Staff Report - March 1st, 2023

March 1st MEETING

Administrative Approvals:

- 1. 11 Sheafe St. (LUHD 550)
- 2. 15 Congress St. (LUHD 576)
- 3. 57 Salter St. (LUHD 577)
- 4. 60 Penhallow St. (LUHD 578)
- 5. 63 Islington St. (LUHD 580)
- 6. 4 Rock St. (LUHD 581)
- 7. 303 Pleasant St. (LUHD 579)
- 8. 70 Court St. (LUHD 567)
- 9. 44 Gardner St. (LUHD 582)
- 10. 117 Bow St. (LUHD 584)
- 11. 45 Richmond St. (LUHD 586)
- 12. 2 Bow St. (LUHD 588)
- 13. 17 Pray St. (LUHD 587)
- 14. 179 Pleasant St. (LUHD 589)
- 15. 64 Vaughan St. (LUHD 591)
- 16. 28 New Castle Ave. (LUHD-591)

- Request to Postpone
- Recommend for Approval
- Recommend for Approval
- TBD
- Recommend for Approval
- Recommend for Approval
- TBD
- TBD
- Recommend for Approval
- TBD
- Recommend for Approval
- TBD
- TBD
- Recommend for Approval
- TBD
- TBD

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 43 Holmes Ct. (LU-22-227) (demolition & new single family)
- 2. 96 Chestnut St. (LU-23-14) (sliding door and HVAC)
- 3. 400 The Hill (LU-23-16) (windows)
- 4. 129 State St. (LU-22-78) (parapet wall)
- 5. 93 Pleasant St. (LU-21-183) (historic wall)
- 6. 765 Middle St. (LU-22-196) (carriage house)

WORK SESSIONS - OLD BUSINESS:

- 1. 37 Prospect Street (LUHD-563) (additions)
- 2. 39 Dearborn Street (LUHD-568) (new roof and addition)

MEETING DATE: March 1st

APPLICATIONS: 24



LOCATOR MAP

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

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

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

I. Neighborhood Context:

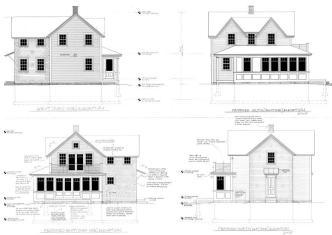
• This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks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

