Staff Report – Janaury 4th &11th, 2023

January 4th MEETING

PUBLIC HEARINGS - OLD BUSINESS:

- A. 43 Holmes Court (LU-22-72) (demolition & new single family)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 93 Pleasant St. (LU-21-183) (one story addition)
- D. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- E. 46 Mark St. (LU-22-214) (solar panels)
- F. 44 Humphrey's Court. (LU-22-223) (chimney & HVAC)

WORK SESSIONS - OLD BUSINESS:

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

January 11th MEETING

Administrative Approvals:

- 1. 40 Court St. (LUHD-550)
- 2. 11 Sheafe St. (LUHD-552)
- 3. 55 Gates St. (LUHD-553)
- Recommend Approval
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS – EXTENSION REQUEST:

1. 266-278 State St. (LU-19-79) (mixed-use building)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 17 Pray St. (LU-22-245) (windows and door)
- 2. 100 High St. (LU-22-236) (HVAC)
- 3. 46 State St. (LU-22-248) (sills)
- 4. 64 Vaughan St. (LU-20-214) (roof appurtenance)
- 5. 28 New Castle Ave. (LU-22-240) (siding, windows, doors, stairs & deck)
- 6. 44 Gardner St. (LU-22-215) (sunroom and deck)
- 7. 65 Washington St. (LU-22-255) (siding, windows, door & chimney)

WORK SESSIONS – NEW BUSINESS:

A. 37 Prospect Street (LUHD-563) (additions)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: January 4th and 11th APPLICATIONS: 16

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

A. Pro	<u>perty Information - General:</u>				
Existing Conditions:					
•	Žoning District: WB				
•	Land Use: Single-Family				
•	Land Area: 5,662 SF +/-				

Estimated Age of Structure: c.1903 Building Style: Late Gothic Revival

Number of Stories: 1.5
Historical Significance: Contributing

Public View of Proposed Work: Unique Footures: NA	: View from Holmes	s Court			
Unique Features: <u>NA</u>Neighborhood Association: <u>So</u>	outh End				
B. Proposed Work: To replace the exi	isting house with a	2 story traditionally-designed house.			
C. Other Permits Required:					
☑ 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:				
✓ Principal	Accessory	☐ Significant Demolition			
F. Sensitivity of Context:					
$lacktriangle$ Highly Sensitive \Box Sensiti	ive \square Low Sensitivit	y 🗌 "Back-of-House"			
G. Design Approach (for Major Projects	<u>s):</u>				
☑ Literal Replication (i.e. 6-16 C	Congress, Jardinière Build	ing, 10 Pleasant Street)			
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)					
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
☐ Intentional Opposition (i.e. №	McIntyre Building, Citizen	's Bank, Coldwell Banker)			
H. Project Type:					
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)			
\square 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:

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

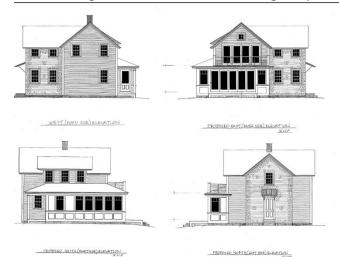
J. Staff Comments and Suggestions for Consideration:

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

Note that the applicant has requested to postpone this application to the February1st meeting as they are scheduled for a variance application at the BOA for December.

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

1 2 3 4	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)	Existing Building	Proposed Building (+/-) TED FROM THE TAX MAPS & A	Abutting Structures (Average)	Surrounding Structures (Average)				
3	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)	(ESTIMA	TED FROM THE TAX MAPS & A		(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
3	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)			ASSESSOR'S INFO)					
3	Floor Area Ratio (GFA/ Lot Area)		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
3									
4	Building Height / Street-Width Ratio	MODERATE PROJECT							
	Building Height – Zoning (Feet)								
5	Building Height – Street Wall / Cornice (Feet)		- REMOVAL & R	EPLACEMENT OF A SINC	CIFFAMILY HOUSE -				
6	Number of Stories		KEMO VAL & K	EL LACEMENT OF A SING	JEE I AMIET HOUSE				
7	Building Coverage (% Building on the Lot)								
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate				
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate				
10					□ Appropriate □ Inappropriate				
11					□ Appropriate □ Inappropriate				
12	Roofs				□ Appropriate □ Inappropriate				
13	·				□ Appropriate □ Inappropriate				
14					☐ Appropriate ☐ Inappropriate				
15					□ Appropriate □ Inappropriate				
					□ Appropriate □ Inappropriate				
	· ·				☐ Appropriate ☐ Inappropriate				
					□ Appropriate □ Inappropriate				
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					□ Appropriate □ Inappropriate				
					□ Appropriate □ Inappropriate				
					□ Appropriate □ Inappropriate				
					□ Appropriate □ Inappropriate				
27	Porches and Balconies				□ Appropriate □ Inappropriate				
28					□ Appropriate □ Inappropriate				
29					□ Appropriate □ Inappropriate				
30					□ Appropriate □ Inappropriate				
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate				
33	Decks				□ Appropriate □ Inappropriate				
					□ Appropriate □ Inappropriate				
35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate				
36					□ Appropriate □ Inappropriate				
37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate				
30	2111 211 4 (1101 10 0 dill 0 11)				□ Appropriate □ Inappropriate				
	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	8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge)	8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Raillings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge)	8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, bonding, 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 Conice line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awmings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 44 Grading (i.e. materials, type) 45 Fence / Walls (i.e. materials, type) 46 Grading (i.e. ground floor height, street edge)	8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, olignment) 1 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Stope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice line 17 Eaves, Gutters and Downspouts 18 Malle. 19 Siding / Material 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall)<				

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

Exis	ting Conditions:
•	Zoning District:
•	Land Use: Sing
•	Land Area: 1.6

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

Unique Features: NA
Neighborhood Association: South End

3.	Proposed Work:	To add a ground-mounted HVAC.
		-

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	olished:				
✓ Principal	Accessory	Demolition			
F. Sensitivity of Context:					
$lacktriangle$ Highly Sensitive \Box Sens	itive \square Low Sensitivit	y 🗌 "Back-of-House'			
G. Design Approach (for Major Projec	<u>ts):</u>				
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Build	ing, 10 Pleasant Street)			
\square Invention within a Style (i.e	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 Type:					
Consent Agenda (i.e. very	small alterations, add	ditions or expansions)			
☑ Minor Project (i.e. small al	lterations, additions o	expansions)			
☐ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)			
☐ Major Project (i.e. very lar	ge alternations, addi	tions or expansions)			

I. Neighborhood Context:

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

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

The Application is proposing to:

• Add a condenser in the rear yard.

NOTE THE APPLICANT MAY BE REQUESTING A CONTINUANCE DUE TO INSUFFICEINT INFORMATION BEING SUBMITTED FOR THE CONDENSOR LOCATION AND SCREENING.

