23- | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------|--|--|--|--|--|
| Permit Requested: | CERTIFICATE | OF APPROVAL | | | | | |
| Meeting Type: | PUBLIC HEAR | RING #1 | | | | | |
| A. Property Information - General: | | | | | | | |
| Existing Conditions: Zoning District: CD4-L1 Land Use: Mixed-Use Land Area: 102,680 SF +/- Estimated Age of Structure: C Building Style: Classical Reviv Historical Significance: C Public View of Proposed Work Unique Features: NA Neighborhood Association: N | al <: <u>View from The No</u> | orth Mill Pond | | | | | |
| B. Proposed Work: Replace the rear | r solarium on unit 14 | <u>1R</u> . | | | | | |
| C. Other Permits Required: | | | | | | | |
| ☐ Board of Adjustment | ☐ Planning Board | ☐ City Council | | | | | |
| ✓ Condo Association | ☐ Abutting Proper | ty Owner | | | | | |
| D. Lot Location: | | _ | | | | | |
| ☐ Terminal Vista | Gateway | ☑ Mid-Block | | | | | |
| \square Intersection / Corner Lot | Rear Lot | | | | | | |
| E. Existing Building to be Altered/ Dem | olished: | | | | | | |
| Principal | Accessory | Demolition | | | | | |
| F. Sensitivity of Context: | | | | | | | |
| \square Highly Sensitive \square Sensit | tive 🗹 Low Sensitivit | y 🗌 "Back-of-House" | | | | | |
| G. Design Approach (for Major Project | <u>ts):</u> | | | | | | |
| ☑ Literal Replication (i.e. 6-16 | Congress, Jardinière Build | ding, 10 Pleasant Street) | | | | | |
| \square Invention within a Style (i.e | ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) | | | | | | |
| Abstract Reference (i.e. Po | Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) | | | | | | |
| ☐ Intentional Opposition (i.e. | ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) | | | | | | |
| H. Project Type: | | | | | | | |
| \square Consent Agenda (i.e. very | small alterations, ad | Iditions or expansions) | | | | | |
| ☑ Minor Project (i.e. small al | terations, additions o | or expansions) | | | | | |

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

I. Neighborhood Context:

• The building is located 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

• Replace the existing solarium with a new solarium of a similar design.

Design Guideline Reference: Guidelines for Architectural Styles (2)

K. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



Zoning Map

| | | 500 MA | ARKET STREET, U | NIT 14R (LU-23 | -104) - PUBLIC HEAR | ING #2 (MINOR) | | | | |
|---------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------|--|--|--|
| | | INFO/ EVALUATION CRITERIA | SUBJECT | PROPERTY | NEIG | HBORHOOD CONTEXT | | | | |
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | \neg | | | |
| | | GENERAL BUILDING INFORMATION | | ROM THE TAX MAPS & ASS | SESSOR'S INFO) | · · · · · · · · · · · · · · · · · · · | ∃ ₹ | | | |
| 느 | 1 | Gross Floor Area (SF) | | | <u> </u> | | 2 0 | | | |
| STA | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | O SION O | | | |
| 9 | 3 | Building Height / Street-Width Ratio | | | MINOR PROJEC | ` T | | | | |
| | 4 | Building Height – Zoning (Feet) | | MINOR PROJECT | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | - Repla | ice solarium at rear d | of the unit — | MIS. | | | |
| | 7 | Number of Stories Building Coverage (% Building on the Lot) | | Керіс | ice solulioni al lear c | | | | | |
| $\overline{}$ | ' | | A DDI IC A NITIC | COMMENTS | UDC CUCCETIONS | ADDDODDIATEMEC | - 2 9 4 | | | |
| | | PROJECT REVIEW ELEMENT | APPLICANT'S | COWWEN12 | HDC SUGGESTIONS | APPROPRIATENESS | _ ℧℧ٵ | | | |
| 5 | 8 | Scale (i.e. height, volume, coverage) | | | | □ Appropriate □ Inappropriate | _ | | | |
| Ė | 9 | Placement (i.e. setbacks, alignment) | | | | □ Appropriate □ Inappropriate | | | | |
| | 10 | | | | | ☐ Appropriate ☐ Inappropriate | | | | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | ☐ Appropriate ☐ Inappropriate | | | | |
| ן כַּ | 12 | | | | | □ Appropriate □ Inappropriate | | | | |
| | 13 | , ' | | | | □ Appropriate □ Inappropriate | | | | |
| | 14 | , , , , , , | | | | ☐ Appropriate ☐ Inappropriate | | | | |
| • | 15 | | | | | □ Appropriate □ Inappropriate | | | | |
| | 16 | | | | | □ Appropriate □ Inappropriate | | | | |
| | 17 | | | | | ☐ Appropriate ☐ Inappropriate | ଆ ହେଞ୍ଚା = | | | |
| V | 18 | | | | | □ Appropriate □ Inappropriate | _ | | | |
| 2 | 19 | 3, | | | | ☐ Appropriate ☐ Inappropriate | → ┰ < | | | |
| V | 20 | , , , , | | | | □ Appropriate □ Inappropriate | ା – E ଥା | | | |
| ~ | 21 | Doors and Windows | | | | ☐ Appropriate ☐ Inappropriate | 77 | | | |
| N & MATERIALS | 22 | 1 0 1 | | | | □ Appropriate □ Inappropriate | | | | |
| ي ا | 23 | 5 | | | | □ Appropriate □ Inappropriate | | | | |
| 2 | 24 | · | | | | ☐ Appropriate ☐ Inappropriate | ATS PER | | | |
| E | 25 | | | | | ☐ Appropriate ☐ Inappropriate | | | | |
| <u> </u> | 26 | | | | | ☐ Appropriate ☐ Inappropriate | | | | |
| BUILDING | 27 | | | | | ☐ Appropriate ☐ Inappropriate | ─ ~ ~ ~ | | | |
| | 28 | | | | | ☐ Appropriate ☐ Inappropriate | ⊢ | | | |
| | 29 | | | | | ☐ Appropriate ☐ Inappropriate | | | | |
| | 30 | Lighting (i.e. wall, post) Signs (i.e. projecting, wall) | | + | | ☐ Appropriate ☐ Inappropriate | \dashv | | | |
| | 31 | | | | | □ Appropriate □ Inappropriate | | | | |
| | 33 | ` | | | | □ Appropriate □ Inappropriate | | | | |
| | 34 | | | <u> </u> | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate | | | | |
| \vdash | 35 | • • • • • • • • • • • • • • • • • • • • | | <u> </u> | | | | | | |
| Z | 36 | | | | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate | | | | |
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| I | | | | | | | Teo e | | | |
| | | | | | | | | | | |
| Н. | 1. P | ose and Intent: reserve the integrity of the District: assessment of the Historical Significance: | □ Yes □ No □ Yes □ No es: □ Yes □ No | 5. Com | Itain the special character of the aplement and enhance the archit note the education, pleasure and | District: ectural and historic character: | □ Yes □ No □ Yes □ No tors: □ Yes □ No | | | |
| H. | 38 39 40 1. P 2. A 3. C Revie | Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) Dise and Intent: reserve the integrity of the District: | □ Yes □ No es: □ Yes □ No surrounding properties: | 5. Com 6. Prom | plement and enhance the archit note the education, pleasure and tion to historic and architectural v | rectural and historic character: welfare of the District to the city residents and visit | tors: | | | |

