Historic District Commission Staff Report – August 5th, 2015

PART 1 August 5th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (6-10-15, 7-1-15, 7-15-15)
- Administrative Approvals:
 - 1. 35 Portwalk Place
 - 2. 35 Salter Street
 - 3. 143 Daniel Street
- Rehearing Requests
 - 1. 99 Bow Street

NEW BUSINESS / CONSENT AGENDA:

- A. 282 Middle Street (Minor Front door replacement)
- B. 241 South Street (Moderate Windows and siding)
- 1. 36 Market Street (Minor New window)
- 2. 210 South Street (Minor New fencing)
- 3. 173 Market Street (Minor 1 year extension)
- 4. 16 Sheafe Street (Minor Garage doors)

NEW BUSINESS / PUBLIC HEARINGS:

- 5. 40 Mt. Vernon St. (Minor Trim and Siding Replacement)
- 6. 111 Maplewood Ave. (Minor HVAC units)
- 7. 23 Vaughan Street (Minor HVAC, roof appurtenances)
- 8. 333 State Street (Minor Lighting, gate and bollards)

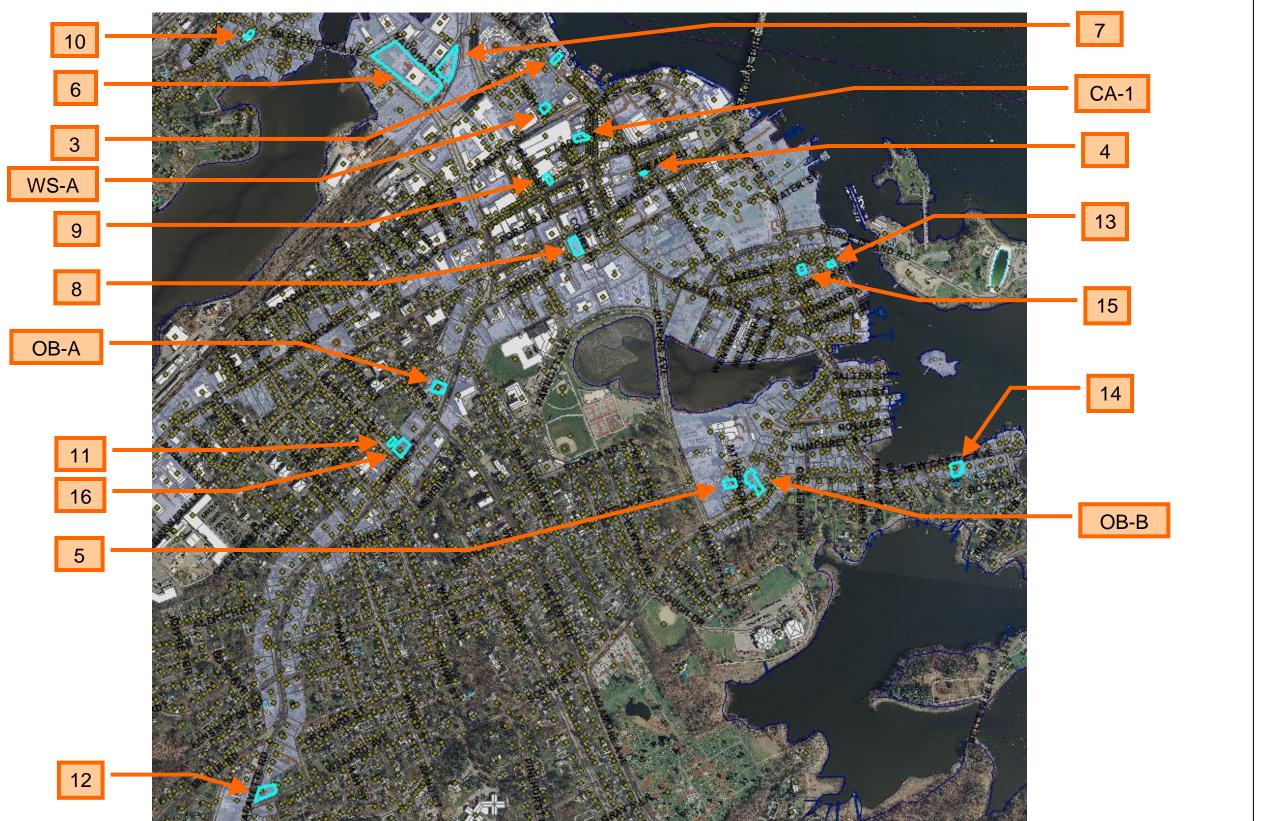
- 9. 37 Congress Street (Minor Storefront improvements)
- 10. 334 Maplewood Ave. (Minor rear additions)

PART 2 August 12th MEETING

- 1. 31 Cabot Street (Moderate Window replacement)
- 2. 91 Lafayette Road (Moderate additions)
- 3. 114 Mechanic Street (Minor-rear additions)
- 4. 31 Cabot Street (Moderate Window replacement)
- 5. 91 Lafayette Road (Moderate additions)
- 6. 404 Middle Street (Moderate Barn conversion)

WORK SESSIONS:

A. 101-105 High Street (Moderate-Upward Extension)



HISTORIC DISTRICT COMMISSION

MEETING DATES: August 5/12 <u>APPLICATIONS: 23</u>

Project Address: 282 MIDDLE STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #OB-A** A. Property Information - General: **Existing Conditions:** Zoning District: Mixed Residential Office (MRO) Land Use: Multi-family Residential Land Area: 7,414 SF +/-Estimated Age of Structure: c.1800 Building Style: <u>Federal</u> Number of Stories: <u>3</u> Historical Significance: <u>Contributing</u>
Public View of Proposed Work: <u>View from Middle Street</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Goodwin Park</u> **B.** Proposed Work: Remove and replace front entryway. C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment D. Lot Location: ☐ Gateway Mid-Block Terminal Vista ☐ Intersection / Corner Lot RearLot E. Existing Building to be Altered/ Demolished: Principal □ Accessory ☐ Significant Demolition F. Sensitivity of Context: ☐ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House" G. Design Approach (for Major Projects): Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) H. Project Type: Consent Agenda (i.e. very small alterations, additions or expansions) Minor Project (i.e. small alterations, additions or expansions) ☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