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

K. Aerial Image, Street View and Zoning Map:





Rear Elevation and Streetscape View



Zoning Map



		3	WALTON A	LLEY (LU-22-100	D) - PUBLIC HEARIN	NG #B (MIN	OR)	
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
	Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
i		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS &	ASSESSOR'S INFO)			72
_	1	Gross Floor Area (SF)			·	<u> </u>		■ ~≥
STA	2	Floor Area Ratio (GFA/ Lot Area)						
•	3	Building Height / Street-Width Ratio			MAINIOD DDC) IECT		
	4	Building Height – Zoning (Feet)	MINOR PROJECT					\square
	5	Building Height – Street Wall / Cornice (Feet)			- Add HVAC to R	Poar Vard -		
	6	Number of Stories			- Add HVAC IO	vedi Tala –		
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
ב	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
TEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
ONT	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
Ŭ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	⋾⋖
	12	Roofs					☐ Appropriate ☐ Inappropriate	□
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	⊤
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
LS	18	Walls					☐ Appropriate ☐ Inappropriate	
RIA	19	Siding / Material					□ Appropriate □ Inappropriate	
ΛĒ	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	⋾
×	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	□ ј _
۸ 8	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	□ ፟•∠
9	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	
DES	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	╛
3 0	25	Awnings					☐ Appropriate ☐ Inappropriate	
Ž	26	Doors					□ Appropriate □ Inappropriate	
BUILDIN	27	Porches and Balconies					□ Appropriate □ Inappropriate	
BU	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	\dashv \sim
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	33	Decks					☐ Appropriate ☐ Inappropriate	\dashv _
	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
Z	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
DE	38	Driveways (i.e. location, material, screening)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
SITE	39	Parking (i.e. location, access, visibility)						
"	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Щ_					L		☐ Appropriate ☐ Inappropriate	
п.	1. Pro 2. As	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property valu	□ Yes □ □ Yes □ es: □ Yes □	No 5. C	Maintain the special characte Complement and enhance the Tromote the education, pleas	ne architectural and	d historic character: the District to the city residents and visit	ors:
I D	مرامي	Criteria / Findings of Fact:			•			
<u>1. K</u>			currounding pros	rtion: DVood No. 2 D	olation to historia and are bits	octural value of coin	ating structures	
		onsistent with special and defining character of	.				_	
	2. CC	mpatibility of design with surrounding propertie	5:	\sqcup Yes \sqcup No 4. C	Compatibility of innovative te	cnnologies with suri	rounding properties: 🗆 Yes 🗆 No	

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

A. Property Information - General:

Existing Conditions:

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

- Building Style: Federal
 Historical Significance: Focal
 Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street

• Neighborhood Association: <u>D</u>	<u>iowniown</u>	
B. Proposed Work: To remove and re	econstruct the histor	<u>ric wall along Court Street</u>
C. Other Permits Required:		
\square Board of Adjustment	✓ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l</u>
Principal	Accessory	Demolition
F. Sensitivity of Context:		
$lacktriangle$ Highly Sensitive $\ \square$ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<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 Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	agress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
☑ Major Project (i.e. very lar	rge alterations, additi	ons or expansions)

Neighborhood Context:

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

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

 Removal and reconstruction of the existing granite wall. Preliminary concern from the HDC for the quality of the reconstruction versus structural shoring during constriction.

NOTE, AS REQUESTED, THE APPLICANT HAS SUBMITTED A DETAILED WORK PLAN TO REMOVE AND, AFTER CONSTRUCTION OF THE PROPOSED ADDITION, RECONSTRUCT THE EXISTING HISTORIC WALL ALONG COURT STREET.

Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)

K. Aerial Images and Maps:





Renderings of the Proposed Addition and Connector Buildings



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGI	HBORHOOD CONTEXT			
<u> </u>	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)				
1	Gross Floor Area (SF)	•						
2	Floor Area Ratio (GFA/ Lot Area)							
<u>-</u>	Building Height / Street-Width Ratio		A	MODERATE PROJI	F∕T			
4	Building Height – Zoning (Feet)	MODERAIL PROJECT						
5	Building Height – Street Wall / Cornice (Feet)		- REMOVE AND RECONSTRUCT HISTORIC WALL -					
6	Number of Stories		- KLMOVL	AND RECONSTRUCT III	SIORIC WALL -			
7	Building Coverage (% Building on the Lot)			-				
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	Scale (i.e. height, volume, coverage)	50			□ Appropriate □ Inappropriate			
_	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate			
_	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate			
	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate			
-	Roofs				□ Appropriate □ Inappropriate			
	Style and Slope				□ Appropriate □ Inappropriate			
	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate			
	Roof Materials				□ Appropriate □ Inappropriate			
	Cornice Line				□ Appropriate □ Inappropriate			
l	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate			
I	Walls				□ Appropriate □ Inappropriate			
_	Number and Material							
-	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate			
	Doors and windows				□ Appropriate □ Inappropriate			
-					□ Appropriate □ Inappropriate			
_	Window Openings and Proportions Mindow Coming of Trips				□ Appropriate □ Inappropriate			
_	Window Casing/ Trim				□ Appropriate □ Inappropriate			
	/indow Shutters / Hardware				□ Appropriate □ Inappropriate			
	orm Windows / Screens / Awnings				☐ Appropriate ☐ Inappropriate			
Doc					□ Appropriate □ Inappropriate			
	ches and Balconies				□ Appropriate □ Inappropriate			
	ojections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate			
	ndings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate			
	hting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate			
_	gns (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate			
1	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate			
l	Decks				□ Appropriate □ Inappropriate			
	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate			
Ĺ	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate			
	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate			
	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate			
	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate			
۱	Parking (i.e. location, access, visibility)							
Pai e ai serv essr nse	veways (i.e. location, material, screening)		No 5. Cor No 6. Pror		District: ectural and historic character: welfare of the District to the city residents and			

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

Existing	Co	ndition	s:
			••

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

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

В.	Proposed Work:	To construct	t a 4 stor	y mixed-use	building	<u>and 5 stor</u>	<u>y hotel</u>
	-						-

<u> </u>	
C. Other Permits Required:	
\square Board of Adjustment	$lacktriangledown$ Planning Board $\ \square$ City Council
D. Lot Location:	
✓ Terminal Vista	\square Gateway $oldsymbol{arDelta}$ Mid-Block
✓ Intersection / Corner L	ot Rear Lot
E. Existing Building to be Altered/De	<u>emolished:</u>
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
\square Highly Sensitive $oldsymbol{arOmega}$ Se	ensitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Proj	ects):
\Box Literal Replication (i.e. 6-	-16 Congress, Jardinière Building, 10 Pleasant Street)
\square Invention within a Style	e (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e	e. Portwalk, 51 Islington, 55 Congress Street)
\square Intentional Opposition	(i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
\square Consent Agenda (i.e. v	very small alterations, additions or expansions)

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

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

I. Neighborhood Context:

• The building(s) is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.