Project Address: 3 WALTON ALLEY (LU-23-101) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2

| Existing | a Con | ditio | ns: |
|----------|-------|-------|-----|
| | | | |

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

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

Olle - - D - ---- ! - D - --- ! - - - |

Unique Features: NA
Neighborhood Association: South End

|--|

| 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/ Demo | olished: | |
| ✓ Principal | Accessory | Demolition |
| F. Sensitivity of Context: | | |
| \square Highly Sensitive \square Sensiti | ve 🗹 Low Sensitivity | ☐ "Back-of-House" |
| G. Design Approach (for Major Project | <u>'s):</u> | |
| ☑ Literal Replication (i.e. 6-16 | Congress, Jardinière Buildi | ng, 10 Pleasant Street) |
| \square Invention within a Style (i.e | ., Porter Street Townhouses | s, 100 Market Street) |
| ☐ Abstract Reference (i.e. Po | rtwalk, 51 Islington, 55 Con | gress Street) |
| ☐ Intentional Opposition (i.e. | McIntyre Building, Citizen' | s Bank, Coldwell Banker) |
| H. Project Type: | | |

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

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

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

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

I. Neighborhood Context:

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

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

The Application is proposing to:

• Extend part of an existing fence to enclose the yard and add a decorative gate.

Design Guideline Reference – Guidelines for Site Elements and Streetscapes (9)

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetscape View



Zoning Map

| | | MALIONAL | LET (LO-23-101) | - PUBLIC HEARIN | 10 112 (141111011) | |
|-------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------|----------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| | INFO/ EVALUATION CRITERIA | SUBJEC | CT PROPERTY | | NEIGHBORHOOD CONTEXT | |
| | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | GENERAL BUILDING INFORMATION | (ESTIMATE | D 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 | | | MINOR PRO | NIECT | |
| 4 | Building Height – Zoning (Feet) | | | | JLCI | |
| 5 | Building Height – Street Wall / Cornice (Feet) | | - Extend exis | ting fence and c | add decorative gate – | |
| 6 | Number of Stories | | - LAIGIIG GAIS | ning lence and c | add decordiive gale – | |
| | Building Coverage (% Building on the Lot) | | | | | |
| | PROJECT REVIEW ELEMENT | APPLICAN1 | 'S COMMENTS | HDC SUGGES | ESTIONS APPROPRIATENESS | |
| 8 | Scale (i.e. height, volume, coverage) | | | | ☐ Appropriate ☐ Inapprop | riate |
| 9 | Placement (i.e. setbacks, alignment) | | | | ☐ Appropriate ☐ Inapprop | <u>riate</u> |
| 10 | Massing (i.e. modules, banding, stepbacks) | | | | ☐ Appropriate ☐ Inapprop | <u>riate</u> |
| 11 | Architectural Style (i.e. traditional – modern) | | | | ☐ Appropriate ☐ Inapprop | riate |
| 12 | Roofs | | | | ☐ Appropriate ☐ Inapprop | riate |
| 13 | Style and Slope | | | | □ Appropriate □ Inapprop | riate |
| 14 | | | | | □ Appropriate □ Inapprop | riate |
| 15 | | | | | ☐ Appropriate ☐ Inapprop | riate |
| 16 | Cornice Line | | | | □ Appropriate □ Inapprop | riate |
| 17 | Eaves, Gutters and Downspouts | | | | ☐ Appropriate ☐ Inapprop | <u>riate</u> |
| 18 | Walls | | | | ☐ Appropriate ☐ Inapprop | riate |
| 19 | Siding / Material | | | | □ Appropriate □ Inapprop | riate |
| 20 | Projections (i.e. bays, balconies) | | | | □ Appropriate □ Inapprop | riate |
| 21 | Doors and Windows | | | | □ Appropriate □ Inapprop | |
| 22 | Window Openings and Proportions | | | | □ Appropriate □ Inapprop | |
| 23 | Window Casing/ Trim | | | | □ Appropriate □ Inapprop | |
| 24 | Window Shutters / Hardware | | | | □ Appropriate □ Inapprop | |
| 25 | Awnings | | | | □ Appropriate □ Inapprop | |
| 26 | Doors | | | | □ Appropriate □ Inapprop | |
| 27 | Porches and Balconies | | | | □ Appropriate □ Inapprop | |
| 28 | Projections (i.e. porch, portico, canopy) | | | | □ Appropriate □ Inapprop | |
| 29 | Landings/ Steps / Stoop / Railings | | | | □ Appropriate □ Inapprop | |
| 30 | Lighting (i.e. wall, post) | | | | □ Appropriate □ Inapprop | |
| 31 | Signs (i.e. projecting, wall) | | | | □ Appropriate □ Inapprop | |
| 32 | Mechanicals (i.e. HVAC, generators) | | | | □ Appropriate □ Inapprop | |
| 33 | Decks | | | | □ Appropriate □ Inapprop | |
| 34 | Garages/Barns / Sheds (i.e. doors, placement) | | | | □ Appropriate □ Inapprop | |
| 35 36 37 | | | | | □ Appropriate □ Inapprop | |
| 36 | | | | | | |
| 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | |
| 38 | Driveways (i.e. location, material, screening) | | | | | |
| 39 | Parking (i.e. location, access, visibility) | | | | | |
| 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | |
| 37 38 39 40 Curpo | Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) | Yes N Yes N Yes N | o 5. Com | • | Appropriate Inappropriate Inappropriate | oriate oriate oriate oriate |