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

43 HOLMES COURT (LU-22-227) – PUBLIC HEARING #1 (MODERATE)									
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIGH	NEIGHBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	RM 3.1-23 Denied		
	- NO	GENERAL BUILDING INFORMATION	(FSTIM)	ATED FROM THE TAX MAPS & ASS	SESSOR'S INFO)				
出	1	Gross Floor Area (SF)	(2011)10	TIED I KOM IIIE I MAMATO W MO	5255 K 5 II H 5 7				
STAFF	2	Floor Area Ratio (GFA/ Lot Area)							
ST	3	Building Height / Street-Width Ratio		A	MODERATE PROJE	:CT			
	4	Building Height – Zoning (Feet)		/\	MODERAIL PROJE	.CI			
	5	Building Height – Street Wall / Cornice (Feet)		- PEMOVAL & RE	PLACEMENT OF A SING	CLE EAMILY HOUSE -	_ ≥ 		
	6	Number of Stories			I LACEMENT OF A SIN	OLL TAMILT HOUSE -	ON FINANCE COMMISSIONS Withdrawn		
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	ODD COMMINO.:1 Do Stipulations		
	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate			
£	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate			
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	UAT ISTRIC Case ced with		
	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate			
2	12	Roofs				□ Appropriate □ Inappropriate	ALU/ RIC DISTI OURT CA Approved A		
B E	13	Style and Slope				□ Appropriate □ Inappropriate			
₹	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	EVA HISTORIC MES COU Sed		
OMMISSION MEMBERS	15	Roof Materials				□ Appropriate □ Inappropriate			
	16	Cornice Line				□ Appropriate □ Inappropriate			
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	☐ S SI T		
MISSIO	18 19	Walls Siding / Material				□ Appropriate □ Inappropriate	ERTY OUTH H ADDINA Approved		
SS H	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	RTY OUTH P S HOLA Approve		
	21	Doors and windows				□ Appropriate □ Inappropriate	COUTH OUTH 3 HOI Approv		
	22	Window Openings and Proportions				□ Appropriate □ Inappropriate			
O Z	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	⊣ മ × 8 ⊢ Ճ		
U Z	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	ቯ፞፞፞፞፞፞፞፞፟፞፞፞፞፞፟፟፟፟፟፟፟ ፟፟፟ ፟፟ ፟፟ ፟ ፟ ፟ □		
 	0.5	Awnings				☐ Appropriate ☐ Inappropriate	R T R I I		
ISTRICT	26	Doors				☐ Appropriate ☐ Inappropriate	ORTSMORENTS WEET Y:47		
	27	Porches and Balconies				□ Appropriate □ Inappropriate			
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	<u> </u>		
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate			
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate			
6	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate			
۱ ۲۶	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate			
HISTORIC	33	Decks				□ Appropriate □ Inappropriate			
	34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate			
Z	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate			
DEGICAN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate			
	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate			
H	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate			
	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate			
H. Purpose and Intent: 1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Complement and enhance the architectural and historic character: 4. Maintain the special character of the District: 5. Complement and enhance the architectural and historic character: 9 Yes 9 No 1 Yes 9 No 1 Yes 9 No 1 Yes 9 No 2 Yes 9 No 3 Yes 9 No 4 No									
3. Conservation and enhancement of property values:							tors: □ Yes □ No		
I.	Review	Criteria / Findings of Fact:							
<u>1. </u>		onsistent with special and defining character of	surrounding prope	erties: 🗆 Yes 🗆 No - 3. Rela	tion to historic and architectural val	lue of existing structure: ☐ Yes ☐ No			
	2. Co	mpatibility of design with surrounding properties	: :	☐ Yes ☐ No Com	patibility of innovative technologie	es with surrounding properties: 🗆 Yes 🗆 No			

Project Address: 96 CHESTNUT (LU-23-14) Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

 Existing Conditions: Zoning District: <u>CD4</u> Land Use: <u>Single-Family</u> Land Area: <u>2,050 SF +/-</u> Estimated Age of Structure: <u>c.1860</u> Building Style: <u>Greek Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Chestnut Street</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u> 								
	B. Proposed Work: To add a sliding door, stair and landing.							
C. Other Permits Required: Board of Adjustment Plan	onina Board	☐ City Council						
D. Lot Location:	illing board	- City Cooricii						
	eway	☑ Mid-Block						
\Box Intersection / Corner Lot \Box Rea	ır Lot							
E. Existing Building to be Altered/ Demolished:								
✓ Principal □ Accessory □ Demolition								
F. Sensitivity of Context:								
\square Highly Sensitive $lackim{f ot}$ Sensitive \square L	ow Sensitivity	☐ "Back-of-House"						
G. Design Approach (for Major Projects):								
Literal Replication (i.e. 6-16 Congress, J	ardinière Buildinç	g, 10 Pleasant Street)						
☐ Invention within a Style (i.e., Porter Str	eet Townhouses,	100 Market Street)						
Abstract Reference (i.e. Portwalk, 51 Is	slington, 55 Conç	gress Street)						
$\hfill \square$ Intentional Opposition (i.e. McIntyre B	building, Citizen's	Bank, Coldwell Banker)						
H. Project Type:								
\square Consent Agenda (i.e. very small alt	erations, add	itions or expansions)						
☑ Minor Project (i.e. small alterations,	additions or o	expansions)						
☐ Moderate Project (i.e. significant a	dditions, alter	rations or expansions)						
☐ Major Project (i.e. very large alternations, additions or expansions)								

I. Neighborhood Context:

• This 2 story historic structure is located along Chestnut Street. 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.