Page 3 of 26

I. Neighborhood Context:

• This lot and structure is located along Middle Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wooden structures with small side or rear yards and shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes to:

Replace the front entryway.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA		CT PROPERTY	SION /PUBLIC HEA		RHOOD CONTEXT			
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS &			(menage)			
1	Gross Floor Area (SF)				<u> </u>				
2	Floor Area Ratio (GFA/ Lot Area)								
3	Building Height / Street-Width Ratio		MINOR PROJECT						
	Building Height – Zoning (Feet)			MINORPRO					
	Building Height – Street Wall / Cornice (Feet)		- DEMOVE A	AND REPLACE FRO	NIT ENITOV	WAY ONLY -			
	Number of Stories		- KLIVIOVE A	AND KLI LACL I KO	INI LINIKI	WAI ONLI -			
7	Building Coverage (% Building on the Lot)								
1 -	PROJECT REVIEW ELEMENT	APPLIC	CANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS			
9	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate			
9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate			
10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate			
11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate			
	Roofs					☐ Appropriate ☐ Inappropriate			
	Style and Slope					☐ Appropriate ☐ Inappropriate			
14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate			
	Roof Materials					☐ Appropriate ☐ Inappropriate			
h	Cornice Line					□ Appropriate □ Inappropriate			
17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
	Walls Siding (Material					□ Appropriate □ Inappropriate			
	Siding / Material Projections (i.e., bayer balconies,)					□ Appropriate □ Inappropriate			
	Projections (i.e. bays, balconies) Doors and Windows					□ Appropriate □ Inappropriate			
						□ Appropriate □ Inappropriate			
22	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate			
23	Window Casing/ Irim Window Shutters / Hardware					□ Appropriate □ Inappropriate			
24 25	Awnings					□ Appropriate □ Inappropriate			
	Doors					□ Appropriate □ Inappropriate			
	Porches and Balconies					□ Appropriate □ Inappropriate			
	Projections (i.e. porch, portico, canopy)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
	Landings/ Steps / Stoop / Railings					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
_	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
	Decks					□ Appropriate □ Inappropriate			
34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate			
_	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate			
	e and Intent:			•					
_	serve the integrity of the District:	□ Yes □ 1	No 4 M	laintain the special characte	er of the District:				
	essment of the Historical Significance:			omplement and enhance th					
	nservation and enhancement of property value			•		e of the District to the city residents and vis			
		J. □ 1 G 3 □ 1	0, 11	official file caucation, pieds	ore and wenter	o of the district to the city residents and vis			
	<u>Criteria / Findings of Fact:</u>								
	nsistent with special and defining character of s					=			
חנ	npatibility of design with surrounding properties	:	□ Yes □ No 4. Comp	patibility of innovative techn	ologies with sur	rounding properties: 🗆 Yes 🗆 No			

Project Address: 241 SOUTH STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #OB-B**

- Zoning District: GRB
- Land Use: Single-Family Land Area: 12,903 SF +/-

- Estimated Age of Structure: c.1790
 Building Style: Georgian
 Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

1 1101gh bon 100a 7 1330 chanton 1. <u>3</u>	OOIII EIIG							
B. Proposed Work: To replace wind	OWS.							
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/Dem	nolished:							
✓ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
\square Highly Sensitive $oldsymbol{arDelta}$ Sens	sitive \square Low Sensitivity	y 🗌 "Back-of-House						
G. Design Approach (for Major Projec	:ts):							
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 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. Portwalk, 51 Islington, 55 Congress Street)								
☐ Intentional Opposition (i.e	e. McIntyre Building, Citizen	's Bank, Coldwell Banker)						
H. Project Type:								
\square Consent Agenda (i.e. ver	y small alterations, add	ditions or expansions)						
☑ Minor Project (i.e. small a	lterations, additions or	expansions)						
☐ Moderate Project (i.e. sig	gnificant additions, alte	erations or expansions						

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

Neighborhood Context:

• The building is located along South Street. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

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

The Application is proposing to:

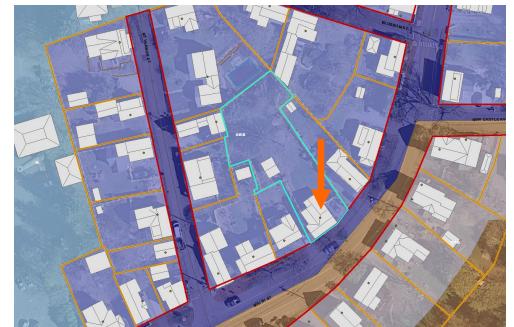
- Replace windows on the sides and rear of the house with Anderson new construction
- At the site walk and 7-15-15 meeting the HDC requested the applicant inquire as to the feasibility of restoring the existing sashes as they appeared to be original. It was also suggested that the applicant consider reusing the salvageable windows along the front façade and possibly, the sides of the original structure.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			241 SOU	<u>TH STREET – PUBL</u>	IC HEARING #OB	-B (MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
			Building	Building (+/-)	(Average)		(Average)	1 21
	No.							S -15
		GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)						FOR MISSION Date: 8-5
	3	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio			4411400000			
	4	Building Height – Zoning (Feet)			MINOR PRO)JEC1		HISS are
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories		- REPAIR SIDING	G AND TRIM AND	REPLACE W	INDOWS ONLY –	7 5 ¹
	7	Building Coverage (% Building on the Lot)						> 9 81
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	O 5 8
ONTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
ì	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	AT TRIC
)	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
)	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
•	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	/AL ORIC D STREET
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					- Appropriate - mappropriate	▼ E HIST OUTH
	18	Walls					□ Appropriate □ Inappropriate	ア エ ビ
	19	Siding / Material					□ Appropriate □ Inappropriate	
	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
≥ ×	21	Doors and Windows					□ Appropriate □ Inappropriate	ER MOV
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	шў№
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	□ \\$7 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
ב	24	Window Shutters / Hardware					- Apropriate - mappropriate	
	25	Awnings					☐ Appropriate ☐ Inappropriate	OPERTY:
3	26	Doors					☐ Appropriate ☐ Inappropriate	
9		Porches and Balconies					☐ Appropriate ☐ Inappropriate	_ ~
	28	Projections (i.e. porch, portico, canopy)						△ =
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate	
	32	· · · · · · · · · · · · · · · · · · ·					□ Appropriate □ Inappropriate	
	33 34	Decks Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	
<u> </u>	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	A SEL
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	A PARTIE
٥	38						☐ Appropriate ☐ Inappropriate	
7	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	7
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	Purpo 1. Pr 2. As	ese and Intent: eserve the integrity of the District: esessment of the Historical Significance: onservation and enhancement of property valu	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Co	aintain the special characte emplement and enhance the emote the education, pleas	ne architectural and		□ Yes □ Yes : □ Yes
	Reviev	v Criteria / Findings of Fact: onsistent with special and defining character of ompatibility of design with surrounding properties	surrounding prope	rties: □ Yes □ No 3. Re	·	ectural value of exis	ting structure: Yes No	