Project Address:

Permit Requested:

Meeting Type:

A. Property Information - General:

10 STATE STREET

CERTIFICATE OF APPROVAL

PUBLIC HEARING #3

| C 1. | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------|--|--|--|--|--|
| A. Property Information - General: | | | | | | | |
| Staff Report | | | | | | | |
| Existing Conditions: Zoning District: CD4 Land Use: Multi-Family Reside Land Area: 10,827 SF +/- Estimated Age of Structure: 2 Building Style: NA Number of Stories: 3.0 Historical Significance: NA Public View of Proposed Wor Unique Features: NA Neighborhood Association | :k: <u>View from State c</u> | and Marcy Streets | | | | | |
| B. Proposed Work: Add a recessed | | w patio door system. | | | | | |
| 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/ Dem | nolished: | | | | | | |
| Principal | Accessory | \square Significant Demolition | | | | | |
| F. Sensitivity of Context: | | | | | | | |
| \square Highly Sensitive $oldsymbol{arDelta}$ Sens | sitive \square Low Sensitivit | y□ "Back-of-House" | | | | | |
| G. Design Approach (for Major Projec | <u>:ts):</u> | | | | | | |
| \Box Literal Replication (i.e. 6-16 | Congress, Jardinière Buildin | ng, 10 Pleasant Street) | | | | | |
| \square Invention within a Style (i. | e., Porter Street Townhouse | s, 100 Market Street) | | | | | |
| Abstract Reference (i.e. P | Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) | | | | | | |
| \Box Intentional Opposition (i.e | e. McIntyre Building, Citizen | 's Bank, Coldwell Banker) | | | | | |
| H. Project Type: | | | | | | | |
| \Box Consent Agenda (i.e. ver | y 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)

I. Neighborhood Context:

• This lot and structure is located along State Street and is surrounded variety of 3-4 story structures. The neighborhood is predominantly 3-4 story brick structures no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes the following design changes:

• Create a new state street side entrance with vestibule and replace existing patio doors.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

10 STATE STREET, UNIT D - PUBLIC HEARING #3 (MINOR PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** 8-2-23 **Existing Abutting Structures Surrounding Structures Project Information** Proposed **FORM** Building Building (+/-) (Average) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** STAFF **DISTRICT COMMISSION** Date: Gross Floor Area (SF) Floor Area Ratio (GFA/Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Withdrawn Building Height – Zoning (Feet) with Stipulations Building Height - Street Wall / Cornice (Feet) - Modify existing vestibule entrance and replace patio door system -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) Case □ Appropriate □ Inappropriate 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate STREET, Unit MEMBER 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate < 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 Cornice Line □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate PERTY **PORTSMOUTH** STATE : 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate PROPERTY: 10 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate Ž Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate STORIC Lighting (i.e. wall, post... □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages/Barns / Sheds (i.e. doors, placement... □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate 40 Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findinas of Fact: 1. Consistent with special and defining character of surrounding properties: Yes No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Evaluation Form: 170 MECHANIC STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

| Meeting Type: | PUBLIC HEAR | ING #4 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------|
| A. Property Information - General: Existing Conditions: Zoning District: Waterfront Busi Land Use: Accessory Structure Land Area: 404 SF +/- Estimated Age of Structure: c. Building Style: Vernacular Number of Stories: 1.5 Historical Significance: Contrib Public View of Proposed Work Unique Features: NA Neighborhood Association | <u>1900</u> outing : View from Hunking | g and Mechanic Streets |
| B. Proposed Work: New windows and | <u>d pedestrian door (</u> | on the existing barn. |
| C. Other Permits Required: | | |
| \square Board of Adjustment | \square 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: | |

☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" ☐ 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)

H. Project Type:

Principal

F. Sensitivity of Context:

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

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

✓ Accessory

☐ Significant Demolition

- 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 contributing historic structure is located along Hunking and Mechanic Streets and is surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings have little to no front yard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

• The applicant proposes to: Replace the existing windows and pedestrian door while performing needed exterior maintenance.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

| | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEI | GHBORHOOD CONTEXT |
|----------|-------------------------------------------------------------------------------------------|----------------------|----------------------------|-----------------------------------|-------------------------------------------------------------|
| | 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) | , , | | | |
| Į | 2 Floor Area Ratio (GFA/ Lot Area) | | | | |
| L | 3 Building Height / Street-Width Ratio | | | MINOR PROJE | CI |
| | 4 Building Height – Zoning (Feet) | | | MINORIKOSE | Ci |
| | 5 Building Height – Street Wall / Cornice (Feet) | | - Replace | ment windows and _I | oedestrian door – |
| | 6 Number of Stories7 Building Coverage (% Building on the Lot) | | nopiaco. | | |
| + | PROJECT REVIEW ELEMENT | UDC (| COAAAAENITS | LIDC SUCCESTION | 223IA3TA IDDOODDI ATENESS |
| + | 8 Scale (i.e. height, volume, coverage) | HDC (| COMMENTS | HDC SUGGESTION | APPROPRIATENESS □ Appropriate □ Inappropriate |
| | 9 Placement (i.e. setbacks, alignment) | | | | □ Appropriate □ Inappropriate |
| \vdash | 10 Massing (i.e. modules, banding, stepbacks) | | | | □ Appropriate □ Inappropriate |
| \vdash | 11 Architectural Style (i.e. traditional – modern) | | | | □ Appropriate □ Inappropriate |
| | 12 Roofs | | | | □ Appropriate □ Inappropriate |
| r | 13 Style and Slope | | | | □ Appropriate □ Inappropriate |
| f | 14 Roof Projections (i.e. chimneys, vents, dormers) | | | | □ Appropriate □ Inappropriate |
| r | 15 Roof Materials | | | | □ Appropriate □ Inappropriate |
| ľ | 16 Cornice Line | | | | □ Appropriate □ Inappropriate |
| | 17 Eaves, Gutters and Downspouts | | | | □ Appropriate □ Inappropriate |
| | 18 Walls | | | | □ Appropriate □ Inappropriate |
| | 19 Siding / Material | | | | □ Appropriate □ Inappropriate |
| | 20 Projections (i.e. bays, balconies) | | | | □ Appropriate □ Inappropriate |
| | 21 Doors and windows | | | | ☐ Appropriate ☐ Inappropriate |
| | 22 Window Openings and Proportions | | | | □ Appropriate □ Inappropriate |
| Ĺ | 23 Window Casing/ Trim | | | | □ Appropriate □ Inappropriate |
| L | 24 Window Shutters / Hardware | | | | ☐ Appropriate ☐ Inappropriate |
| L | 25 Awnings | | | | ☐ Appropriate ☐ Inappropriate |
| | 26 Doors | | | | □ Appropriate □ Inappropriate |
| | 27 Porches and Balconies | | | | ☐ Appropriate ☐ Inappropriate |
| ļ | 28 Projections (i.e. porch, portico, canopy) | | | | □ Appropriate □ Inappropriate |
| ļ | 29 Landings/Steps/Stoop/Railings | | | | □ Appropriate □ Inappropriate |
| | 30 Lighting (i.e. wall, post) | | | | □ Appropriate □ Inappropriate |
| | 31 Signs (i.e. projecting, wall) | | | | □ Appropriate □ Inappropriate |
| | 32 Mechanicals (i.e. HVAC, generators) | | | | □ Appropriate □ Inappropriate |
| | 33 Decks 34 Garages (i.e. doors, placement) | | | | □ Appropriate □ Inappropriate |
| | 35 Fence / Walls (i.e. materials, type) | | | | □ Appropriate □ Inappropriate |
| | 36 Grading (i.e. ground floor height, street edge) | | | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate |
| | 37 Landscaping (i.e. gardens, planters, street trees) | | | | □ Appropriate □ Inappropriate |
| | 38 Driveways (i.e. location, material, screening) | | | | □ Appropriate □ Inappropriate |
| | | | | | □ Appropriate □ Inappropriate |
| | 40 Accessory Buildings (i.e. sheds, greenhouses) | | | | □ Appropriate □ Inappropriate |
| | rpose and Intent: | | | | |
| 1. | Preserve the integrity of the District: | □ Yes □ 1 | No 4. Mai | ntain the special character of th | e District: |
| | 2. Assessment of the Historical Significance: | □ Yes □ 1 | No 5. Cor | nplement and enhance the arch | nitectural and historic character: |
| 3 | Conservation and enhancement of property value | es: 🗆 Yes 🗆 1 | No 6. Pror | note the education, pleasure ar | nd welfare of the District to the city residents and vi |

Project Address: 11 MARKET STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

| eeting Type: <u>Pl</u> | JBLIC HEARII | NG #5 | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------|--|--|--|
| A. Property Information - General: Existing Conditions: Zoning District: CD5 Land Use: Mixed-Use Land Area: 102,680 SF +/- Estimated Age of Structure: c.180 Building Style: Federal | <u>)3</u> | | | | |
| Historical Significance: <u>Contribution</u> Public View of Proposed Work: <u>N</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Down</u> | <u>Narket Street</u> | | | | |
| B. Proposed Work: Window Replaceme | <u>ents</u> | | | | |
| C. Other Permits Required: | | | | | |
| Board of Adjustment | Planning Board | City Council | | | |
| D. Lot Location: | | | | | |
| ☐ Terminal Vista ☐ | Gateway | ☑ Mid-Block | | | |
| \Box Intersection / Corner Lot \Box | Rear Lot | | | | |
| E. Existing Building to be Altered/ Demolish | ned: | | | | |
| ✓ Principal | Accessory [| Demolition | | | |
| F. Sensitivity of Context: | | | | | |
| \Box Highly Sensitive $oldsymbol{arDelta}$ Sensitive | \square Low Sensitivity | ☐ "Back-of-House" | | | |
| G. Design Approach (for Major Projects): | | | | | |
| \Box Literal Replication (i.e. 6-16 Conq | gress, 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: | | | | | |
| \Box Consent Agenda (i.e. very sm | all alterations, addit | ions or expansions) | | | |
| ☐ Minor Project (i.e. small alterat | ions, additions or ex | (pansions) | | | |
| ✓ Moderate Project (i.e. signific | | • | | | |
| \square Major Project (i.e. very large α | alternations, additio | ns or expansions) | | | |

I. Neighborhood Context:

• The building is located along Market Street. It is surrounded with many brick 3-4 story structures with no setbacks from the sidewalk.