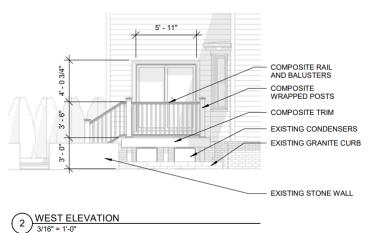
J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

- Install a sliding door on the left side of the structure.
- Install a small stair and landing.

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

K. Aerial Image, Street View and Zoning Map:



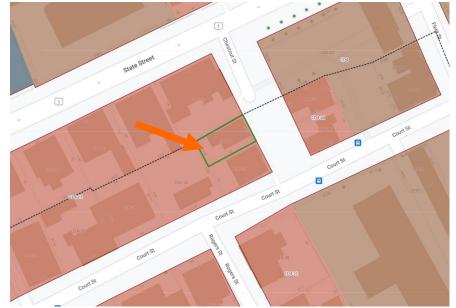


HISTORIC

SURVEY

RATING

Rear Elevation and Streetscape View





Zoning Map

			96 CHESTN	UT (LU-23-14) – F	PUBLIC HEARING	#2 (MINOR)		
		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
<u> </u>		GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)			ଅ _ ≤
:	1	Gross Floor Area (SF)			•			
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio			MINOR PRO	IFCT		SS
	4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)						T W
	<u> </u>	Number of Stories		- Add	Sliding Door, Stai	ir and Landiı	na –	_
	7	Building Coverage (% Building on the Lot)			J. J		-9	
		PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGES	STIONS	APPROPRIATENESS	ON F
-	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
×	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
NO		Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	ATI STRIC ISE N
Ŭ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12						□ Appropriate □ Inappropriate	LUA IC DIST St. Cas
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					□ Appropriate □ Inappropriate	V STOR
	16	Cornice Line					□ Appropriate □ Inappropriate	
S	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	EVAI HISTORIC Lestnut St
¥	18	Walls Cigling (AAgharigh					☐ Appropriate ☐ Inappropriate	
TER	19	Siding / Material Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	⊢ > : סׁ
¥	21	Doors and Windows					□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate	
∞ŏ	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
S	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	☐ Š ≿
DESI	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	⊢₩Ş₩
S C		Awnings					□ Appropriate □ Inappropriate	PEFTY PERTY
Z	26	Doors					☐ Appropriate ☐ Inappropriate	☐ ○ ♀ ॒
BUILI	27	Porches and Balconies					□ Appropriate □ Inappropriate	
Ω	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	-
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	33	Decks					☐ Appropriate ☐ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
Z	35 36	Fence / Walls (i.e. materials, type) Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
DESIGN	37						□ Appropriate□ Inappropriate□ Appropriate□ Inappropriate	
E DE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н.	1. Pr 2. As	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ N □ Yes □ N es: □ Yes □ N	No 5. Com	ntain the special character aplement and enhance the note the education, pleasu	e architectural and		☐ Yes ☐ ☐ Yes ☐ Fors: ☐ Yes ☐
<u>l. l</u>	1. C	w Criteria / Findings of Fact: onsistent with special and defining character of sompatibility of design with surrounding properties			tion to historic and archited		-	

Project Address: 400 THE HILL (LU-23-16) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

A. Property Information - General

- Zoning District: <u>CD4-L1</u> Land Use: <u>Mixed-Use</u>
- Land Area: <u>52,350 SF</u> +/-
- Estimated Age of Structure: c.1815
- Building Style: <u>Federal</u> Number of Stories: 3<u>.0</u>

- Historical Significance: C
 Public View of Proposed Work: View from Deer Street
- Unique Features: NA
- Neighborhood Association: North End