Project Evaluation Form: 36 MARKET STREET Permit Requested: **CERTIFICATE OF APPROVAL PUBLIC HEARING #1 Meeting Type:**

|--|

Existing Conditions:

- Zoning District: Central Business District B (CBB)
- Land Use: <u>Mixed-Use</u> Land Area: <u>5,200 SF +/-</u>
- Estimated Age of Structure: c.1803

- Building Style: Federal
 Number of Stories: 3.0
 Historical Significance: Contributing Structure
 Public View of Proposed Work: View from Market and Ladd Streets.
- Unique Features: NA
 Neighborhood Association: Downtown

B. Proposed Work: To install a new w	vindow along Ladd	Street.						
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:							
✓ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
$lacktriangle$ Highly Sensitive \Box Sensi	tive \square Low Sensitivit	y 🗌 "Back-of-House"						
G. Design Approach (for Major Project	<u>s):</u>							
Literal Replication (i.e. 6-16 0	Congress, Jardinière Buildin	ng, 10 Pleasant Street)						
\square Invention within a Style (i.e	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)						
H. Project Type:								
Minor Project (i.e. small alterations, additions or expansions)								
\square Major Project (i.e. significa	ant alternations, addi	tions or expansions)						
\Box Other (i.e. mechanical sys	tems, lighting, signs	.)						

H. Neighborhood Context:

• The building is located along Market and Ladd Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly multi-story, mixed-use brick structures with small lots and no setbacks from the sidewalk.

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

• The applicant proposed to install a new window along Ladd Street where a previsou window was located.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

				36 MAR	KET STREET – PUI	BLIC HEARING #	1 (MINOR)		
			INFO/ EVALUATION CRITERIA		CT PROPERTY			OOD CONTEXT	
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
		NI -		Building	Building (+/-)	(Average)		(Average)	∑ - 1.5
		No.	GENERAL BUILDING INFORMATION	/FCTIAA A T		CCCCODIC INICO)			
FF		1	Gross Floor Area (SF)	(ESIIMAI	ED FROM THE TAX MAPS & AS	SESSOR S INFO)			
STAFF		2	Floor Area Ratio (GFA/ Lot Area)						
ST		3	Building Height / Street-Width Ratio			AAINIOD DDC) IECT		
		4	Building Height – Zoning (Feet)			MINOR PRO	JJECI		4 4 4 5 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
		5	Building Height – Street Wall / Cornice (Feet)		_	Install New Wind	Now Only -		MMIS: Date ations hdrawn
		6	Number of Stories		-	III2IQII MEM MIIIC	JOW Offiny -		∠ ≥ −
		7	Building Coverage (% Building on the Lot)						ON F COMMIS Vo.: 1 Dat Stipulations
			PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
	NTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	Ξ	10	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	8	10 11	Architectural Style (i.e. traditional – modern)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
		12	Roofs					□ Appropriate □ Inappropriate	
MEMBERS		13	Style and Slope					□ Appropriate □ Inappropriate	
BE		14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	
>		15	Roof Materials					☐ Appropriate ☐ Inappropriate	EVA HISTORIC KET STRE
۸E		16	Cornice Line					□ Appropriate □ Inappropriate	
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
	ATERIALS	18	Walls					□ Appropriate □ Inappropriate	R H H
SIC	E E	19	Siding / Material					□ Appropriate □ Inappropriate	
<u>S</u>	MAT	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	MAI Deprov
COMMISSION	∞ −	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
Ž	DESIGN	22	Window Openings and Proportions Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	
\mathcal{O}	ESI	23 24	Window Casing/ IIIII Window Shutters / Hardware					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
		25	Awnings					□ Appropriate □ Inappropriate	ORTS ORTS Ion:
$\mathbf{\Sigma}$	Ž	26	Doors					□ Appropriate □ Inappropriate	
DISTRICT	BUILDING	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	ROP PORTS OPERTY cision:
<u> S</u>	—	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
$\overline{\mathbf{c}}$		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate)
)R		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
7		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
HISTORIC		33	Decks Charles					☐ 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	Landscaping (i.e. gardens, planters, street trees)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	11 200
		38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
	SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
		40	Screening/ Enclosures (i.e. sheds, dumpsters)					□ Appropriate □ Inappropriate	
	<u>H.</u> I	Purpo	se and Intent:						•
	1		eserve the integrity of the District:	☐ Yes ☐		ntain the special characte			□ Yes □ No
			sessment of the Historical Significance:	☐ Yes ☐		nplement and enhance th			□ Yes □ No
	3	3. Cc	onservation and enhancement of property valu	es: 🗆 Yes 🗆 I	No 6. Pror	note the education, pleas	sure and welfare o	f the District to the city residents and	visitors: ☐ Yes ☐ No
	I. Re	eview	Criteria / Findings of Fact:						
			onsistent with special and defining character of	surrounding propert	ies: □Yes□No 3. Relo	ation to historic and archite	ectural value of ex	isting structure: ☐ Yes ☐ No	
			mpatibility of design with surrounding properties			npatibility of innovative te		=	

210 SOUTH STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2

- Zoning District: <u>GRB</u>Land Use: <u>Single-Family</u>
- Land Area: 12,903 SF +/-
- Estimated Age of Structure: c.1790

- Building Style: <u>Georgian</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from South Street</u>
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	To replace	<u>e windows.</u>
	_		

B. Proposed Work: To replace windo	<u>ows.</u>							
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:							
✓ Principal	☐ Accessory	Demolition						
F. Sensitivity of Context:								
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivit	y \square "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)						
\square Invention within a Style (i.e	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
\Box Abstract Reference (i.e. Po	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)						
☑ Minor Project (i.e. small alt	Minor Project (i.e. small alterations, additions or expansions)							
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions						
☐ Major Project (i.e. very lar	ge alternations, addit	ions or expansions)						