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

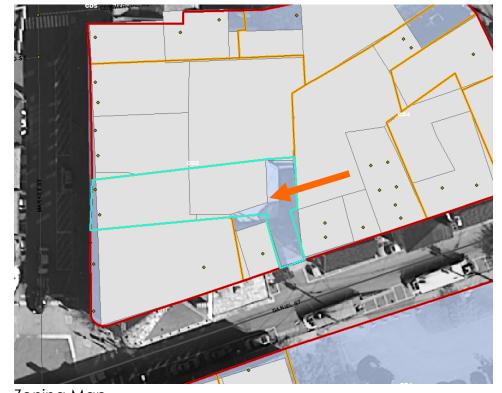
The Application is proposing to: Replace existing windows on the building.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

| | | | 11 MARKET | STREET, UNIT #2 – F | PUBLIC HEARING | #5 (MINOR) | |
|-------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | ı | NEIGHBORHOOD CONTEXT | |
| | | Project Information | Existing | Proposed | Abutting Structures | Surrounding Structures | |
| | N | | Building | Building (+/-) | (Average) | (Average) | S |
| STAFF | No. | | /FCTIAA/ | TED FROM THE TAVAMARS & ASSE | SCORIC INICO) | | |
| | - | GENERAL BUILDING INFORMATION Gross Floor Area (SF) | (ESIIMA | ATED FROM THE TAX MAPS & ASSE | SSOR'S INFO) | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | FOR MISSION ase No.: |
| | 3 | Building Height / Street-Width Ratio | | | AAINIOD DDO | IFCT | |
| | 4 | Building Height – Zoning (Feet) | | | MINOR PRO. | JECI | MIS ase |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | Window roplas | om onto | \ \ \ \ \ \ |
| | 6 | Number of Stories | | _ | Window replac | temenis- | ON F COMMIS #2 Case |
| | 7 | Building Coverage (% Building on the Lot) | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICA | NT'S COMMENTS | HDC SUGGES | TIONS APPROPRIATENESS | |
| 5 | 8 | Scale (i.e. height, volume, coverage) | | | | □ Appropriate □ Inappropriate | |
| I G | 9 | Placement (i.e. setbacks, alignment) | | | | ☐ Appropriate ☐ Inappropriate | AT |
| ع ا | 1 | Massing (i.e. modules, banding, stepbacks) | | | | ☐ Appropriate ☐ Inappropriate | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | □ Appropriate □ Inappropriate | ALUA RIC DISTRIC STREET, STREET, He: 8-2-2 |
| S | 12 | Roofs | | | | □ Appropriate □ Inappropriate | ALU, RIC DIST STREET, FE: 8-2-2 |
| <u>щ</u> | 13 | Style and Slope | | | | ☐ Appropriate ☐ Inappropriate | |
| AB | 14 | Roof Projections (i.e. chimneys, vents, dormers) Roof Materials | | | | □ Appropriate □ Inappropriate | |
| | 15 | Cornice Line | | | | □ Appropriate □ Inappropriate | KET TOR |
| ≥ | 17 | Eaves, Gutters and Downspouts | | | | ☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate | ─ ™ ? ₹ |
| Z | | Walls | | | | □ Appropriate □ Inappropriate | |
| <u>Q</u> ≦ | 19 | Siding / Material | | | | □ Appropriate □ Inappropriate | |
| SSIOI | 20 | Projections (i.e. bays, balconies) | | | | □ Appropriate □ Inappropriate | ERTY 40UTH H 17:11 MA Approved |
| OMMISSION MEMBERS | 21 | Doors and Windows | | | | □ Appropriate □ Inappropriate | RTY OUTH H Y: Approved |
| \leq | 22 | Window Openings and Proportions | - | | | □ Appropriate □ Inappropriate | □ Ⅲ ♀ ☆ □ |
| 0 | 23 | Window Casing/ Trim | | | | □ Appropriate □ Inappropriate | |
| Ŭ | 24 | Window Shutters / Hardware | | | | □ Appropriate □ Inappropriate | NRTS, NP ER |
| 六 5 | 25 | Awnings | | | | □ Appropriate □ Inappropriate | \perp $oldsymbol{\cap}$ $oldsymbol{\cap}$ $oldsymbol{\cap}$ $oldsymbol{\cap}$ |
| TRICT | 26 | Doors | | | | ☐ Appropriate ☐ Inappropriate | ROPE PORTSMC PROPERTY cision: |
| DISTRICT | | Porches and Balconies | | | | ☐ Appropriate ☐ Inappropriate | |
| | 28 | Projections (i.e. porch, portico, canopy) | | | | □ Appropriate □ Inappropriate | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | □ Appropriate □ Inappropriate | <u> </u> |
| \cong | 30 | Lighting (i.e. wall, post) | | | | ☐ Appropriate ☐ Inappropriate | <u> </u> |
| Ö | 31 | Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) | | | | □ Appropriate □ Inappropriate | + |
| HISTORIC | 33 | Decks | | | | □ Appropriate □ Inappropriate | |
| İ | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | <u> </u> | | ☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate | |
| | 35 | Fence / Walls (i.e. materials, type) | | | | □ Appropriate □ Inappropriate | |
| בי ה | 36 | Grading (i.e. ground floor height, street edge) | | | | □ Appropriate □ Inappropriate | |
| | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | □ Appropriate □ Inappropriate | |
| ŭ | 38 | Driveways (i.e. location, material, screening) | | | | □ Appropriate □ Inappropriate | |
| H | 39 | Parking (i.e. location, access, visibility) | | | | □ Appropriate □ Inappropriate | The same of the sa |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | □ Appropriate □ Inappropriate | |
| | 1. Pi 2. A 3. C | ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: conservation and enhancement of property value W Criteria / Findinas of Fact: | ☐ Yes ☐ ☐ Yes ☐ Jes: ☐ Yes ☐ | No 5. Comp | | of the District: architectural and historic character: e and welfare of the District to the city residents and visit | ☐ Yes ☐ No ☐ Yes ☐ No tors: ☐ Yes ☐ No |
| | 1. C | consistent with special and defining character of compatibility of design with surrounding properties | • | | | tural value of existing structure: Yes No nologies with surrounding properties: Yes No | |

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

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family Land Area: 5,230 SF +/-