<u>B.</u>	Proposed Work:	<u>To replace</u>	<u>the windows</u>	<u>(sash rep</u>	<u>lacement</u>	s onl	<u>y)</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/ Der	molished / Constructed	<u>l:</u>							
✓ Principal	Accessory	Demolition							
F. Sensitivity of Context:									
\square Highly Sensitive $oldsymbol{arDelta}$ Sen	sitive \square Low Sensitivity	"Back-of-House							
G. Design Approach (for Major Project	G. Design Approach (for Major Projects):								
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)									
$\ \square$ Invention within a Style (i	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
Abstract Reference (i.e. F	Portwalk, 51 Islington, 55 Con	agress Street)							
\square Intentional Opposition (i.	e. McIntyre Building, Citizen'	s Bank, Coldwell Banker)							
H. Project Type:									
\square Consent Agenda (i.e. ve	ry small alterations, add	ditions or expansions)							
☑ Minor Project (i.e. small a	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 Deer Street within the Hill development. The property is surrounded with many historically significant structures as well as the Portwalk Project. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and shallow urban rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Sash replacement windows (wood with painted sashes)

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

I. Aerial Image, Street View and Zoning Map:





Elevation & Streetview Image



Zoning Map

400 THE HILL (LU-23-16) - PUBLIC HEARING #3 (MINOR)

	INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD CONTEXT	
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
INO.	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
1	Gross Floor Area (SF)	,	2 00000	,		~ ~ ~ ~
2	Floor Area Ratio (GFA/ Lot Area)			AAINIOD DD	↑ IECT	FOR AISSION
3	Building Height / Street-Width (ROW) Ratio			WINOKPRO	JIECI	U is -
4	Building Height – Zoning (Feet)		\A/S	indow (Sash) Ba	nlacomont	T Si ~
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32	Mechanicals (i.e. HVAC, generators)					
33	Decks					
34	Garages / Barns / Sheds (i.e. doors, placement)					传说 网络二种
35	Fence / Walls / Screenwalls (i.e. materials, type)					OF 2 PER
36	Grading (i.e. ground floor height, street edge)					
37	Landscaping (i.e. gardens, planters, street trees)					La Part Land
38	Driveways (i.e. location, material, screening)					
39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	3 4 5 6 7 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees)	1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height - 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Project Address: 129 STATE ST. (LU-22-78) **Permit Requested: CERTIFICATE OF APPROVAL PUBLIC HEARING #4 Meeting Type:**

Existing Conditions:

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815

- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u> Historical Significance: <u>NA</u>
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown

_									
B. Proposed Work: To install a maso	nry parapet wall.								
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/ Demolished / Constructed:									
✓ Principal	Accessory	☐ Demolition							
F. Sensitivity of Context:									
\square Highly Sensitive $oxedsymbol{oxed}$ Sensitive \square Low Sensitivity \square "Back-of-House"									
G. Design Approach (for Major Project	<u>s):</u>								
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)							
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)									
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)									
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)							
H. Project Type:									
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- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

Neighborhood Context:

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

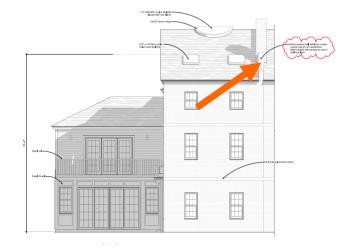
J. Staff Comments and/ or Suggestions for Consideration:

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

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

K. Aerial Image, Street View and Zoning Map:

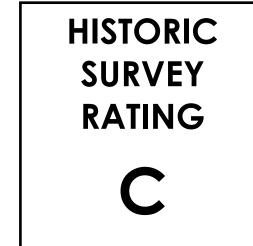




Aerial and Street View Image



Zoning Map



129 STATE ST. (LU-22-78) – PUBLIC HEARING #4 (MINOR PROJECT)

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Project Evaluation Form: 93 PLEASANT STREET (LU-21-183) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5**

A. Property Information - General	Α.	Propert	Information	- General:
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Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- 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: Downtown
B. Proposed Work: To remove and reconstruct the historic wall along Court Street.
C. Other Permits Required:
\square Board of Adjustment $lackimsiz$ Planning Board \square City Council
D. Lot Location:
\square Terminal Vista \square Gateway \square Mid-Block
$lacktriangle$ Intersection / Corner Lot \Box Rear Lot
E. Existing Building to be Altered/ Demolished / Constructed
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Demolition
F. Sensitivity of Context:
$lacktriangle$ Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Projects):
☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:
\square Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
✓ Moderate Project (i.e. significant additions, alterations or expansions)
\square Major Project (i.e. very large alterations, additions or expansions)