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

K. Aerial Image, Street View and Zoning Map:





Mixed-Use and Hotel Building Renderings



Zoning Map

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

	INFO/ EVALUATION CRITERIA	SUBJECT PRO	OPERTY		NEIGHBORHO(OD CONTEXT	
	Project Information	Existing Building	Proposed	Abutting Structures (Average)			
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM	THE TAX MAPS & ASS	SESSOR'S INFO)			
1	Gross Floor Area (SF)						FOR
2							
3				MAIOR PRO	OJECT		
4				MASOKIK	OJLOI		ш.
5		- CONST	RUCT A 4 ST	ORY MIXED-IISE	BUILDING AL	ND 5 STORY HOTFI -	
7						12 0 01 0 KT 11 0 1 2 2	
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		APPLICANT'S COM	WENI2	HDC 20GG	PESTION2		
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37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
38							
38	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	Control of Section Control
	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	Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional - modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge)	Project Information Existing Building	Project Information Existing Building Proposed Building (+/-)	Project Information Existing Proposed Building (*/-) (Average)	Project Information Existing Building Building Existing Building Building Building Existing Building B	Project Information Building Proposed Building (fr.) Abutting Structures (Average) (Average)

Project Address: 46 MARK ST. (LU-22-214)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #E

ceilig type.	I ODLIC IILAN	IIIO #L
A. Property Information - General:		
 Existing Conditions: Zoning District: CD4-L1 Land Use: Single-Family Land Area: 5,663 SF +/- Estimated Age of Structure: c. Building Style: Colonial Historical Significance: Contrik Public View of Proposed Work Unique Features: NA Neighborhood Association: De 	outing :: View from Mark S	t <u>reet</u>
B. Proposed Work: To install 51 solar	<u>panels.</u>	
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/ Constructed	• •
Principal	✓ Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)
☐ Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

• The building is located at the end of Mark Street and is surrounded with many contributing structures. The neighborhood is predominantly $2-2\frac{1}{2}$ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

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

• The applicant proposes to install 51 solar panels on the roof.

Note the Commission suggested the applicant consult with the solar contractor to determine whether all side of the roof require panels. It was encouraged that only the southern facing roof surfaces be used.

Design Guideline Reference - Guidelines for Roofing (4).

K. Aerial Images and Maps:





Aerial and Streetview Image



Zoning Map

HISTORIC SURVEY RATING

C

46 MARK STREET (LU-22-214) - PUBLIC HEARING #E (MODERATE PROJECT)

			INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORHOOD CONTEXT	
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	-
			GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & ASSE	SSOR'S INFO)		
STAFF		1	Gross Floor Area (SF)	•		•		
₹		2	Floor Area Ratio (GFA/ Lot Area)					O S 4-1
S		3	Building Height / Street-Width Ratio		AA	ODERATE P		
	-	4	Building Height – Zoning (Feet)		141	ODLKAILI	NOJECI	E S
	_		Building Height – Street Wall / Cornice (Feet)		- INSTA	ALL 51 SOLAR PA	ANFIS ONLY -	MIS ate
	-	6	Number of Stories Building Coverage (% Building on the Lot)		114317	ALL SI SOLAK I	AITES OITE	Z Z a
			·	ADDUCANT	10 00 1414 EN ITO	110001100	FOTIONIC ADDRODUATENESS	<u> </u>
_			PROJECT REVIEW ELEMENT	APPLICANI	'S COMMENTS	HDC SUGG		ON FICOMMI
	ONTEXT	<u>8</u> 9	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
	틸		Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
	앙⊢	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
			Roofs				□ Appropriate □ Inappropriate	
2	-	12 13	Style and Slope				□ Appropriate □ Inappropriate	UA DISTRI Case
MEMBERS	F	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	ーしょ
	┢	15	Roof Materials				□ Appropriate □ Inappropriate	
<u>ו</u>	-	16	Cornice Line				□ Appropriate □ Inappropriate	
2	-	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
Z 9	S _	18	Walls				□ Appropriate □ Inappropriate	HISI H
	ERIALS	19	Number and Material				□ Appropriate □ Inappropriate	
	ATE	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	─ }~ ₹ ≶
	≩	21	Doors and windows				□ Appropriate □ Inappropriate	7 20 6 8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
	∞ Z	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
	DESIG	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	PE
	DES	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	— PE TSM ERTY
. !	<u>ე</u>	25	Storm Windows / Screens / Awnings				□ Appropriate □ Inappropriate	
<u>'</u>		26	Doors				□ Appropriate □ Inappropriate	
	<u>5</u> _	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	
<u>'</u> '	"_	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
	-	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	<u> </u>
)	-	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
	F	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	1
•	+	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	SO H H
	Z -	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
	DESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
	百	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
	SITE	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	F	40	Screening/ Enclosures (i.e. sheds, dumpsters)				□ Appropriate □ Inappropriate	
	1 2 3 Re	I. Pre 2. Ass 3. Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value of Criteria / Findings of Fact: ensistent with special and defining character of		5. Complete 6. Promo	te the education, pleas	ne architectural and historic character: ure and welfare of the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐

Project Address: 44 HUMPHREY'S CT. (LU-22-223) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #F**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRB</u> Land Use: <u>Single Family</u>
- Land Area: 8,276 SF +/-
- Estimated Age of Structure: c.1908
- Building Style: Queen Anne Number of Stories: 2.5

- Historical Significance: C
 Public View of Proposed Work: View from Humphrey's Court
- Unique Features: NA
- Neighborhood Association: NA

В.	Proposed Work:	To remove of	chimney	and a	add	conc	ienser.

C.	Other	Permits	Req	uired

C. Office	<u>r Permits Requirea:</u>		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	g Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	☑ Demolition
F. Sensit	ivity of Context:		
	☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Desig	<u>ın Approach (for Major Project</u>	<u>s):</u>	
	\square Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	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)
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)

H. Project Type:

	Consent	Agenda	(i.e. v	ery s	mall	alteration	s, add	itions c	r expc	ansions)

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

I. Neighborhood Context:

• The building is located along Humphrey's Court. The property is surrounded with many historically significant structures. The structures in this neighborhood have shallow front yard setbacks along the street and narrow side yards and deeper rear yards.

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

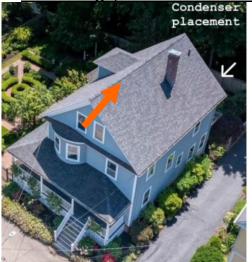
The Applicant is proposing to:

- Remove a chimney
- Add a condenser to the rear yard.

Note that all windows will now be restored.

Design Guideline Reference - Guidelines for Windows and Doors (08), Guidelines for Roofing (05) and Guidelines for Site Elements and Streetscapes (09).

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





Street View Image & Proposed Elevation



Zoning Map

44 HUMPREY'S COURT (LU-22-223) – PUBLIC HEARING #F (MINOR) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Date: 1 Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) - REMOVE CHIMNEY & ADD CONDENSER -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories No.:F Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 **Placement** (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case Appoved with 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **E Cornice Line** PROPERTY:44 HUMPREY □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate **EP** Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP DISTRICT 25 Storm Windows / Screens ☐ Appropriate ☐ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: 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 Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

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

A. Property Information - General:

Existing Conditions:

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

- Historical Significance: C
 Public View of Proposed Work: View from Daniel St

 Unique Features: NA Neighborhood Association: D 		<u>31.</u>
B. Proposed Work: To renovate the	two existing structur	es (versus demolition
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 / Constructed	<u>:</u>
✓ Principal	Accessory	☑ Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	ng, 10 Pleasant Street)
$oldsymbol{arDelta}$ Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or e	expansions)
✓ Moderate Proiect (i.e. sig	nificant additions, alte	erations or expansions)

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

K. Neighborhood Context:

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

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

The Applicant is proposing to:

• Redesign the project to renovate and/ or alter the two existing historic structures.

NOTE, THE APPLICANT IS REQUESTING A CONTINUANCE TO FEBRUARY 1ST IN ORDER TO REDESIGN THE PROJECT AS DIRECTED BY THE HDC AT THE NOVEMBER MEETING.

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

J. Aerial Image, Street View and Zoning Map:





Street View Image & Proposed Elevation



Zoning Map

95 DANIEL ST. (LUHD-530) – WORK SESSION #A (MODERATE) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures FORM** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) Date: 1 - RENOVATION OF THE TWO EXISTING STRUCTURES -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case No: 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** □ Appropriate □ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY** Ω **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate :95 21 Doors and windows ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim **PROPERTY** □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** DISTRICT BUILDING 25 Storm Windows / Screens ecision: □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Δ Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC 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...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type... □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: 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 Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address: 266-278 STATE & 84 PLEASANT ST. Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: EXTENSION REQUEST #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,642 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: <u>Commercial</u> Number of Stories: 4-5
- Historical Significance: Contributing and New Construction
- Public View of Proposed Work: View from Pleasant, State and Church Streets
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

C. Other Permits Required: ☑ Board of Adjustment ✓ Planning Board ☐ City Council D. Lot Location: ☐ Terminal Vista Gateway ☐ Mid-Block ✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished / Constructed:

✓ Principal ✓ Accessory ✓ Den	nolition
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F. Sensitivity of Context:

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

$\hfill\Box$ 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 expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

• 84 Pleasant Street, the Time Building, and the abutting vacant lots (due to the fire) are located along State, Pleasant and Church Streets. The property is surrounded with many brick and wood-sided historic buildings ranging from 2 to 4 stories in height. Most buildings have no setback along the front, side, or rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Restore the exterior street-facing walls of the Times Building including the traditional storefront. Note that the proposed design includes removal of the granite steps along the State Street façade.
- Add a 4-story (plus a penthouse level) mixed-use infill building. Note that the BOA approved the variance to allow the added height for the penthouse.
- The project was expanded to include 84 Pleasant Street in order to replace the rear addition along Church Street to support a ground-floor garage entrance to a below-grade parking level under all four buildings and upper floors for additional residential units.

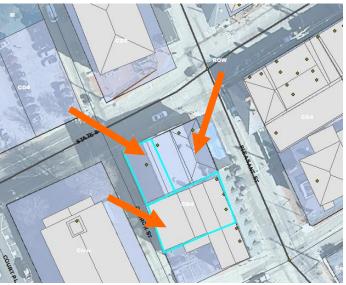
Design Guideline Reference - See complete Design Guidelines.

I. Aerial Image, Street View and Zoning Map:





Proposed State Street Elevation and Street View Image



Zonina Map

		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	—
	INO.	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSE	SSOR'S INFO)		
STAFF	1	Gross Floor Area (SF)					~ ≥
⊻	2	Floor Area Ratio (GFA/ Lot Area)			MAJOR PRO) IFCT	
S	3	Building Height / Street-Width (ROW) Ratio			MAJOK I KC	JJLUI	
	4	Building Height – Zoning (Feet)	- DECTOD	F TIMES RIIII DING	& CONSTRUCT	NEW 4-5 STORY INFILL BUILDING	:
	5	Building Height – Street Wall / Cornice (Feet)	- KLSIOK	L IIMLS DUILDING	a CONSTRUCT	14L14 4-3 31OKT HATTLE BUILDING	΄
	6	Number of Stories					7 \$
	7	Building Coverage (% Building on the Lot)					— 🗖 ბ
	_	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGES		——(O ŏ
5	<u> 8</u>	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inapprop	
ONTEXT	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inapprop	riate
5	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inapprop	
	111	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inapprop	<u>riate</u>
	12	Roofs				☐ Appropriate ☐ Inapprop	riate 3
RS	13	Style and Slope				☐ Appropriate ☐ Inapprop	naie
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inapprop	riate S
S	15	Roof Materials				☐ Appropriate ☐ Inapprop	
盔│	16	Cornice Line				☐ Appropriate ☐ Inapprop	riate > 0
≤	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inapprop	
	18	Walls				☐ Appropriate ☐ Inapprop	<u>riate</u>
SION	19	Number and Material				☐ Appropriate ☐ Inapprop	naie
<u>S</u> ₹		Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inapprop	
S ≥	:	Doors and windows				☐ Appropriate ☐ Inapprop	riate
\geq $\mid \hat{z}$	22	Window Openings and Proportions				☐ Appropriate ☐ Inapprop	riate 6
COMMISSION PESIGN & MATERIAL	23	Window Casing/ Trim				□ Appropriate □ Inapprop	riate W S
$\mathcal{C} \mid \mathbb{R}$	<u> </u>	Window Shutters / Hardware				☐ Appropriate ☐ Inapprop	
	25	Storm Windows / Screens				☐ Appropriate ☐ Inapprop	riate ~
IRICTO	26	Doors				☐ Appropriate ☐ Inapprop	riate O
	27	Porches and Balconies				☐ Appropriate ☐ Inapprop	
DISTRICT	20	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inapprop	naie
│	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inapprop	•
O	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inapprop	
HISTORIC	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inapprop	
Ō	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inapprop	riate
ST	33	Decks				☐ Appropriate ☐ Inapprop	
Ī	34	Garages / Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inapprop	riate
	35	Fence / Walls / Screenwalls (i.e. materials, type)				☐ Appropriate ☐ Inapprop	riate
2	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inapprop	riate riate
ר ה ה	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inapprop	<u>riate</u>
ן ב	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inapprop	riate
H	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inapprop	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inapprop	riate

H. Purpose and Intent:

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- 1	Preserve	tha	ıntc	arity.	of the	I)ictri⊂t•

3. Conservation and enhancement of property values:

☐ Yes ☐ No

□ Yes □ No

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No ☐ Yes ☐ No

☐ Yes ☐ No

^{2.} Assessment of the Historical Significance:

^{4.} Maintain the special character of the District:

^{5.} Complement and enhance the architectural and historic character:

Project Evaluation Form: 17 PRAY STREET (LU-22-245) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1**

A. Property Information - Ge	eneral:
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Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>4,791 SF +/-</u>
- Estimated Age of Structure: c.1800

- Building Style: <u>Federal</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>Limited</u> <u>View from Pray St.</u>
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace windows and do

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 / Constructed	<u>l:</u>			
✓ Principal	Accessory	Demolition			
F. Sensitivity of Context:					
\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivity	y \square "Back-of-House			
G. Design Approach (for Major Project	<u>s):</u>				
Literal Replication (i.e. 6-16 C	_				
☑ 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:					
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)			
☑ Minor Project (i.e. small alterations, additions or expansions)					
\square Moderate Project (i.e. sign	nificant additions, alte	erations or expansions			

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

I. Neighborhood Context:

• The building is located along Pray Street. It is surrounded with many wood-frame 2 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

• Replace several windows and doors.

Note that the proposed replacement windows and doors will be uploaded and provided to the HDC in the 1-11-23 meeting packet.

Design Guideline Reference: Guidelines for Windows and Doors (89)

K. Aerial Images and Maps:



Elevations and 3D Massing Model Image



Zoning Map



Project Information GENERAL BUILDING INFORMATION Is Floor Area (SF) Area Ratio (GFA/ Lot Area) Iling Height / Street-Width Ratio Iling Height – Zoning (Feet) Iling Height – Street Wall / Cornice (Feet) Iling Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT The (i.e. height, volume, coverage) The projections (i.e. traditional – modern) The projections (i.e. chimneys, vents, dormers) The projections (i.e. chimneys, vents, dormers)	Existing Building (ESTIMATE	Proposed Building (+/-) D FROM THE TAX MAPS & ASS - Re DMMENTS	Abutting Structures (Average) SESSOR'S INFO) MINOR PRO place Windows HDC SUGGE	and Doors –	Surrounding Structures (Average)	ON FORM
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Project Address: 100 HIGH STREET (LU-22-236) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>Land Use: <u>Mixed-Use</u>
- Land Area: 27,878 SF +/-
- Estimated Age of Structure: c.2006
- Building Style: <u>Federal</u> Number of Stories: <u>5.0</u>

- Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>Limited to No View from Sidewalk</u>
- Unique Features: NA
- Neighborhood Association: North End

B	<u>Proposed Work:</u>	<u>To instal</u>	<u>l roof-moun</u>	<u>ted te</u>	<u>lecomm</u> ı	<u> unicatio</u>	ns equi	pment	•
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b. Hoposed Work. To install tool-into	JITICA ICICCOITIITIOIT	<u>сапона сдогрински.</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:		
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	/ 🗌 "Back-of-House'
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
☐ Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project 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 alterations, additions or expansions)

I. Neighborhood Context:

• This structure is located along the intersection of High Street and Hanover Street. The property is surrounded with many new and historically significant structures. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

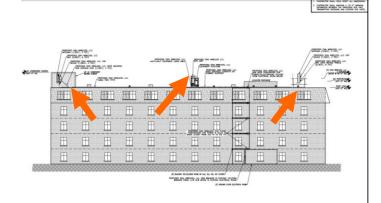
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Add roof-top antennas and associated telecom equipment.

Design Guideline Reference - Guidelines for Roofing (04).

J. Aerial Image, Street View and Zoning Map:





Elevation & Streetview Image



Zoning Map

100 HIGH STREET (LU-22-236) - PUBLIC HEARING #2 (MINOR) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio <u>Date: 1</u> Withdrawn Building Height – Zoning (Feet) - ROOF-MOUNTED TELECOMMUNICATIONS EQUIPMENT -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) Case No:<u>2</u> **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Appoved with 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate PROPERTY: 100 HIGH 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) 20 □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate OP DISTRICT BUILDING 25 Storm Windows / Screens □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type... □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: \square Yes \square No \square 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

46 STATE ST. (LU-22-248) **Project Address: Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

<u>A. F</u>	Pro	<u>perty</u>	<u>Information</u>	<u>- General:</u>

Exi	isting			
_	70nir	\sim \sim	ictri/	~+·

- Zoning District: <u>CD4</u> Land Use: Mixed-Use
- Land Area: 4,240 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: <u>Federal</u> Number of Stories: <u>3</u>

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

 Neighborhood Association: <u>Downtown</u> 						
B. Proposed Work: To replace window sills with granite.						
C. Other Permits Required:						
\square Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
\Box Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>				
✓ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivity	y 🗌 "Back-of-House				
G. Design Approach (for Major Project	<u>'s):</u>					
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
H. Project Type:						
\Box Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
Minor Project (i.e. small alterations, additions or expansions)						

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

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

I. Neighborhood Context:

• This structure is located along State St. The property are surrounded with many historically significant structures. The structures in this neighborhood have no setbacks along the street and common walls with no side yards and shallow rear yards.

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

The Applicant is proposing to:

• The replace the brick sills with granite.

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:

Examples from State Street







Street View Image & Proposed Elevation



Zoning Map

46 STATE STREET (LU-22-248) - PUBLIC HEARING #3 (MINOR) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Existing Building** Surrounding Structures (Average) **Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Date: 1 Withdrawn Building Height – Zoning (Feet) - REPLACE WINDOW SILLS WITH GRANITE -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT 9 **Placement** (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... Case □ Appropriate □ Inappropriate 4 Architectural Style (i.e. traditional – modern) Postponed 11 □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs ☐ Appropriate ☐ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) **HISTORIC** □ Appropriate □ Inappropriate 4 15 **Roof Materials** ☐ Appropriate ☐ Inappropriate **E Cornice Line** □ Appropriate □ Inappropriate COMMISSION 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 Doors and windows ☐ Appropriate ☐ Inappropriate :46 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate **PROPERTY** 24 Window Shutters / Hardware OP □ Appropriate □ Inappropriate DISTRICT BUILDING 25 Storm Windows / Screens ecision: □ Appropriate □ Inappropriate Doors 26 □ Appropriate □ Inappropriate Porches and Balconies 27 ☐ Appropriate ☐ Inappropriate 2 Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) 38 □ Appropriate □ Inappropriate 39 Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Purpose and Intent:** □ Yes □ No □ Yes □ No 1. Preserve the integrity of the District: 4. Maintain the special character of the District: 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

64 **VAUGHAN MALL (LU-20-214) Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: <u>c.1900</u>
 Building Style: <u>Vernacular Commercial</u>
- Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	To add	d a roo	<u>fappur</u>	<u>tenance</u>	and a	<u>deck</u>

C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
\square 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 Sensit	ive 🗹 Low Sensitivity	/ 🗌 "Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	

H. Project Type:

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

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

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)

- 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:

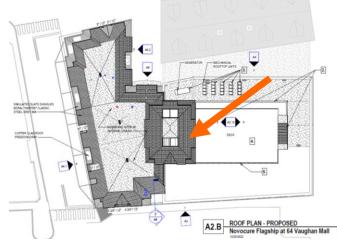
• The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The building is currently being renovated to support a commercial office use.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- The applicant is requesting to add a roof deck and elevator and stair overrides as rooftop appurtenances.
- Design Guideline Reference Guidelines for Roofing (04), Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

64 VAUGHAN MALL (LU-21-214) – PUBLIC HEARING #4 (MINOR PROJECT) TERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT

		INFO/ EVALUATION CRITERIA	3003	ECT PROPERTY	INLIGI	HBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	- 23			
		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)		—			
_		1 Gross Floor Area (SF)	, , , , , , , , , , , , , , , , , , , ,		-					
Z Z		2 Floor Area Ratio (GFA/ Lot Area)]				FOR MISSION Date: 1-1			
?		3 Building Height / Street-Width Ratio			MINOR PROJEC	T				
		4 Building Height – Zoning (Feet)								
		5 Building Height – Street Wall / Cornice (Feet)		- ADD R	OOF APPURTENANCES	AND DECK -	M M S			
		6 Number of Stories		ADD IN	SOI AITORILITAITCES	AND DECK	■ Z ≥ =			
-		7 Building Coverage (% Building on the Lot)					╛⋜╘			
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	_ 🖸 ပုံ ခွ			
×	:	8 Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate				
NTEXT	<u> </u>	9 Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	UAT DISTRIC			
		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	ا≱ ن ₹ ⊢			
		Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate				
		15 Roof Materials				☐ Appropriate ☐ Inappropriate				
	_	16 Cornice Line				☐ Appropriate ☐ Inappropriate				
GN & MATERIALS		17 Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate	─ ₩ \$ ₹			
₫	<u> </u>	18 Walls				☐ Appropriate ☐ Inappropriate	— <u> </u>			
ATERIA	ĺ—,	19 Siding / Material				☐ Appropriate ☐ Inappropriate				
V		20 Projections (i.e. bays, balconies)21 Doors and Windows				□ Appropriate □ Inappropriate	- 			
~	i — :					☐ Appropriate ☐ Inappropriate	∠ ~ ~ >			
Z.	; —	Window Openings and ProportionsWindow Casing/ Trim				☐ Appropriate ☐ Inappropriate	— ш ₹ %			
E E	i	Window Casing/ TrimWindow Shutters / Hardware				□ Appropriate □ Inappropriate				
_	├					□ Appropriate □ Inappropriate				
Z		25 Awnings 26 Doors				□ Appropriate □ Inappropriate	ORTS GRTY:			
PINDING		27 Porches and Balconies				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	ROFT.			
=	3	28 Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	_			
		29 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	_ 🗖 🚾			
	-	30 Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	_			
		31 Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
		32 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate				
		33 Decks				□ Appropriate □ Inappropriate				
		34 Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	an B			
Z		35 Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate				
DESIGN		36 Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate				
7		37 Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate				
TI.		38 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate				
		40 Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate				
<u>H.</u>		urpose and Intent:	•				•			
		. Preserve the integrity of the District:			intain the special character of the D					
		2. Assessment of the Historical Significance:			mplement and enhance the archite					
	3.	Conservation and enhancement of property va	ues: 🗆 Yes 🗆	No 6. Pro	mote the education, pleasure and v	welfare of the District to the city residents and visi	tors: 🗆 Yes 🗆			
<u>l.</u>		eview Criteria / Findings of Fact:								
		. Consistent with special and defining character of	• • •							
	2	Compatibility of design with surrounding proper	tiac.	\Box Voc \Box No. 1 Co.	mpatibility of innovative technologic	es with surrounding properties: Yes No				

Project Address: 28 NEW CASTLE AVE. (LU-22-240) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #5**

A. Property Information - Genera

Existina	Conditions:

- Zoning District: <u>SRB</u> Land Use: <u>Single-Family</u>
- Land Area: 50,530 SF +/-
- Estimated Age of Structure: c. 1910
- Building Style: <u>Bungalow</u> Number of Stories: <u>2.5</u>

- Historical Significance: C
 Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End

В.	Proposed Work:	To made rend	vations to the house.

C. Othe	er Permits Required:		
	☐ Board of Adjustment	\square Planning Board	☐ City Council
D. Lot L	ocation:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	Rear Lot	
E. Existi	ng Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Sensi	tivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House
G. Desi	gn 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 Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	s Bank, Coldwell Banker)
H. Proje	ect Type:		
	☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)

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

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

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

I. Neighborhood Context:

• This property located along New Castle Ave. near South Street. The property is surrounded with many historically significant structures. The structures in this neighborhood have relatively 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:

- Renovate the 1910 Main House and add a second floor on the 1970 addition.
- The renovation includes new siding, windows, doors porch stairs and rear deck.

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:





Street View Image & Proposed Elevation



Zoning Map

		28 N	IEW CASTLE	AVE. (LU-22-240) -	- PUBLIC HEARIN	NG #5 (MODERATE)	
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT	ωl
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	- -23
	NO.	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
出	1	Gross Floor Area (SF)			-		■ 2 2 ¬
STAF	2	Floor Area Ratio (GFA/ Lot Area)]	MODERATE PROJECT			
S	3	Building Height / Street-Width (ROW) Ratio		IV	ODERAIE	KOJECI	
	4	Building Height – Zoning (Feet)	_	ADD NEW CIDIA	IC WINDOWS S	STAIRS AND REAR DECK -	
	5	Building Height – Street Wall / Cornice (Feet)	_	- ADD MEM SIDIN	NG WINDOWS, S	STAIKS AND KEAK DECK -	_ × 0
	6	Number of Stories	_				Z S 50
	/	Building Coverage (% Building on the Lot)	ABBUG	ANITIO COMMITNITO	UD C CUC C	POTIONIC ADDRODUATENESS	⊢ ⊼ ò∘
-	-	PROJECT REVIEW ELEMENT	APPLIC	ANT'S COMMENTS	HDC SUGGE		T COM/ e No:5
	8 9 10	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
	10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	RIC:
	5 10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	— ፈ ≩ Ŭ ˈ
MEMBERS	10				□ Appropriate □ Inappropriate	ALU,	
	13			□ Appropriate □ Inappropriate			
ן כַּ	14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate		
•	15	· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
:	16					□ Appropriate □ Inappropriate	~ ш
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
	2 18	Walls			□ Appropriate □ Inappropriate	— Ш Ş Қ	
1	19	Number and Material		☐ Appropria		□ Appropriate □ Inappropriate	CA HIS
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	─ > 1 >
3	21	Doors and windows				□ Appropriate □ Inappropriate	
9	22					□ Appropriate □ Inappropriate	RT OUTH
	23					□ Appropriate □ Inappropriate	
1	3 24					□ Appropriate □ Inappropriate	— < 0
6	25					☐ Appropriate ☐ Inappropriate	— ન દ ∷ુ
3	26	Doors				☐ Appropriate ☐ Inappropriate	P P P P P P P P P P P P P P P P P P P
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	
2	28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate	— ~ ~ ~
	29					☐ Appropriate ☐ Inappropriate	Q
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate	
	32					□ Appropriate □ Inappropriate	
	33	Decks				□ Appropriate □ Inappropriate	TIL
	34	Garages / Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	pullelle
7	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	THE RESERVE OF THE PARTY OF THE
}	36					□ Appropriate □ Inappropriate	
	37					☐ Appropriate ☐ Inappropriate	
	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate	
	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	
<u>Pu</u>	 Pi A C 	and Intent: reserve the integrity of the District: ssessment of the Historical Significance: conservation and enhancement of property va w Criteria / Findings of Fact:	☐ Yes ☐ ☐ Yes ☐ Iues: ☐ Yes ☐	No 5. Com		er of the District: ne architectural and historic character: sure and welfare of the District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐
1.	1. C	consistent with special and defining character of compatibility of design with surrounding properti	•			ectural value of existing structure: Yes No chnologies with surrounding properties: Yes No	

Project Evaluation Form: 44 GARDNER STREET (LU-22-215)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #6

A. Property Information - General:		
Existing Conditions:Zoning District: GRBLand Heat Single Equily		
 Land Use: <u>Single Family</u> Land Area: <u>6.267 SF +/-</u> 		
 Estimated Age of Structure: c.1 	<u>895</u>	
 Building Style: <u>Queen Anne</u> Number of Stories: <u>2.5</u> 		
Historical Significance: <u>Contribution</u>Public View of Proposed Work:	<u>uting</u> View from Gardne	er St. and Walton Allev
 Unique Features: NA 		<u>, , , , , , , , , , , , , , , , , , , </u>
Neighborhood Association: P. Proposed World: To add mudroom.		and landing
B. Proposed Work: To add mudroom	<u>addillori wilir sieps</u>	<u>ana landing</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	lished:	
✓ Principal	Accessory	\square Significant Demolition
F. Sensitivity of Neighborhood Context:		
☐ Highly Sensitive ☑ Sensiti	ve \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects	<u>):</u>	
\Box Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildin	g, 10 Pleasant Street)
\square Invention within a Style (i.e.,	Porter Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Port	walk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e. ∧	AcIntyre Building, Citizen's	s Bank, AC Hotel)
H. Project Type:		
Consent Agenda (i.e. very s	small alterations, add	litions or expansions)
☑ Minor Project (i.e. small alte	erations, additions or	expansions)
☐ Moderate Project (i.e. signi		
☐ Major Project (i.e. very larg		,

I. Neighborhood Context:

• This contributing historic structure is located along Gardner Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks on narrow lots.

J. <u>Previous HDC Comments and Suggestions:</u>

• The HDC previously reviewed other related work on this structure and supported the design as presented.

K. Staff Comments and Suggestions for Consideration:

• Note that this project received a variance for this work from the BOA but that variance has expired so this was also refiled with the BOA.

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

L. Proposed Design, 3d Massing View and Aerial View:





Proposed Design and 3D Massing Model Image



Aerial View

	44	4 GARDNER S	TREET (LU-22-2	215) - PUBLIC HEARING #	6 (MINOR)	
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	BORHOOD CONTEXT	
Na	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	28 Si e e
NA	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS 8	ASSESSOR'S INFO)		_ ' \ \(\(\)
1	Gross Floor Area (SF)					O S Son
2						
<u> </u>				MINOR PROJECT	T	
4			_			MIS ate
6			– ENLARG	SE SUNROOM WITH DECK	SPACE ABOVE	□ → ₹☆ ;
7				-		ONMIS COMMIS COMIS COMMIS COMMIS COMMIS COMMIS COMMIS COMMIS COMMIS COMMIS COMM
	PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	7 C O Stipulat
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	RIC;
10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	ALUAT RIC DISTRIC ST Case Approved with
12	Roofs				□ Appropriate □ Inappropriate	
13	·				☐ Appropriate ☐ Inappropriate	
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16						HISTO PE
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18						
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23						⊣шў", ́
24						ORTSM ORTY: lon:
	Awnings					
26	Doors					
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					□ Appropriate □ Inappropriate	
32					□ Appropriate □ Inappropriate	
35						
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39						
40						
36 37 38 39 40 Purpo 1. Pro 2. As 3. Co	Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) see and Intent: eserve the integrity of the District: cssessment of the Historical Significance: conservation and enhancement of property value of Criteria / Findings of Fact:	□ Yes □ Nues: □ Yes □ Nues: □ Yes □ Nues	No 5. C No 6. P	Complement and enhance the archited romote the education, pleasure and w	Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Appropriate Inappropriate Inappropri	☐ Yes☐ Yes ☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Ye
	3 4 5 6 7 7 8 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 Purpo 1. Pr 2. As 3. Co Reviev	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gordens, planters, street trees) 38 Driveways (i.e. location, materials, street trees) 39 Parking (i.e. gordens, planters, street trees) 31 Signs (i.e. projection, materials, streen haves) 29 Purpose and Intent: 1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property value.	INFO/ EVALUATION CRITERIA SUBJECTION	INFO/ EVALUATION CRITERIA Project Information Existing Building Richard Building Building Richard Building Richard Building Building Richard Building Building Richard Building Building Richard Building Building Building Richard Building Building FROM THE TAX MAPS & FENLARG Building Height - Toning [Feet] Building Richard Building Coverage (% Building on the Lot] PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot] PROJECT REVIEW Building Coverage Richard Building Buildi	INFO/ EVALUATION CRITERIA Roject Information Roding Proposed Building Proposed Building (*/-) Description of the Building (*/-) Description	Project Information Existing Building Building Survives (Average) Surrounding Structures (Average)

Project Address: 65 WASHINGTON ST. (LU-22-255)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #7

ı	 Existing Conditions: Zoning District: MRO Land Use: Single Family Land Area: 23,522 SF +/- Estimated Age of Structure: c.169 Building Style: Colonial Historical Significance: C Public View of Proposed Work: V Unique Features: NA Neighborhood Association: South 	iew from Marcy S	treet and Strawbery Banke
<u>B.</u>	B. Proposed Work: To replace siding, wi	ndows, rear door	and chimney.
<u>C.</u>	C. Other Permits Required:		
	\Box Board of Adjustment \Box	Planning Board	☐ City Council
<u>D.</u>	D. Lot Location:		
	☐ Terminal Vista ☐	Gateway	☑ Mid-Block
	\Box Intersection / Corner Lot \Box	Rear Lot	
Ε.	E. Existing Building to be Altered/ Demolish	ned:	
	✓ Principal	Accessory	☐ Demolition
<u>F.</u>	F. Sensitivity of Context:		
	$lacktriangle$ Highly Sensitive \Box Sensitive	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	☐ "Back-of-House"
<u>G.</u>	G. Design Approach (for Major Projects):		
	☑ Literal Replication (i.e. 6-16 Con	gress, Jardinière Building	g, 10 Pleasant Street)
	\square Invention within a Style (i.e., Po	rter Street Townhouses,	100 Market Street)
	Abstract Reference (i.e. Portwa	lk, 51 Islington, 55 Cong	ress Street)
	☐ Intentional Opposition (i.e. McIr	ntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	H. Project Type:		
	Consent Agenda (i.e. very smo	all alterations, addi	tions or expansions)
	☐ Minor Project (i.e. small alterat	ions, additions or e	xpansions)
	✓ Moderate Project (i.e. signific	cant additions, alter	rations or expansions)

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

I. Neighborhood Context:

• The building lot is located along Marcy Street in Strawbery Banke Street. It is surrounded with many wood-sided historic structures with small rear and side yards with large garden areas.

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

The Application is proposing to:

• Replace the siding, windows, rear door and chimney.

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

K. Aerial Image, Street View and Zoning Map:

Architectural Plans: Front & East elevations





Proposed Alterations and Existing Conditions



Zoning Map

65 WASHINGTON ST. (LU-22-255) – PUBLIC HEARING #7 (MODERATE) RIA SUBJECT PROPERTY NEIGHBORHOOD CONTI

		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	N-	GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
STAFF	1	Gross Floor Area (SF)	(======================================				
≰	2	Floor Area Ratio (GFA/ Lot Area)					
S	3	Building Height / Street-Width Ratio		A.	ODERATE PI		15516 ate:
	4	Building Height – Zoning (Feet)		IV	ODEKATE FI	KOJECI	一
	5	Building Height – Street Wall / Cornice (Feet)		Evtansiva Pana	vations to the c	.1695 Sherburne House -	Z O 5
	6	Number of Stories		. TYIGII2IAG KGIIO	valions to me c	.1073 31161001116 110036 -	ZENÉ
	7	Building Coverage (% Building on the Lot)	4 00110 4 11	TIC COALATAITO	1100011001	FOTIONIC ADDRODUATENISCO	ON T COMMI No.Z Do
	_	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGE		
	8 9 10	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
	Z 7	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
		Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
-	11	Architectural Style (i.e. traditional – modern) Roofs				□ Appropriate □ Inappropriate	
~	12	Style and Slope				□ Appropriate □ Inappropriate	
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
§	15					☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	YA TORIC GTON
Ä	16	Cornice Line				□ Appropriate □ Inappropriate	
-	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
OMMISSION		·				□ Appropriate □ Inappropriate	
ַ וַ	18 19	Siding / Material				□ Appropriate □ Inappropriate	
3	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
	<u>≥ 21</u>	Doors and Windows				□ Appropriate □ Inappropriate	
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	RTY OUTH WASH
	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	□ 85
)	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	
	<u>2</u> 5	Awnings				□ Appropriate □ Inappropriate	
<u> </u>	26	Doors				□ Appropriate □ Inappropriate	
	26 27	Porches and Balconies				□ Appropriate □ Inappropriate	ROFT. PORT. PERTY CISION:
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	_ L % o
<u>'</u>	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
5	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
	33					□ Appropriate □ Inappropriate	
-	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
	35					□ Appropriate □ Inappropriate	
	36 36 37					□ Appropriate □ Inappropriate	
		Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
	38	, ,				□ Appropriate □ Inappropriate	
	39	Parking (i.e. location, access, visibility) 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 valu	Yes 1 Yes 1 Yes 1	No 5. Com			☐ Yes ☐ N☐ Yes ☐ N ☐ Yes ☐ N☐ Yes ☐ N☐ Yes ☐ N☐ N
<u>l.</u>		<u>w Criteria / Findings of Fact:</u> onsistent with special and defining character of	surrounding properti	es: 🗆 Yes 🗆 No 🛮 3. Relat	ion to historic and archite	ectural value of existing structure:	
	2. C	ompatibility of design with surrounding propertie	s:	□ Yes □ No 4. Com	patibility of innovative tec	chnologies with surrounding properties: 🗆 Yes 🗆 No	

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: 5,230 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: <u>Colonial</u> Number of Stories: <u>2</u>

- Historical Significance: Contributing
 Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

• 1101g1100111000171300	didion. Chiminan onoic	
B. Proposed Work: To cons	<u>itruct a 1st</u> and 2 <u>nd</u> floor add	<u>lition.</u>
C. Other Permits Required:		
☐ Board of Adjustm	ent \Box Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Co	orner Lot 🗌 Rear Lot	
E. Existing Building to be Alte	red/ Demolished / Constructe	<u>•d:</u>
☑ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive	☑ Sensitive ☐ Low Sensitivi	ity \square "Back-of-House'
G. Design Approach (for Ma	<u>ior Projects):</u>	
☑Literal Replication	n (i.e. 6-16 Congress, Jardinière Build	ding, 10 Pleasant Street)
☐ Invention within	a Style (i.e. Porter Street Townhous	es 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:

L	C	onse	ent	ΑÇ	geno	da	(ı.e.	very	/ Si	mall	alte	ratio	ons,	ado	OITIK	ns (or (exp	ans	ions

- ☐ 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)

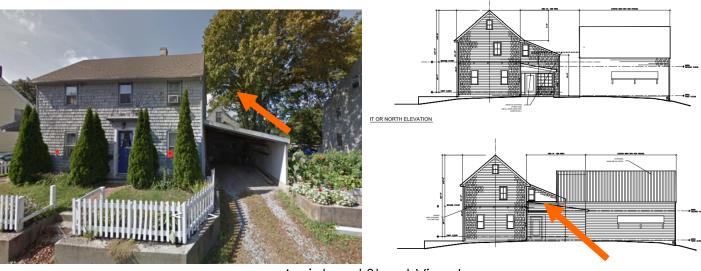
Neighborhood Context:

• 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.
- 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

	INFO/ EVALUATION CRITERIA		CT PROPERTY	NEIGHBORHOOD CONTEXT			
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures		Surrounding Structures (Average)	
IIO.	GENERAL BUILDING INFORMATION	(ESTIMA	ED FROM THE TAX MAPS & ASSE	SSOR'S INFO)			
1	Gross Floor Area (SF)			·			
2	Floor Area Ratio (GFA/ Lot Area)		AA	ODEDATE D	DO IECT		
3	Building Height / Street-Width (ROW) Ratio		//\	ODERAIE	MOJECI		
4			_ ADD 1ST	AND 2ND FLOO	D ADDITIC) NIC _	
5		4	- ADD I	AND 2" I LOC	K ADDIIIC	/N3 -	
7		-					
		A DDI IC A	NT'S COMMENTS	HDC SHCCE	2110112	APPROPRIATENESS	
8		AFFLICA	INI 3 COMMENIS	HDC 30GGE	3110143	□ Appropriate □ Inappropriate	
9						□ Appropriate □ Inappropriate	
10						□ Appropriate □ Inappropriate	
11						□ Appropriate □ Inappropriate	
12	Roofs					□ Appropriate □ Inappropriate	
13	Style and Slope					□ Appropriate □ Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
15	Roof Materials					☐ Appropriate ☐ Inappropriate	
16	Cornice Line					☐ Appropriate ☐ Inappropriate	
17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
18	Walls					□ Appropriate □ Inappropriate	
19						□ Appropriate □ Inappropriate	
20						☐ Appropriate ☐ Inappropriate	
21						☐ Appropriate ☐ Inappropriate	
						☐ Appropriate ☐ Inappropriate	
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						□ Appropriate □ Inappropriate	
30						□ Appropriate □ Inappropriate	
31						☐ Appropriate ☐ Inappropriate	
32						☐ Appropriate ☐ Inappropriate	
33	Decks					☐ Appropriate ☐ Inappropriate	
34	Garages / Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
35	Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	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 20 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)	2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height / Street Width (ROW) Ratio 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICA 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, bonding, 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 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. materials, type) 36 Grading (i.e. gardens, planters, street trees) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, access, visibility)	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width (ROW) Ratio Building Height - Street Wall / Cornice (Feet) Number of Stories PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS	Piper Area Ratio (SFA/ Lot Area)	Building Height / Street Width (ROW) Ratio Building Height / Street Width (ROW) Ratio Building Height / Street Widt / Comice (Reet) Building Height / Street Widt / Comice (Reet) Building Height / Street Widt / Comice (Reet) Building Coverage (% Building on the Lot) Building Coverage (% Building Co	