- Estimated Age of Structure: c.1790
 Building Style: Colonial
 Number of Stories: 2
 Historical Significance: Contributing
 Public View of Proposed Work: View from Prospect Street
- Unique Features: NA

| Ne | ighborhood Association: \underline{C} | <u>Christian Shore</u> | | | | |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------|---------------------------|--|--|--|
| B. Propos | sed Work: To construct an | addition, connector | r and repurpose the barn. | | | |
| C. Other I | Permits Required: | | | | | |
| | \square Board of Adjustment | \square Planning Board | ☐ City Council | | | |
| D. Lot Loc | cation: | | | | | |
| | ☐ Terminal Vista | Gateway | ☑ Mid-Block | | | |
| | \square Intersection / Corner Lot | ☐ Rear Lot | | | | |
| E. Existing | Building to be Altered/ Dem | olished / Constructed | <u>l:</u> | | | |
| | ✓ Principal | Accessory | ☐ Demolition | | | |
| F. Sensitiv | ity of Context: | | | | | |
| \square Highly Sensitive $oxedsymbol{oxio}$ Sensitive \square Low Sensitivity \square "Back-of-House" | | | | | | |
| G. Design Approach (for Major Projects): | | | | | | |
| | ☑Literal Replication (i.e. 6-16 | Congress, Jardinière Buildir | ng, 10 Pleasant Street) | | | |
| | \square Invention within a Style (i.e | ., Porter Street Townhouse: | s, 100 Market Street) | | | |
| | Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) | | | | | |
| ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) | | | | | | |
| H. Project | H. Project Type: | | | | | |
| | $\hfill \Box$ Consent Agenda (i.e. very | small alterations, add | ditions or expansions) | | | |
| | ☐ Minor Project (i.e. small alt | erations, additions or | expansions) | | | |
| | ✓ Moderate Project (i.e. significant additions, alterations or expansions) | | | | | |

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

Neighborhood Context:

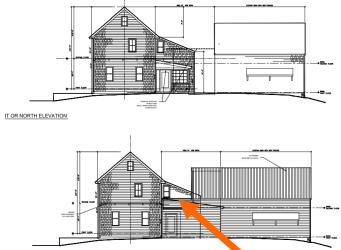
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Add a 2-story rear addition with a connector and repurpose the barn.
 - Note, the applicant has requested to postpone this item to the September 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



Zoning Map

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

| | INFO/ EVALUATION CRITERIA | LAUS | ECT PROPERTY | | NEIGHBORHOOD CONTEXT |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) |
| No. | GENERAL RUILDING INFORMATION | (ESTIMA) | TED EDOM THE TAY MADS 9 ASSE | SCOBIS INEO) | |
| 1 | | (LSIIIWA | TIED I ROM THE TAX MAI 3 & A33E | 330K 3 H41 0) | |
| 2 | | | A A | | O IFOT |
| 3 | | 1 | M | ODERAIE PR | ROJECI |
| 4 | Building Height – Zoning (Feet) | | D O | • | |
| 5 | Building Height – Street Wall / Cornice (Feet) | 1 | - Barn Conve | ersion, Connect | for and Addition - |
| 6 | Number of Stories | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | |
| | PROJECT REVIEW ELEMENT | APPLICA | ANT'S COMMENTS | HDC SUGGES | TIONS APPROPRIATENESS |
| 8 | | | | | ☐ Appropriate ☐ Inappropriate |
| 9 | | | | | □ Appropriate □ Inappropriate |
| 10 | | | | | ☐ Appropriate ☐ Inappropriate |
| 11 | | | | | ☐ Appropriate ☐ Inappropriate |
| 12 | Roofs | | | | ☐ Appropriate ☐ Inappropriate |
| 13 | | | | | ☐ Appropriate ☐ Inappropriate |
| 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | □ Appropriate □ Inappropriate |
| 15 | | | | | ☐ Appropriate ☐ Inappropriate |
| 16 | | | | | □ Appropriate □ Inappropriate |
| 17 | · | | | | □ Appropriate □ Inappropriate |
| | Walls | | | | ☐ Appropriate ☐ Inappropriate |
| 19 | | | | | □ Appropriate □ Inappropriate |
| 20 | | | | | □ Appropriate □ Inappropriate |
| 21 | | | | | □ Appropriate □ Inappropriate |
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| | | | | | □ Appropriate □ Inappropriate |
| | | | + | | □ Appropriate □ Inappropriate |
| 37 | | | | | □ Appropriate □ Inappropriate |
| 40 Accessory Buildings (i.e. sheds, greenhouses) H. Purpose and | | | | | |
| | 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 | GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Rotio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening) | Project Information | Project Information Existing Building Proposed Building (+/-) | Project Information Existing Building Proposed Building (*/-) Abutting Structures |

Project Address: 129 STATE ST. (LU-22-78) **CERTIFICATE OF APPROVAL Permit Requested: WORK SESSION #B 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: <u>NA</u>
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA

| • | Neighborhood Association: ${f ar L}$ | <u>Downtown</u> | | | | | |
|----------------------------------------------------------------------------------|-----------------------------------------|---------------------------------|----------------------------|--|--|--|--|
| <u>B. P</u> | Proposed Work: To modify the wi | <u>indows, door, skyligh</u> | nts and roofline features. | | | | |
| <u>C.</u> C | Other Permits Required: | | | | | | |
| | \square Board of Adjustment | \square Planning Board | ☐ City Council | | | | |
| <u>D.</u> L | ot Location: | | | | | | |
| | ☐ Terminal Vista | ☐ Gateway | ☑ Mid-Block | | | | |
| | $\ \square$ Intersection / Corner Lot | ☐ Rear Lot | | | | | |
| <u>E. Ex</u> | xisting Building to be Altered/ Dem | olished / Constructed | <u>l:</u> | | | | |
| | ✓ Principal | Accessory | Demolition | | | | |
| <u>F. Se</u> | F. Sensitivity of Context: | | | | | | |
| | ☐ Highly Sensitive ☑ Sensi | itive \square Low Sensitivity | √ 🗌 "Back-of-House" | | | | |
| <u>G. E</u> | Design Approach (for Major Projec | <u>ts):</u> | | | | | |
| | \Box Literal Replication (i.e. 6-16 C | Congress, Jardinière Buildin | g, 10 Pleasant Street) | | | | |
| | \square Invention within a Style (i.e | e., Porter Street Townhouses | s, 100 Market Street) | | | | |
| | Abstract Reference (i.e. Po | ortwalk, 51 Islington, 55 Con | gress Street) | | | | |
| Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) | | | | | | | |
| <u>Н. Р</u> | roject Type: | | | | | | |
| | \square Consent Agenda (i.e. very | small alterations, add | ditions or expansions) | | | | |
| | \square Minor Project (i.e. small alt | erations, additions or | expansions) | | | | |
| | ☑ Moderate Project (i.e. sig | gnificant additions, alte | erations or expansions) | | | | |
| | ☐ Major Project (i.e. very lar | ae alternations, addit | ions or expansions) | | | | |