Page 11 of 19

I. 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:

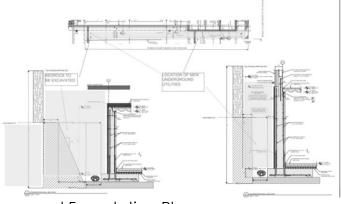
- Removal and reconstruction of the existing granite wall.
- Note that the HDC recently approved modifications to the approved plans and required a shoring plan to be submitted to the HDC for administrative approval prior to commencing with excavation for the below-grade parking level of the new building.

Comment – Based on the prior review of this application, if the applicant felt the shoring plan would not effective in preservation of the existing wall, the HDC requested the applicant submit a structural assessment report from a qualified structural engineer for review. John Turner Consulting has submitted such a report for review by the HDC.

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

K. Aerial Images and Maps:





HISTORIC

SURVEY

RATING

Existing Wall and the Proposed Foundation Plan



Zoning Map

	NFO/ EVALUATION CRITERIA	SUBJEC	F PROPERTY	NEIG	SHBORHOOD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
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2 Floor	Area Ratio (GFA/ Lot Area)		_		
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Porches and Balconies 32 Projections (F.e. porch, portico, conopy) 33 Garages (F.e. doors, placement) 34 Garages (F.e. doors, placement) 35 Fence / Walls / Screenwalls (F.e. materials, type) 36 Grading (F.e. ground floor height, street ledge) 37 Landscaping (F.e. ground floor height, street ledge) 38 Cording (F.e. ground floor height, street ledge)

Project Address: 765 MIDDLE STREET (LU-22-196) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #6

A. Property Information - Ger	<u>neral:</u>
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Existing Conditions:

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

<u>B.</u>	Proposed Work: To add a carriage	<u>house structure to </u>	<u>the rear yard.</u>
<u>C.</u>	Other Permits Required:		
	☐ Board of Adjustment	✓ Planning Board	\square City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	rive \square Low Sensitivity	√ 🗌 "Back-of-House'

G. Design Approach (for Major Projects):

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

H. Project

t Type:
$\ \square$ Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
\square Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Construct a detached garage with living space above.
- Note that a dimensional variance was granted by the BOA.
- Note the applicant has added screening for the second-floor balcony as well as the covered