Neighborhood Context:

• The building is located along South Street. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace windows on the sides and rear of the house with Anderson new construction windows.
- At the site walk and 7-15-15 meeting the HDC requested the applicant inquire as to the feasibility of restoring the existing sashes as they appeared to be original. It was also suggested that the applicant consider reusing the salvageable windows along the front façade and possibly, the sides of the original structure.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		21030	<u> </u>	BLIC HEARING #2	(MINOR)		
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD CO	ONTEXT	
	Project Information	Existing	Proposed	Abutting Structures	Surroun	ding Structures	
No		Building	Building (+/-)	(Average)	(4	Average)	
NO.	GENERAL RUILDING INFORMATION	(FSTIM A	IED FROM THE TAY MAPS & A	SSESSOR'S INFO)			-
1		(LSIIIVIA	TED I KOM IIIE IAX MAI 3 & A	332330K 3 HH O)			- 2
2	Floor Area Ratio (GFA/ Lot Area)						PAG 3
3	Building Height / Street-Width Ratio			MAINIOD DDC) IECT		
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5			_	INSTALL NEW FEN	ICING ONLY -		
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		APPLICAI	NT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	
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10						Appropriate □ Inappropriate	
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27	Porches and Balconies						ן מב '
28	Projections (i.e. porch, portico, canopy)						
29	Landings/ Steps / Stoop / Railings						
30	Lighting (i.e. wall, post)						
31	Signs (i.e. projecting, wall)					Appropriate □ Inappropriate	
32	Mechanicals (i.e. HVAC, generators)					Appropriate □ Inappropriate	16
33	Decks					Appropriate □ Inappropriate	
34							
35	Fence / Walls (i.e. materials, type)						
							5
							THE REAL PROPERTY.
40	Accessory Buildings (i.e. sheds, greenhouses) se and Intent:					☐ 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 39 39 39 39 39 39 39 30 30 30 30 30 30 30 30 30 30 30 30 30	Rose Floor Area (SF) 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) 37 Landscaping (i.e. location, material, screening) 39 Parking (i.e. location, access, visibility)	Project Information Existing Building	Project Information Existing Building Proposed Building (+/-)	Project Information Building Building Proposed Building Structures (Average) Abutting Structures (Average) Abutting Structures (Average) Abutting Structures (Average) GENERAL BUILDING INFORMATION Gross Boar Area (ST) Building relegat / Street Wolft Rotio Building relegat / Street	Role Role	Project Information

Project Evaluation Form: 175 MARKET STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLCI HEARING #3**

Α.	Property	/ Information	- General:
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Existing Conditions:

- Zoning District: Central Business District A (CBA)
- Land Use: Vacant
- Land Area: 20,100 SF +/-
- Estimated Age of Structure: Vacant
- Building Style: Modern
- Number of Stories: 4
- Historical Significance: <u>Non-Contributing</u>
 Public View of Proposed Work: <u>View from Vaughan and Green Streets</u>
- Unique Features: NA
- Neighborhood Association: North End Residents

B. Proposed Work: Extension request to the CUP and the COA

b. Hoposed Work.	10 IIIC COI GIIG IIIC	2 CO/\(\).
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:		
\square Highly Sensitive \square Sensiti	ive \square Low Sensitivity	☑ "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildin	g, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)
☐ Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
Intentional Opposition (i.e.	McIntvre Building, Citizen'	s Bank, Coldwell Banker)

H. Project Type:

- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Major Project (i.e. significant alternations, additions or expansions)
- ☑ Other (i.e. mechanical systems, lighting, signs...)

I. Neighborhood Context:

- The lot is located in the heart of the Northern-Tier and is surrounded by a wide variety of multistory, mixed use, brick structures.
- The project was previously approved by the HDC as well as the Planning Board under Site Plan

J. Staff Comments and/ or Suggestions for Consideration:

• The applicant is seeking a one year extension to both the COA and the CUP. The CUP extension is the second and therefore requires a public hearing.

K. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

J	INFO/ EVALUATION CRITERIA	SUBJECT PI	ROPERTY	NEIGH	BORHOOD CONTEXT
NI.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMATED FRC	M THE TAX MAPS & AS	SSESSOR'S INFO)	
1	Gross Floor Area (SF)	Ì		•	
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio			WINOD DDO IEC.	T
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6			_	EXILIAZION REGULSI O	ANLI —
7					
	PROJECT REVIEW ELEMENT	APPLICANT'S CO	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
9					□ 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					□ Appropriate □ Inappropriate
15	Roof Materials				□ Appropriate □ Inappropriate
16	Cornice Line				□ Appropriate □ Inappropriate
17					□ Appropriate □ Inappropriate
18					☐ Appropriate ☐ Inappropriate
19	Siding / Material				□ Appropriate □ Inappropriate
20					□ Appropriate □ Inappropriate
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39					□ Appropriate □ Inappropriate
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
	3 4 5 6 7 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 33 34 35 36 37 38	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) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height f Street-Width Ratio Building Height f Street-Width Ratio Building Height f Street-Width Ratio Building Height - Street Wall / Cornice (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories PROJECT REVIEW ELEMENT APPLICANT'S CO Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, olignment) Massing (i.e. modules, banding, stepbacks) Architectural style (i.e. traditional - modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Flows, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and Mindows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Window Shutters / Hardware Window Shutters / Hardware Awnings Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Slgns (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Mechanicals (i.e. prorders, planters, street trees) Priveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Corsos Floor Area (SF) Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height - Toning (Feet) Building Height - Street Wall / Comice (Feet) Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Architectural Style (i.e. traditional - modern) Roos Style and Slope Assorting (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional - modern) Roof Roof Roof Projections (i.e. chimneys, vents, dormers) Soof Materials Cornice Line Eeves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Doors and Windows Doors and Windows Window Openings and Proportions Window Openings and Proportions Window Shutters / Hordware Window Shutters / Hordware Window Shutters / Hordware Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Mechanicals (i.e. HYAC, generators) Mechanicals (i.e. HyAC, generators) Mechanicals (i.e. moterials, type) Grading (i.e. ground floor height, street edge) Projections (i.e. porchen, politico, canopy) Landscapping (i.e. gorotens, planters, street frees) Proveways (i.e. location, materials, street frees) Dorweways (i.e. location, materials, street frees)	GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) 1. Gross Floor Area GFT 2. Floor Area GFT 2. Floor Area GFT 3. Building Height - Michael Height -

Project Address: 16 SHAEFE STREET Permit Requested: **CERTIFICATE OF APPROVAL**

PUBLIC HEARING #4 Meeting Type:

Existing Conditions:

- Zoning District: <u>CD4</u>Land Use: <u>Residential</u>

- Land Area: Residential
 Land Area: 805 SF +/Estimated Age of Structure: c.1840
 Building Style: Federal
 Historical Significance: Contributing
 Public View of Proposed Work: View from Shaefe Street
 Unique Features: Former Accessory Building
- Neighborhood Association: <u>Downtown</u>

B. Proposed Work: To install carriage doors.

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:	
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)
\Box Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Por	rtwalk, 51 Islington, 55 Cor	ngress Street)
$\hfill \square$ 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)
\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 larg	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

• The building is located along Shaefe. It is surrounded with many brick and wood-frame 2.5 story structures with no setbacks from the sidewalk.

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

The Application is proposing to:

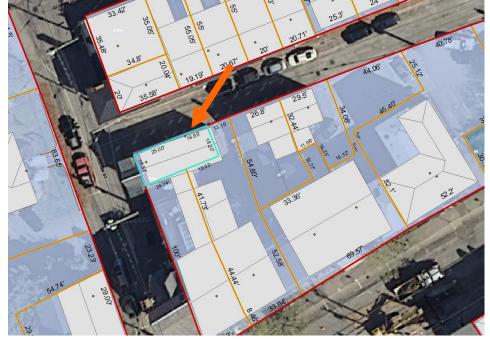
• Install carriage doors where they originally were located

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			16 SHA	AEFE STREET – PUBI	LIC HEARING #4 (N	NINOR)					
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NE	EIGHBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
<u> </u>	No.	GENERAL BUILDING INFORMATION	(FSTIM A	ATED FROM THE TAY MAPS & ASS	SESSOR'S INFO)		A × × × × × × × × × × × × × × × × × × ×				
!	1	Gross Floor Area (SF)									
	2	Floor Area Ratio (GFA/ Lot Area)					Sion 2				
)	3	Building Height / Street-Width Ratio			MINOR PROJ	F ← T					
	4	Building Height – Zoning (Feet)			MINOKIKOJ	LCI	MIS ate				
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories		- INS	TALL CARRIAGE DO	OORS ONLY –					
	7	Building Coverage (% Building on the Lot)									
	,	PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTIC	ONS APPROPRIATENESS	COMMI No.:4 Dat				
b	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate					
	9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate					
ON CONTRACT	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	_				
	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
	12	Roofs				□ Appropriate □ Inappropriate	ALU IC DIS				
	13	Style and Slope				□ Appropriate □ Inappropriate	୷୷୰୴ୢ				
l -	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	EVA HISTORIC LEE STRE				
<u> </u>	15	Roof Materials				□ Appropriate □ Inappropriate	ㅡ > 호되 -				
l .	16	Cornice Line				□ Appropriate □ Inappropriate					
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate					
< −	18 19	Walls Siding / Material				□ Appropriate □ Inappropriate	— \ \ \ \ \				
ш	20	Siding / Material Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate					
≥—	21	Doors and Windows				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	RTY OUTH 16 SH/				
~*	22	Window Openings and Proportions				□ Appropriate □ Inappropriate					
- 72	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	─ │₩¸¸;;;;;;;;;;				
S	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate					
_	25	Awnings				□ Appropriate □ Inappropriate					
N	26	Doors				□ Appropriate □ Inappropriate	ROPE PORTSA ROPERTY				
	27	Porches and Balconies				□ Appropriate □ Inappropriate					
<u>~</u>	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate					
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate					
ļ	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					
	36 37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate					
□ □	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate					
		Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate					
l —	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate					
1. 2. 3.	Pre Ass Co /iew	e and Intent: serve the integrity of the District: essment of the Historical Significance: nservation and enhancement of property valu Criteria / Findings of Fact: nsistent with special and defining character of		No 5. Com No 6. Prom	note the education, pleasure o	the District: rehitectural and historic character: and welfare of the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ Sitors: ☐ Yes ☐				
1.		nsistent with special and detining character of npatibility of design with surrounding propertie:	<u> </u>			rai value of existing structure: U Yes U No Diogies with surrounding properties: U Yes U No					

Project Evaluation Form: 40 MOUNT VERNON STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:		
 Existing Conditions: Zoning District: General Residentice Land Use: Single-Family Land Area: 6,440 SF +/- Estimated Age of Structure: c.1875 Building Style: Greek Revival Historical Significance: Contributine Public View of Proposed Work: View Unique Features: NA Neighborhood Association: South 	5 ng Structure ew from Mt. Veri	
B. Proposed Work: Siding and trim replace	<u>cement.</u>	
C. Other Permits Required:		
\Box Board of Adjustment \Box	Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista ☐	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot \Box	Rear Lot	
E. Existing Building to be Altered/ Demolished	ed / Constructed:	<u> </u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitive	☐ Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Projects):		
Literal Replication (i.e. 6-16 Congr	ess, Jardinière Buildin	g, 10 Pleasant Street)
\Box Invention within a Style (i.e., Port	er Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Portwalk	c, 51 Islington, 55 Cong	gress Street)
☐ Intentional Opposition (i.e. McIn	tyre Building, Citizen's	Bank, Coldwell Banker)
H. Project Type:		
\Box Consent Agenda (i.e. very sma	ıll alterations, add	litions or expansions)
☑ Minor Project (i.e. small alterat	ions, additions or	expansions)

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

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

I. Neighborhood Context:

• The new building is located along Mount Vernon Street. It is surrounded with many brick and wood-frame 2.5 story structures with no setbacks from the sidewalk.

J. Background, Comments & Suggested Actions:

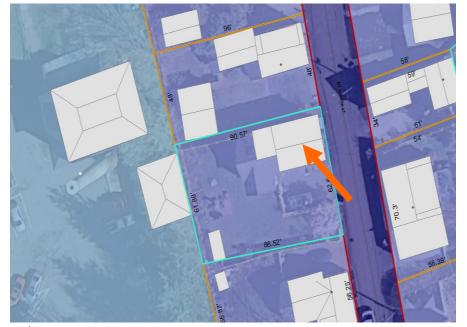
- The Applicant is seeking to:
 - i. Replace trim on the rear bay window
 - ii. Replace clapboards
 - iii. And replace the trim on the porch.

K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

			10 MOUNT VE	RNON ST	REET – PUBLIC HEARIN	NG #5 (MINOR)		
		INFO/ EVALUATION CRITERIA		PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information	Existing Building	Propose Building (+		Surrounding Structure (Average)	<u> </u>	5-15 5-15
		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX M	MAPS & ASSESSOR'S INFO)			5.
<u>-</u>	1	Gross Floor Area (SF)	<u> </u>		•	·	FOR MISSION	
	2	Floor Area Ratio (GFA/ Lot Area)						, ∞
)	3	Building Height / Street-Width Ratio			MODERATE P	PO IFCT		שׁ שׁ
	4	Building Height – Zoning (Feet)			MODERAILI	KOJECI	L §	ate
	5	Building Height – Street Wall / Cornice (Feet)		— TR	RIM & CLAPBOARD RE	PLACEMENT ONLY -	∥ ≥	No.: <u>5</u> Da
	7	Number of Stories Building Coverage (% Building on the Lot)		'			∠ ≥	اما
			UDC CO	4445NITC	1100 51104	CECTIONIC ADDROC	O O	
		PROJECT REVIEW ELEMENT	HDC CO	WWENI2	HDC SUGO		PRIATENESS) <u> </u>
	8 9 10	Scale (i.e. height, volume, coverage)					e Inappropriate	. —
!	9	Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)					e □ Inappropriate □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	ase
	0 10 11	Architectural Style (i.e. traditional – modern)						Ö
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	15						e □ Inappropriate e □ Inappropriate	Ž
	16							ERN
	17	Eaves, Gutters and Downspouts					P □ Inappropriate P □ Inappropriate P □ Inappropriate	. W
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	21	Doors and windows					e □ Inappropriate	W
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	23						e □ Inappropriate	
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	26 27	Porches and Balconies					e Inappropriate	
1	28	Projections (i.e. porch, portico, canopy)					e □ Inappropriate	. 8
	29						e 🗆 Inappropriate	T
	30						e □ Inappropriate	
	31						e □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					e □ Inappropriate	
	33						e □ Inappropriate	
	34	Garages (i.e. doors, placement)					e 🗆 Inappropriate	-/
	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate	e 🗆 Inappropriate	No. of the last
	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate	e 🗆 Inappropriate	
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	39						e 🗆 Inappropriate	
	40	, ,				☐ Appropriate	nappropriate	
<u>H</u>		ose and Intent:						
		reserve the integrity of the District:	☐ Yes ☐ No		4. Maintain the special charact			Yes 🗆
	2. A	ssessment of the Historical Significance:	☐ Yes ☐ No		5. Complement and enhance	the architectural and historic character:		Yes 🗆
	3. C	Conservation and enhancement of property values	: □ Yes □ No		6. Promote the education, plea	asure and welfare of the District to the cit	y residents and visitors: $\ \square$	☐ Yes ☐
ı	Revie	w Criteria / Findings of Fact:						
1.		consistent with special and defining character of su	rrounding properties	· PYes P No	3 Relation to historic and archi-	tectural value of existing structure.	□ Yes □ No	
		ompatibility of design with surrounding properties:	mooriding properties			echnologies with surrounding properties:		
	Z. C	ompanioning of design with surrounding properties:		□ 162 □ 140	4. Companionly of innovative to	scrinologies with surrounding properties:	□ 1 €2 □ 140	

Project Address: 111 MAPLEWOOD AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #6

A. Pr	operty Information - General:		
 Z L E E F 	ing Conditions Zoning District: Central Business Land Use: Vacant Portion of Pro Land Area: 101,380 +/- SF (entire Estimated Age of Structure: c. 1 Building Style: Modern Historical Significance: Vacant Public View of Proposed Work: E Unique Features: Gateway Neighborhood Association: Nor	e property) 990s (existing buildir -ull view from Maple	
	roposed Work: To Locate HVAC	<u>equipment and mis</u>	<u>c changes.</u>
<u>C. O</u>	ther Permits Required: Board of Adjustment	✓ Planning Board	City Council
D I	ot Location:		
<u>D. L</u>	Terminal Vista	Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	,	
<u>E. Ex</u>	cisting Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	☐ Demolition
<u>F. Se</u>	ensitivity of Context:		
	☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
<u>G.</u> D	esign Approach (for Major Project	<u>s):</u>	
	\square Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	g, 10 Pleasant Street)
	\square Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Por	rtwalk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H. Pr</u>	oject Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	erations, additions or	expansions)
	☐ Moderate Project (i.e. sigr	nificant additions, alte	rations or expansions)
	☐ Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

L. Neighborhood Context:

• The building is located along Maplewood Ave. and Rayne Ave. and is surrounded with many wood-sided 2.5 & 3.5 story structures with little to no setback from the street.

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

The Applicant is proposing to:

- Install HVAC equipment
- Modify the parking and deck area.

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY		NEIGHBORH	IOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & A	SSESSOR'S INFO)		
Gross Floor Area (SF)	(<u> </u>	<u> </u>	
oor Area Ratio (GFA/ Lot Area)					
uilding Height / Street-Width Ratio			MAINIOD DDA		
uilding Height – Zoning (Feet)				OJLCI	
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		- 11 V A	AC AND MISC.	SIIANGES C	INLI —
	APPLICAN	'S COMMENTS	HDC SUGO	GESTIONS	APPROPRIATENESS
cale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate
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					□ Appropriate □ Inappropriate
Nechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate
ecks					□ Appropriate □ Inappropriate
Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate
ence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate
rading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate
andscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate
riveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate
arking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate
ccessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
	poor Area Ratio (GFA/ Lot Area) pilding Height / Street-Width Ratio pilding Height – Zoning (Feet) pilding Height – Street Wall / Cornice (Feet) pumber of Stories project Review Element cale (i.e. height, volume, coverage) acement (i.e. setbacks, alignment) profitectural Style (i.e. traditional – modern) pofs yle and Slope pof Projections (i.e. chimneys, vents, dormers) pof Materials ding / Material ojections (i.e. bays, balconies) pors and Windows findow Openings and Proportions findow Shutters / Hardware winings poors profices and Balconies projections (i.e. porch, portico, canopy) prodings/ Steps / Stoop / Railings ghting (i.e. wall, post) gns (i.e. projecting, wall) pecks parages/ Barns / Sheds (i.e. doors, placement) prodings (i.e. gardens, planters, street trees) producing (i.e. gardens, planters, street trees) proveways (i.e. location, material, screening) proteking (i.e. location, material, screening)	GENERAL BUILDING INFORMATION Tross Floor Area (SF) Oor Area Ratio (GFA/ Lot Area) Juilding Height / Street-Width Ratio Juilding Height – Street Wall / Cornice (Feet) Jumber of Stories Juilding Height, volume, coverage) Trosse General (Je. setbacks, alignment) Jacsing (Je. neight, volume, coverage) Trosse General (Je. setbacks, alignment) Jacsing (Je. modules, banding, stepbacks) Trothlectural Style (Je. traditional – modern) Joof Projections (Je. chimneys, vents, dormers) Joof Material Joog Material Joojections (Je. bays, balconies) Joors and Windows Joof Indow Openings and Proportions Jondow Openings and Proportions Jondow Openings and Proportions Jondow Stutters / Hardware Jondow Steps / Stoop / Railings Jondo	GENERAL BUILDING INFORMATION ross Floor Area [SF] oor Area Rotio (GFA Lot Area) uilding Height / Street-Width Ratio uilding Height / Street-Width Ratio uilding Height / Street-Width Ratio uilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS acement (i.e. setbacks, dilgnment) assing (i.e. modules, banding, stepbacks) rehitectural Style (i.e. traditional – modern) oofs yie and Slope oof Projections (i.e. chimneys, vents, dormers) ooth Material oojections (i.e. chimneys, vents, dormers) oors and Windows findow Openings and Proportions findow Openings and Proportions findow Casing/ Trim findow Shutters / Hardware winings oors orches and Balconies ojections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Ratilings ghting (i.e. wall, post) gns (i.e. porch, portico, canopy) gns (i.e. porch, portico, canopy) gns (i.e. porch, portico, canopy) gns (i.e. projecting wall) gns (i.e. ground floor height, sfreet edge) rading (i.e. location, nacess, visibiliy)	GENERAL BUILDING INFORMATION (Incomplete of the Control of the Co	GENERAL BUILDING INFORMATION (ISSTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) (ISSTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO (ISSTIMATED FROM THE T

Project Evaluation Form: 233 VAUGHAN STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #7

A. Property Information - C	General:
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Existing Conditions:

- Zoning District: Central Business District A (CBA)
- Land Use: <u>Vacant</u> Land Area: <u>20,100 SF +/-</u>
- Estimated Age of Structure: <u>Vacant</u> Building Style: <u>Modern</u>
- Number of Stories: 4
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Vaughan and Green Streets
- Unique Features: NA

<u>B.</u>	Proposed Work:	<u>To modify</u>	<u>/ the railing</u>	Sy	<u>/stem, ro</u>	<u>oftop</u>	appur	<u>tenances</u>	and	add	<u>fenci</u>	nc

 Neighborhood Association: <u>North End Residents</u>
B. Proposed Work: To modify the railing system, rooftop appurtenances and add for
C. Other Permits Required:
\square Board of Adjustment \square Planning Board \square City Council
D. Lot Location:
lacksquare Terminal Vista $lacksquare$ Gateway $lacksquare$ Mid-Block
$lacktriangle$ Intersection / Corner Lot \Box Rear Lot
E. Existing Building to be Altered/ Demolished:
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Demolition
F. Sensitivity of Context:
\square Highly Sensitive \square Sensitive $oxedsymbol{arDelta}$ 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)
lacktriangleq 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)

K. Neighborhood Context:

- The lot is located in the heart of the Northern-Tier and is surrounded by a wide variety of vacant lots and non-contributing structures.
- The project was previously approved by the HDC as well as the Planning Board under Site Plan

L. Staff Comments and/ or Suggestions for Consideration:

The applicant recently obtained an approval for a one-year extension and received an approval for an amendment to adjust the egress stair to meet the state building code requirement.

The current application is seeking approvals for the following:

- Added landscaping and fencing as a transformer screen;
- Changes to the HVAC vents on the building; and
- A window modification.

L. Aerial Image, Street View and Zoning Map:





Aerial and Streetview Images



Zoning Map

MINOR PROJECT)					
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT					
Surrounding Structures (Average)	S -15				
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ter of the District: the architectural and historic character:	☐ Yes ☐ Yes ors: ☐ Yes				
e t	□ Appropriate □ Inappropriate □ the architectural and historic character: □ assure and welfare of the District to the city residents and visite □ itectural value of existing structure: □ Yes □ No □ technologies with surrounding properties: □ Yes □ No				

Project Address: 333 STATE STREET **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #8**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
 Land Use: <u>Commercial Parking Lot</u>
 Land Area: <u>8,727 SF +/-</u>
- Estimated Age of Structure: NA

- Building Style: NA
 Historical Significance: Non-Contributing
 Public View of Proposed Work: View from State, Court and Fleet Streets

	 Unique Features: <u>Open Surfac</u> Neighborhood Association: <u>D</u> 		
<u>B.</u>	Proposed Work: Add skylight, HVA	C units and modify	windows and doors.
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	✓ Planning Board	☐ City Council
D.	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

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:

Consent Agenda (i.e	e. very small c	alterations,	additions or	expansions)
Minor Project /ica and	all altarations	a d diti a na	or overencies	001

ot Minor P	'roject (i.e	. small a	lterations,	additions c	r expansions)

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

O. Neighborhood Context:

• The lot is located along Court, State and Fleet Streets. It is surrounded with mainly brick 1.5-3 story structures with shallow to no front yard setbacks. Note that this lot was created by merging three previous lots with structures in the 1970s.

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

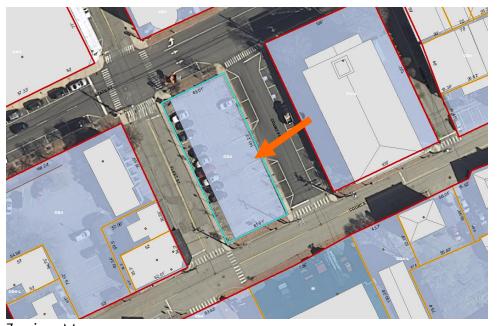
- The applicant is proposing to:
 - I. Install lighting a concrete island with arm gates to control access for parking.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

333 STATE STREET - PUBLIC HEARING #8 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures Existing Proposed** (Average) Buildina Building (+/-) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) GENERAL BUILDING INFORMATION Date: 8-5-1 COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height – Street Wall / Cornice (Feet) - INSTALL LIGHTING, CONCRETE ISLAND WITH CONTROL ARM/ GATE ONLY -Number of Stories Z O L Building Coverage (% Building on the Lot) No:8 **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) ☐ Appropriate ☐ Inappropriate DISTRICT Case Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed 11 Architectural Style (i.e. traditional - modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope Appropriate Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E Cornice Line** 16 □ Appropriate □ Inappropriate STATE 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate :333 ERT 21 **Doors and Windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate **PROPERTY** Window Casing/Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens 80 □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ 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) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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

☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

□ Yes □ No

2. Compatibility of design with surrounding properties:

Project Address: 37 CONGRESS STREET Permit Requested: CERTIFCATE OF APPROVAL PUBLIC HEARING #9 Meeting Type:

A. Property Information - General:

Existing Conditions:

- Existing Conditions:
 Zoning District: CD5
 Land Use: Commercial
 Land Area: 2,995 SF +/Estimated Age of Structure: c.1860
 Building Style: NA
 Number of Stories: 3
 Historical Significance: Contributing
 Public View of Proposed Work: View from Congress Street
 Unique Features: NA
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To install storefront improvement

C. Other Permits Required:				
\square Board of Adjustment	\square Planning Board	☐ City Council		
D. Lot Location:				
☐ Terminal Vista	☐ Gateway	☑ Mid-Block		
\Box Intersection / Corner Lot	☐ Rear Lot			
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>		
✓ Principal	Accessory	Demolition		
F. Sensitivity of Context:				
\square Highly Sensitive $oxdivar{f ec U}$ Sensi	tive \square Low Sensitivity	y 🗌 "Back-of-House"		
G. Design Approach (for Major Project	<u>'s):</u>			
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)		
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)				
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)				
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)				
H. Project Type:				
\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. sign	nificant additions, alte	erations or expansions)		

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

I. Neighborhood Context:

• The new building is located along Congress Street. It is surrounded with many buildings ranging from 2 to 7 stories in height with no setbacks from the sidewalk.

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

The applicant proposed t:

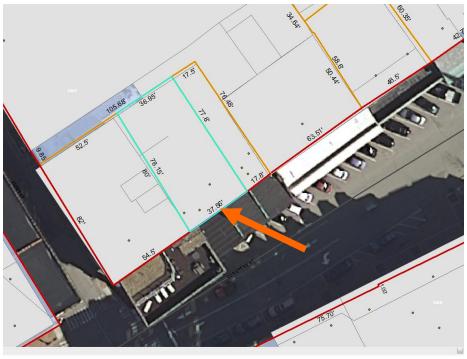
• Make storefront improvements

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

37 CONGRESS STREET - PUBLIC HEARING #9 (CONSENT AGENDA) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 8-5-5 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures FORM** No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - STOREFRONT IMPROVEMENTS ONLY -Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories .: **0 V** Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) Case 9 □ Appropriate □ Inappropriate Approved with 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 11 **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs 12 □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate RESS 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate CON RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions Appropriate | Inappropriate Window Casing/ Trim ш 23 □ Appropriate □ Inappropriate ُ حُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT Appropriate | Inappropriate 27 **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... **PROI** □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. 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

☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

Project Address: 334 MAPLEWOOD AVE. Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #10**

Α.	Property	<i>I</i> nformation	-	General:
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Existing Conditions

- Zoning District: <u>General Residence A (GRA)</u>
 Land Use: <u>Residential</u>
 Land Area: <u>2,504 +/- SF</u>
 Estimated Age of Structure: <u>c. 1900</u>

- Building Style: <u>Bungalow</u>
 Historical Significance: <u>Vacant</u>
 Public View of Proposed Work: <u>Full view from Maplewood Ave.</u>
- Unique Features: <u>Gateway</u>
 Neighborhood Association: <u>Christian Shore</u>

Proposed Work: To renovate the rear addition.

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:			
✓ Principal	Accessory	Demolition		
F. Sensitivity of Context:				
\square Highly Sensitive $oxedsymbol{arDelta}$ Sensitive \square Low Sensitivity \square "Back-of-House				
G. Design Approach (for Major 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, 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)				
\square Moderate Project (i.e. significant additions, alterations or expansions				

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

P. Neighborhood Context:

• The building is located along Maplewood Ave. and is surrounded with many brick and woodsided 2.5 & 3 story structures with little to no setback from the street.

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

The Applicant is proposing to:

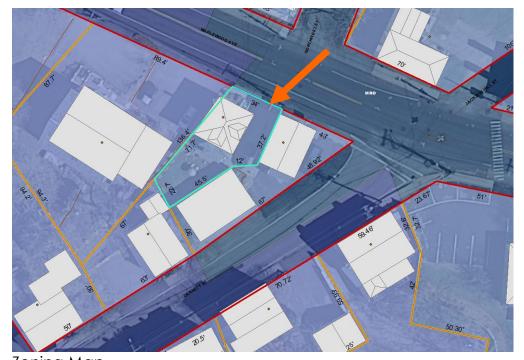
• Renovate the rear addition.

R. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

334 MAPLEWOOD AVE. - PUBLIC HEARING #10 (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 5-15 **Project Information Abutting Structures Surrounding Structures** Existina **Proposed** FORM (Average) (Average) Buildina Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Date: Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Building Height – Zoning (Feet) Withdrawn No.:10 Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - RENOVATIONS TO THE REAR ADDITION ONLY -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Case **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate **MEMBERS** Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate OD 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate **EWO** 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION MATERIALS 18 □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material MAPLE ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш PROPERTY:334 Window Casing/ Trim ☐ Appropriate ☐ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** □ Appropriate □ Inappropriate RO O DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ 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 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. 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