Neighborhood Context:

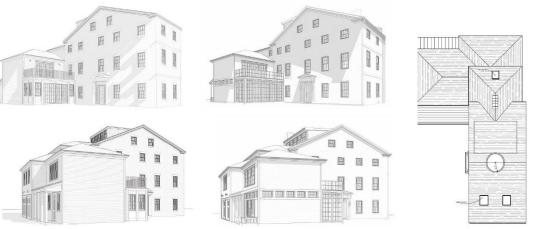
• The building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear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

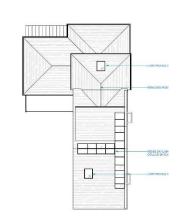
J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Modify the window, doors, skylights and oculus on the previously approved plan.

Design Guideline Reference – Guidelines for Roofing (04), Masonry & Stucco (07) & Windows and Doors (08)

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

129 STATE ST. (LU-22-78) – WORK SESSION #B (MODERATE PROJECT)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | NEIGHBORE | HOOD CONTEXT | | |
|---------------------|----------|--------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------|------------------------------------------------------------------------------------------|--|--|
| | NI - | Project Information | Existing Building Proposed Building (+/-) | Abutting Structures S | Surrounding Structures (Average) | | |
| | No. | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSES. | SSOR'S INFO) | | | |
| · | 1 | Gross Floor Area (SF) | <u></u> | , | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | 1 | ODED ATE DOO IECT | | | |
| | 3 | Building Height / Street-Width (ROW) Ratio |] MI | ODERATE PROJECT | | | |
| | 4 | Building Height – Zoning (Feet) | Chama Win | adama Daara and Skulia | ht Dasier | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | Change wir | ndows, Doors and Skylig | nt besign - | | |
| 6 Number of Stories | | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | |
| × | 8 | Scale (i.e. height, volume, coverage) | | | □ Appropriate □ Inappropriate | | |
| CONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | □ Appropriate □ Inappropriate | | |
| ᅙ | 10 | Massing (i.e. modules, banding, stepbacks) | | | □ Appropriate □ Inappropriate | | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | □ Appropriate □ Inappropriate | | |
| | 12 | Roofs | | | □ Appropriate □ Inappropriate | | |
| | 13 | Style and Slope | | | □ Appropriate □ Inappropriate | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | □ Appropriate □ Inappropriate | | |
| | 15 | Roof Materials | | | □ Appropriate □ Inappropriate | | |
| | 16 | Cornice Line | | | □ Appropriate □ Inappropriate | | |
| ا _م ا | 17 | Eaves, Gutters and Downspouts | | | □ Appropriate □ Inappropriate | | |
| AL: | 18 | Walls | | | □ Appropriate □ Inappropriate | | |
| FRI | 19 | Number and Material | | | □ Appropriate □ Inappropriate | | |
| ₹⊦ | 20 | Projections (i.e. bays, balconies) | | | □ Appropriate □ Inappropriate | | |
| ≪ - | 21 | Doors and windows | | | □ Appropriate □ Inappropriate | | |
| Z. | 22 | Window Openings and Proportions | | | ☐ Appropriate ☐ Inappropriate | | |
| ESI | 23 | Window Casing/ Trim | | | ☐ Appropriate ☐ Inappropriate | | |
| <u> </u> | 24 | Window Shutters / Hardware | | | ☐ Appropriate ☐ Inappropriate | | |
| DING | 25 | Storm Windows / Screens | | | ☐ Appropriate ☐ Inappropriate | | |
| 미 | 26 | Doors | | | ☐ Appropriate ☐ Inappropriate | | |
| BUIL | 27 | Porches and Balconies | | | ☐ Appropriate ☐ Inappropriate | | |
| _ | 28 | Projections (i.e. porch, portico, canopy) | | | ☐ Appropriate ☐ Inappropriate | | |
| - | 29 | Landings/ Steps / Stoop / Railings | | | ☐ Appropriate ☐ Inappropriate | | |
| - | 30 | Lighting (i.e. wall, post) | | | ☐ Appropriate ☐ Inappropriate | | |
| - | 31 | Signs (i.e. projecting, wall) | | | ☐ Appropriate ☐ Inappropriate | | |
| - | 32 | Mechanicals (i.e. HVAC, generators) | | | ☐ Appropriate ☐ Inappropriate | | |
| - | 33 34 | Decks Garages / Barns / Sheds (i.e. doors, placement) | | | □ Appropriate □ Inappropriate | | |
| | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | □ Appropriate □ Inappropriate | | |
| _ | 36 | Grading (i.e. ground floor height, street edge) | | | □ Appropriate □ Inappropriate | | |
| <u>5</u> | 37 | Landscaping (i.e. gardens, planters, street trees) | | | □ Appropriate □ Inappropriate | | |
| DESIGN | 38 | Driveways (i.e. location, material, screening) | + | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate | | |
| l ⊟⊦ | 30 | | | | | | |
| | 30 | Parking (i.e. location access visibility) | | | □ Appropriate □ Inappropriate | | |
| SITE | 39 40 | Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) | | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate | | |

Project Address: 14 MARKET SQUARE (LUHD-639) **CERTIFCATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #C**

A. Property Information - General:

- Zoning District: <u>CD5</u> Land Use: <u>Mixed-Use</u>
- Land Area: 3,136 SF +/-
- Estimated Age of Structure: c.1840
 Building Style: Commercial Vernacular
 Number of Stories: 3