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

K. Aerial Image, Street View and Zoning Map:



Proposed Elevation & Proposed Elevation



Zoning Map

765 MIDDLE STREET (LU-22-196) – PUBLIC HEARING #6 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBORH	OOD CONTEXT	
		Project Information	Existing Building Proposed Building (+/-)	Abutting Structures Su	rrounding Structures (Average)	
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSES	SOR'S INFO)		_ ≥ ല
	1	Gross Floor Area (SF)	(LOTING TIED THOM THE TYX MINTO & MODES			2 2 %
	2	Floor Area Ratio (GFA/ Lot Area)		ODED ATE DOO IFCT		
	3	Building Height / Street-Width (ROW) Ratio	M	ODERATE PROJECT		O 53 50 3-1-
	4	Building Height – Zoning (Feet)	400	A NEW CARRIAGE HOUSE	-	ν ν ν ν ν ν ν ν ν ν
	5	Building Height – Street Wall / Cornice (Feet)	- ADD	A NEW CARRIAGE HOUSE	: -	ate ate
	6	Number of Stories				7 § §
1	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
×	8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate	
岸	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate	
0	11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	
	12	Roofs			□ Appropriate □ Inappropriate	ာ န္က လို
	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	EV HISTO
S	17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate	ا لا الا
IAL	18	Walls			☐ Appropriate ☐ Inappropriate	⊣
Ē	19	Number and Material			☐ Appropriate ☐ Inappropriate	
Š	20	Projections (i.e. bays, balconies)			☐ Appropriate ☐ Inappropriate	1 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
~ «ŏ	21	Doors and windows			☐ Appropriate ☐ Inappropriate	
Z	22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate	
DESIG	23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate	⊢Ш́б€
		Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate	一
Ž	25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate	→ ≈ •
2	26	Doors Porches and Balconies			☐ Appropriate ☐ Inappropriate	
BU	27	Projections (i.e. porch, portico, canopy)			☐ Appropriate ☐ Inappropriate	ROPE PORTSMC
	29	Landings/ Steps / Stoop / Railings			 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	┦ 盂
	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate	
	31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate	
	33	Decks			□ Appropriate □ Inappropriate	
	34	Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	
Z	-	Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate	ALC: NO.
SIGN	36	Grading (i.e. ground floor height, street edge)			☐ Appropriate ☐ Inappropriate	
DE	37	Landscaping (i.e. gardens, planters, street trees)			☐ Appropriate ☐ Inappropriate	
SITE		Driveways (i.e. location, material, screening)			☐ Appropriate ☐ Inappropriate	
S	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate	
	1. Pre 2. As 3. Co Review 1. Co	eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value of Criteria / Findings of Fact: onsistent with special and defining character of mpatibility of design with surrounding properties	□ Yes □ No 5. Completues: □ Yes □ No 6. Promote of surrounding properties: □ Yes □ No 3. Relation	·	of the District to the city residents and visit sisting structure:	□ Yes □ □ Yes □ tors: □ Yes □

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

Α.	Property	/ Information	- General:
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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

B. Proposed Work: To construct a 15	<u>t and 2nd floor addi</u>	tion.
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	<u>l:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive	tive \square Low Sensitivity	y 🗌 "Back-of-House'
G. Design Approach (for Major Project	<u>s):</u>	

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

H. Project Type:

L	Cc	nsen	tΑ	genc	da (ı.e.	very	small	alterd	ations,	addi	tions	or	expa	nsions

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

Neighborhood Context:

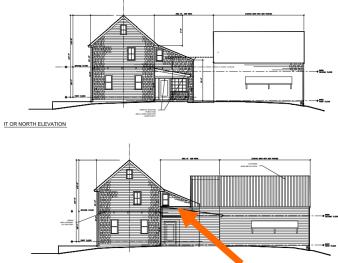
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

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

		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY	NE	EIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
	_No.	GENERAL BUILDING INFORMATION	(FSTIM4	ATED FROM THE TAX MAPS & ASS	FSSOR'S INFO)		− ≥
STAFF	1	Gross Floor Area (SF)	(201110)				= 2
⊴	2	Floor Area Ratio (GFA/ Lot Area)		A.A	ODEDATE DDC) IECT	
S.	3			IV	NODERATE PRO	JJECI	OS
	4	Building Height – Zoning (Feet)		ADD 19	T AND OND ELOOP	ADDITIONS	T S
	5	Building Height – Street Wall / Cornice (Feet)		- ADD IS	T AND 2ND FLOOR	ADDIIION3 -	\
	6	Number of Stories	_				7 S
	7	Building Coverage (% Building on the Lot)					⊣ 🗲 ∂
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGESTION		⊣ O ŏ
	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	⊣ ∸ ⊦ૅ
	8 9 10	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	— ⊢ ს
	`	<u> </u>				☐ Appropriate ☐ Inappropriate	⊢∢ ≥
⊢`	111	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate	
3	12					☐ Appropriate ☐ Inappropriate	
	13	- /				☐ Appropriate ☐ Inappropriate	⊣
MEMBERS	14					☐ Appropriate ☐ Inappropriate	⊣ ≰ ଧୂ
	15		-			□ Appropriate □ Inappropriate	─
≨ │	16 17	Cornice Line Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate	⊣ >
		·	+			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
OMMISSION	18 19						☐ Ⅲ SH
ر ا	20					□ Appropriate □ Inappropriate	→ ∓
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אואונים אואונים	28					□ Appropriate □ Inappropriate	- ~
5	29					□ Appropriate □ Inappropriate	<u> </u>
ار	30					☐ Appropriate ☐ Inappropriate	
2	31					□ Appropriate □ Inappropriate	
HIS ICK	32					□ Appropriate □ Inappropriate	
2	33					□ Appropriate □ Inappropriate	
	34	Garages / Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
	35					□ Appropriate □ Inappropriate	
	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate	
	38	, (□ Appropriate □ Inappropriate	
	38					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	