- Historical Significance: Contributing
 Public View of Proposed Work: View from Market Square

| | Unique Features: NA Neighborhood Association: D | | <u> </u> | | | |
|-----------|------------------------------------------------------------------------------|-------------------------------|----------------------------|--|--|--|
| В. | Proposed Work: To add a barrele | | d dormers to the roof | | | |
| | Other Permits Required: | <u>a dominer and shee</u> | <u> </u> | | | |
| <u> </u> | Board of Adjustment | ☐ Planning Board | ☐ City Council | | | |
| <u>D.</u> | Lot Location: | | | | | |
| | ☐ Terminal Vista | ☐ Gateway | ☐ Mid-Block | | | |
| | ✓ Intersection / Corner Lot | ☐ Rear Lot | | | | |
| <u>E.</u> | E. Existing Building to be Altered/ Demolished / Constructed: | | | | | |
| | ✓ Principal | ☐ Accessory | Demolition | | | |
| <u>F.</u> | Sensitivity of Context: | | | | | |
| | $lacktriangle$ Highly Sensitive $\ \square$ Sensit | ive \square Low Sensitivity | y 🗌 "Back-of-House" | | | |
| <u>G.</u> | Design Approach (for Major Projects | <u>s):</u> | | | | |
| | \Box Literal Replication (i.e. 6-16 C | Congress, Jardinière Buildir | ng, 10 Pleasant Street) | | | |
| | \square Invention within a Style (i.e. | , Porter Street Townhouse | s, 100 Market Street) | | | |
| | \square Abstract Reference (i.e. Por | twalk, 51 Islington, 55 Cor | ngress Street) | | | |
| | lacksquare Intentional Opposition (i.e. | McIntyre Building, Citizer | n's Bank, Coldwell Banker) | | | |
| <u>H.</u> | Project Type: | | | | | |
| | \square Consent Agenda (i.e. very | small alterations, add | ditions or expansions) | | | |
| | ☐ Minor Project (i.e. small alte | erations, additions or | expansions) | | | |

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

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

I. Neighborhood Context:

• The building is located at the intersection of Daniel and Congress Streets and fronts on Market Square. The property is surrounded with many historically significant brick and stone buildings ranging from 3 to 4 stories in height. There are no setbacks along the front- or side-yard and small to no rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Add a new roof addition a barreled roof along the Market Square façade; and
- Add two new shed dormers on the rear roof.

Design Guideline Reference – Guidelines for Roofing (04), Windows & Doors (08), and Small Scale New Construction and Additions (10).

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



Aerial and Street View Image



Zoning Map

14 MARKET SQUARE (LUHD-639) – WORK SESSION #C (MODERATE PROJECT)

| | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | NEIGHBORHOOD CONTEXT | |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. | Project Information | Existing Building Proposed Building (+/-) | | urrounding Structures (Average) |
| NO. | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSES | SOR'S INFO) | |
| 1 | Gross Floor Area (SF) | | | |
| 2 | Floor Area Ratio (GFA/ Lot Area) | AA/ | THE PATE DECT | |
| 3 | Building Height / Street-Width (ROW) Ratio | MODERAIE PROJECT | | |
| 4 | | - DODAMEDS AND BADDE | LIED BOOE MODIEICATION | ONS TO POOFLINE |
| 5 | | - POKWEKS AND BAKKE | LLED ROOF MODIFICATION | ONS TO ROOFLINE - |
| 6 | | | | |
| 7 | | 4 | UB 6 6116 5 7777 5 116 | |
| | | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS |
| | | | | ☐ Appropriate ☐ Inappropriate |
| | | | | ☐ Appropriate ☐ Inappropriate |
| | | | | ☐ Appropriate ☐ Inappropriate |
| | - ' | | | ☐ Appropriate ☐ Inappropriate |
| | | | | ☐ Appropriate ☐ Inappropriate |
| 13 | | | | □ Appropriate □ Inappropriate |
| 14 | | | | □ Appropriate □ Inappropriate |
| | | | | □ Appropriate □ Inappropriate |
| 16 | | | | □ Appropriate □ Inappropriate |
| | | | | ☐ Appropriate ☐ Inappropriate |
| | | | | □ Appropriate □ Inappropriate |
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| | | | | □ Appropriate □ Inappropriate |
| 21 | | | | □ Appropriate □ Inappropriate |
| | | | | □ Appropriate □ Inappropriate |
| | | | | □ Appropriate □ Inappropriate |
| 24 | | | | □ Appropriate □ Inappropriate |
| | | | | □ Appropriate □ Inappropriate |
| 26 | Doors | | | □ Appropriate □ Inappropriate |
| 27 | | | | □ Appropriate □ Inappropriate |
| 28 | Projections (i.e. porch, portico, canopy) | | | □ Appropriate □ Inappropriate |
| 29 | | | | □ Appropriate □ Inappropriate |
| 30 | | | | □ Appropriate □ Inappropriate |
| 31 | | | | □ Appropriate □ Inappropriate |
| 32 | | | | □ Appropriate □ Inappropriate |
| 33 | Decks | | | □ Appropriate □ Inappropriate |
| 34 | | | | □ Appropriate □ Inappropriate |
| 35 | , , , , | | | □ Appropriate □ Inappropriate |
| 36 | | | | □ Appropriate □ Inappropriate |
| 37 | | | | □ Appropriate □ Inappropriate |
| 38 | | | | □ Appropriate □ Inappropriate |
| 39 | Parking (i.e. location, access, visibility) | | | □ Appropriate □ Inappropriate |
| 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | □ Appropriate □ Inappropriate |
| | 3 4 5 6 7 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 | Place Ratio (GFA/ Lot Area) Building Height / Street-Width (ROW) Ratio Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Faves, 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 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) Mechanicals (i.e. ground floor height, street edge) Crading (i.e. ground floor height, street edge) Crading (i.e. ground floor height, street etrees) | ## Spidency Height / Street Width (ROW) Ratio ## Building Height / Street Width (ROW) Ratio ## Building Height / Street Width (ROW) Ratio ## Building Height - Zoning (Feet) ## Building Height - Street Wall / Cornice (Feet) ## PROJECT REVIEW ELEMENT ## | Section Projections Proj |