Project Address: 39 DEARBORN LANE (LUHD-568) **Permit Requested: CERTIFICATE OF APPROVAL**

Meeting Type: WORK SESSIONS #B

Α.	Property	Information -	General:
<u>, ,, ,, , , , , , , , , , , , , , , , </u>	1100011	111101111011	<u> </u>

Existing Conditions:

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

В.	Proposed Work:	To replace t	the roof struc	cture and	adding a	connector	addition.
		•					

C. Other Permits Required:					
☐ Board of Adjustment	☐ Planning Board	☐ City Council			
D. Lot Location:					
☐ Terminal Vista	☐ Gateway	☐ Mid-Block			
☐ Intersection / Corner Lot	☑ Rear Lot				
E. Existing Building to be Altered/ Demo	olished:				
✓ Principal	Accessory	Demolition			
F. Sensitivity of Context:					
☐ Highly Sensitive ☑ Sensitive	tive \Box Low Sensitivity	"Back-of-House			
G. Design Approach (for Major Project	<u>s):</u>				
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)			
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $., Porter Street Townhouses	s, 100 Market Street)			
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress 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 Project (i.e. significant additions, alterations or expansions)

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

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a new roof structure;
- Add an addition for a family room; and
- Expending a section of the kitchen.
- Note that the applicant has modified the proposed design to attach the proposed connector to the existing accessory structure. The applicant also received a variance from the BOA for the proposed project.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	07	DEARDORIA	LANE – WORK SI	1001011 #B (MOB	
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY			NEIGHBORHOOD CONTEXT		
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures
		Building	Building (+/-)	(Average)	(Average)
No.		/FATILA A TE		05000 BIG INIEO)	
	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & AS	SESSOR'S INFO)	
1	Gross Floor Area (SF)				
2	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio			400E04TE 0	
4	Building Height – Zoning (Feet)		^	MODERATE P	ROJECI
5	Building Height – Street Wall / Cornice (Feet)				
6	Number of Stories	– Mod	ity Cape to a G	ambrei Style Str	ucture with Connector Building -
7	Building Coverage (% Building on the Lot)				
	PROJECT REVIEW ELEMENT	APPLICAN	I'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATENESS
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
8 9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
10					☐ Appropriate ☐ Inappropriate
11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate
12	Roofs				☐ Appropriate ☐ Inappropriate
13	Style and Slope				□ Appropriate □ Inappropriate
14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate
15	Roof Materials				□ Appropriate □ Inappropriate
16	Cornice Line				□ Appropriate □ Inappropriate
, 17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate
18 19					□ Appropriate □ Inappropriate
19	Siding / Material				□ Appropriate □ Inappropriate
20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate
21	Doors and Windows				□ Appropriate □ Inappropriate
22	1 0 1				□ Appropriate □ Inappropriate
23 24	Window Casing/ Trim Window Shutters / Hardware				□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate
26					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
25 26 27	Porches and Balconies				□ Appropriate □ Inappropriate
28					□ Appropriate □ Inappropriate
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate
33	Decks				□ Appropriate □ Inappropriate
34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate
_ 35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate
36	· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate
37					□ Appropriate □ Inappropriate
	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
38 39 40 Purpo 1. Pi 2. A 3. C	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)	□ Yes □ N □ Yes □ N es: □ Yes □ N	lo 5. Con	•	□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate