Historic District Commission Staff Report – September 2nd, 2015

<u>September 2nd MEETING</u>

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (7-15-15, 8-2-15, 8-12-15)
- Administrative Approvals:
 - 1. 311 Marcy Street
 - 2. 262-4 State Street
 - 3. 393 New Castle Ave.
 - 4. 319 Vaughan Street
 - 5. 74 Congress Street

NEW BUSINESS / CONSENT AGENDA:

- A. 16-18 Court Street (Minor Shutters and storm windows)
- B. 36 Richards Ave. (Minor Rear awning)
- 1. 105 Daniel Street (Minor façade windows, door & trim)
- 2. 319 Vaughan Street (Minor Trash enclosure)
- 3. 111 Maplewood Ave. (Minor Generator)
- 4. 102 State Street (Minor Shed dormer and rear addition)

WORK SESSIONS:

1. 102 State Street (Minor - Shed dormer and rear addition)



HISTORIC DISTRICT COMMISSION

MEETING DATES: September 2 <u>APPLICATIONS: 11</u>

Project Address: 18 COURT STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

eeting Type:	PUBLIC HEA	RING #2
A. Property Information - General: Existing Conditions: • Zoning District: CD4-L1 • Land Use: Civic • Land Area: 48,351 SF +/- • Estimated Age of Structure: • Building Style: Federal • Number of Stories: 3 • Historical Significance: Focal • Public View of Proposed Well • Unique Features: Landman • Neighborhood Association:	<u>al</u> ork: <u>View from Middl</u> k Building	e and Court Streets
B. Proposed Work: Replace gutte	<u>rs and storm window</u>	<u>S.</u>
C. Other Permits Required: Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		✓ Mid Na di
☐ Terminal Vista☐ Intersection / Corner Lo		☑ Mid-Block
E. Existing Building to be Altered/De	emolished:	
Principal	Accessory	\square Significant Demolition
F. Sensitivity of Context: ✓ Highly Sensitive ✓ Se	ensitive 🗌 Low Sensitivi	ity 🗌 "Back-of-House"
G. Design Approach (for Major Proje		
☑ Literal Replication (i.e. 6	-16 Congress, Jardinière Buil	ding, 10 Pleasant Street)
\square Invention within a Style	(i.e., Porter Street Townhous	es, 100 Market Street)
Abstract Reference (i.e.	. Portwalk, 51 Islington, 55 Co	ongress Street)
\square Intentional Opposition	(i.e. McIntyre Building, Citize	n's Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. v	ery small alterations, ac	dditions or expansions)
☑ Minor Project (i.e. small	alterations, additions of	or expansions)

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

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

I. Neighborhood Context:

• This lot and structure is located along Middle Street in Haymarket Square and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wooden or brick 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:

• Remove and replace the existing gutters and storm windows.

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING **F**

		18 COURT ST	REET - PUB	LIC HEARING #1 (MINO	R)	
	INFO/ EVALUATION CRITERIA	SUBJECT PROI	PERTY	NEIGHBO	ORHOOD CONTEXT	
	Project Information		Proposed uilding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	1 2 1 3
1 2	GENERAL BUILDING INFORMATION	(ESTIMATED FROM TI			· · · · · · · · · · · · · · · · · · ·	
1	1 Gross Floor Area (SF)			•		~ × ×
2	2 Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio			MINOR PROJECT		
-	4 Building Height – Zoning (Feet)			MINORIKOJECI		Als ate
	Building Height – Street Wall / Cornice (Feet)	_ R	FPI ACE C	UTTERS AND STORM WIN	DOWS ONLY -	■ ■ ≥ ≥
	Number of Stories	- K	LILACLO	OTTERS AND STORM WIN	DOWS ONLY	ZET
	7 Building Coverage (% Building on the Lot)					₽
	PROJECT REVIEW ELEMENT	APPLICANT'S CO	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	ـ ٰ ٰ ٽ ٰ ٰ ٰ ٰ ٰ ٰ ٰ
					☐ Appropriate ☐ Inappropriate	
ONTEXT	9 Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	
<i>~</i>	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	
<u> </u>	1 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	UA DISTRIC Case
	2 Roofs				□ Appropriate □ Inappropriate	
	3 Style and Slope				□ Appropriate □ Inappropriate	ALU/ RIC DIST
	4 Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	VAL VORIC
	5 Roof Materials				☐ Appropriate ☐ Inappropriate	
	6 Cornice Line				□ Appropriate □ Inappropriate	EV HISTO
	7 Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate	
•	8 Walls				□ Appropriate □ Inappropriate	TH HIS
甾	9 Siding / Material				□ Appropriate □ Inappropriate	⊣ >- ন বা
					□ Appropriate □ Inappropriate	⊣ ⊢ કે ઇ
					☐ Appropriate ☐ Inappropriate	
Z 2	Window Openings and Proportions				□ Appropriate □ Inappropriate	
DESIGN 2	5				□ Appropriate □ Inappropriate	
					☐ Appropriate ☐ Inappropriate	RTS.
	25 Awnings 26 Doors				□ Appropriate □ Inappropriate	⊟ O જું Ë .
					□ Appropriate □ Inappropriate	_ ^ _
					□ Appropriate □ Inappropriate	⊢ ๙ ՟0 .
2					□ Appropriate □ Inappropriate	ੂ ਕ ਂ ੂ ੂ ੂ
l -	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	⊣ - '
3	· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate	
l —	12 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
	3 Decks				□ Appropriate □ Inappropriate	
3					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
3	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
N 3	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
	B Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3					□ Appropriate □ Inappropriate	
	O Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
	pose and Intent:					
	Preserve the integrity of the District:	□ Yes □ No	4 Mai	ntain the special character of the Distr	ict·	□ Yes □
	Assessment of the Historical Significance:			nplement and enhance the architectu		
	Conservation and enhancement of property value			•	fare of the District to the city residents and visit	
		23. L 1 G3 L 1 NO	0. 1101	note the education, pleasure and well	ndic of the district to the city residents and visit	.∪i3. ⊔ I €3 ⊔
	ew Criteria / Findings of Fact:					
1.	Consistent with special and defining character of s	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.Compa	tibility of innovative technologies with	surrounding properties: ☐ Yes ☐ No	

Project Address:	36 RICHARDS AVE.			
Permit Requested:	CERTIFICATE OF APPROVAL			
Meeting Type:	PUBLIC HEARING #2			

Existing Conditions:

- Zoning District: MRO
 Land Use: Single-Family
 Land Area: 1,225 SF +/Estimated Age of Structure: c.1930
 Building Style: Modern
 Historical Significance: Non-Contributing
 Public View of Proposed Work: Limited View
 Unique Features: Non-contributing modern house
 Neighborhood Association: Richards Ave.

<u>B.</u>	Proposed Work:	To construct awning over rear entry	/way.

		
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	nolished:	
Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sens	sitive \square Low Sensitivity	✓ "Back-of-House'
G. Design Approach (for Major Project	cts):	
\Box Literal Replication (i.e. 6-16	3 Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i	.e., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. F	Portwalk, 51 Islington, 55 Cor	ngress Street)
\square Intentional Opposition (i.e.	e. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. ve	ry small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small o	alterations, additions or	expansions)
☐ Moderate Project (i.e. siç	gnificant additions, alte	erations or expansions)
☐ Major Project (i.e. very lo	arge alternations, addit	ions or expansions)

Neighborhood Context:

• The building is located along Richards Ave. It is surrounded with many wood 2.5-3 story historic 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:

• Add an awning/roof canopy (2.5 x 4 feet) to the rear entryway.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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				36 RIC	HARDS AVE. – Pl	JBLIC HEARING #2	2 (MINOR)		
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORH	OOD CONTEXT	
			Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
		No.		Building	Building (+/-)	(Average)		(Average)	2-15 enied
	•	110.	GENERAL BUILDING INFORMATION	(FSTIM.	ATED FROM THE TAX MAPS & .	ASSESSOR'S INFO)			
STAFF	ŀ	1	Gross Floor Area (SF)	(2011)	MEDIKOM IIIE I I IX MIXIO W.	1002000 K O HH O J	<u> </u>		
≰		2	Floor Area Ratio (GFA/ Lot Area)						FO MISSIO Date: 9
S		3	Building Height / Street-Width Ratio			MINOR PRO) IECT		
		4	Building Height – Zoning (Feet)						FC 1155
	•		Building Height – Street Wall / Cornice (Feet)	_	ADD AWNING	ROOF CANOPY	OVER REAR	ENTRYWAY ONLY -	 ≥ △ .5
	ŀ	<u>6</u>	Number of Stories Building Coverage (% Building on the Lot)		ADD ATTIMO,	KOOI CANOI I		EITIKI WAI OILEI	
			PROJECT REVIEW ELEMENT	A DDLIC A	ANT'S COMMENTS	LIDC SUCC	ECTIONIC	A DDD ODDI A TENICCS	
			PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	ESHONS	APPROPRIATENESS	ON COMMINATIONS
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	ONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	A T RIC: ase ≪ith
	00	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			_		☐ Appropriate ☐ Inappropriate	ALUAT RIC DISTRIC AVE. Case
25		12	Roofs Style and Slave					☐ Appropriate ☐ Inappropriate	
Ē		13	Style and Slope Reaf Projections (i.e. chimpsus yents darmars.)					☐ Appropriate ☐ Inappropriate	APP APP
MEMBERS		14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					□ Appropriate □ Inappropriate	₹ ₹ ₹
E	•	16	Cornice Line					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	EV HISTOL
⋝		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	I S II
Z	S	18	Walls					□ Appropriate □ Inappropriate	— ∃ ≰ ໘
<u>0</u>	RA	19	Siding / Material					□ Appropriate □ Inappropriate	>
SSI	MATERIALS	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	RIC VOID
COMMISSION	Š	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	
\left\	≪ Z	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	MO WS □
0	DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
Ö	DES	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
H	Ď	25	Awnings					□ Appropriate □ Inappropriate	ORTS, PERTY Ion:
TRICT	UILDING	26	Doors					□ Appropriate □ Inappropriate	_
TF	BUIL	27	Porches and Balconies					□ Appropriate □ Inappropriate	
DIS	_	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	P. P. De
	•	29	Landings/ Steps / Stoop / Railings			_		☐ Appropriate ☐ Inappropriate	
SIC		30	Lighting (i.e. wall, post)			_		☐ Appropriate ☐ Inappropriate	
OF		31 32	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
HISTORIC	•	33	Mechanicals (i.e. HVAC, generators) Decks			+		□ Appropriate □ Inappropriate	
H		34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	
		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	11 11 11 1
	DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	ESI	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
	ED	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	
		1. Pro 2. As	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property valu	☐ Yes ☐ ☐ Yes ☐ es: ☐ Yes ☐	No 5. Co	aintain the special characte omplement and enhance th omote the education, pleas	ne architectural ai	nd historic character: If the District to the city residents and visitor	□ Yes □ N □ Yes □ N rs: □ Yes □ N
		1. Co	v Criteria / Findings of Fact: consistent with special and defining character of sympatibility of design with surrounding propertie	<u> </u>		elation to historic and archite compatibility of innovative te		_	

Project Evaluation Form: **105 DANIEL STREET** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

<u>A.</u>	Propert	y In	<u>formation</u>	-	General:

- Existing Conditions:Zoning District: CD4
- Land Use: Mixed-Use Land Area: 2,775 SF +/-
- Estimated Age of Structure: c.1820

- Building Style: Federal
 Number of Stories: 3.0
 Historical Significance: Contributing Structure
 Public View of Proposed Work: View from Daniel Street.
- Unique Features: <u>NA</u>
- Neighborhood Association: <u>Downtown</u>

B. Proposed Work: To replace win	dows and doors on to	<u>içade and root.</u>
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lo	ot 🗌 RearLot	
E. Existing Building to be Altered/ De	emolished:	
Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Se	nsitive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (for Major Proje	ects):	
\Box Literal Replication (i.e. 6-	16 Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style	(i.e., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e.	Portwalk, 51 Islington, 55 Cor	ngress Street)
\square Intentional Opposition (i.e. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. ve	ery small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small	alterations, additions or	expansions)
☐ Moderate Project (i.e. s	significant additions, alte	erations or expansions)
☐ Major Project (i.e. very	large alternations, addit	ions or expansions)

H. Neighborhood Context:

• The building is located along Daniel Street and is surrounded with many 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 new windows (aluminum clad Marvin windows), doors and trim on the façade and replace the roof material. Note that the roof replacement appears to be a replacement in kind.

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

			105 DA	NIEL STREET – PU	BLIC HEARING #	1 (MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
	No.		Building	Building (+/-)	(Average)		(Average)	
	110.	GENERAL BUILDING INFORMATION	(FSTIMA)	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)			
	1	Gross Floor Area (SF)	(ESTIMAL)	TED I KOM IIIE IAX MAI 3 & AC	32333 K 3 HH 3 J			
	2	Floor Area Ratio (GFA/ Lot Area)						O 55 -5-
	3	Building Height / Street-Width Ratio			MINOR PRO) IECT		7 SS - 9
	4	Building Height – Zoning (Feet)			MINORFRO			
	5	Building Height – Street Wall / Cornice (Feet)	- REPI	ACE FACADE W	INDOWS DOORS	MIST CINA 2	AND ROOF ONLY -	
	6	Number of Stories	- 1/21 1	ACLIAÇADE W	INDOWS, DOOK	S AND INIM	AND ROOF ONLY	
1	/	Building Coverage (% Building on the Lot)		0011117170		FATIONIA	4 DDD 6 DD1 4 TT 11 T 6 6	ON COMMI
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	<u>၂</u> ၂ က
NTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	— = 5 ::
Ē	10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	No.:
ပ္ပ	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs					 □ Appropriate □ Inappropriate □ 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	NE Z
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	— ТР № Д
LS	18	Walls					□ Appropriate □ Inappropriate	_ = _
TERIALS	19	Siding / Material					□ Appropriate □ Inappropriate	2 7 2
⋖	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
≥ ×	21	Doors and Windows					□ Appropriate □ Inappropriate	RTY COUTH F
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
DESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	PERT
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
S	25	Awnings					□ Appropriate □ Inappropriate	OPE ORTSM
\Box	26	Doors					☐ Appropriate ☐ Inappropriate	
BUILDING	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	
	20	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	─
	29 30	Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					 □ Appropriate □ Inappropriate □ 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	
S	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
SITE D	38	Driveways (i.e. location, material, screening)	-			-	□ Appropriate □ Inappropriate	
S	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Screening/ Enclosures (i.e. sheds, dumpsters)					□ Appropriate □ Inappropriate	
	1. Pre 2. As	ose and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	Yes Yes	No 5. Cor	ntain the special characte nplement and enhance th note the education, pleas	ne architectural and	d historic character: the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐
	1. Co	v Criteria / Findings of Fact: consistent with special and defining character of compatibility of design with surrounding properties			ation to historic and architen patibility of innovative te		<u> </u>	

Project Address:	319 VAUGHAN STREET
Permit Requested:	CERTIFICATE OF APPROVAL
Meeting Type:	PUBLIC HEARING #4
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Existing Conditions:

- Zoning District: GRB
- Land Use: Commercial
- Land Area: 16,250 SF +/-
- Estimated Age of Structure: <u>c.1960</u>
- Building Style: Modern Industrial
 Uisteriaal Significance: Intrusive

<u>re</u> x: <u>View from Vaugh</u> orth End	<u>an Street</u>
around the transfor	mer and trash area.
☐ Planning Board	☐ City Council
☐ Gateway	☑ Mid-Block
☐ Rear Lot	
olished:	
✓ Accessory	Demolition
	c: View from Vaughorth End around the transfor Planning Board Gateway Rear Lot olished:

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

F. Sensitivity of Context:

- 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)

L. <u>Neighborhood Context:</u>

• The building is located along Vaughan Street. It is surrounded with many 1-2 story brick and masonry structures with shallow setbacks and small side or rear garden areas.

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

The Application is proposing to:

• The applicant proposes to add a screen fence around the trash area and transformer.

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

			319 VAU(GHAN STREET – P	UBLIC HEARING	#4 (MINOR)		
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT	
		Project Information	Existing	Proposed	Abutting Structures		Surrounding Structures	
	l		Building	Building (+/-)	(Average)		(Average)	
	No.	OFNERAL BUILDING INFORMATION	/F0T144.4					 ≥
STAFF	<u> </u>	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			A 2 9
	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)						
i)	3	Building Height / Street-Width Ratio				\ IE		FO MISSIO
	4	Building Height – Zoning (Feet)			MINOR PRO)JEC I		III Si
	5	Building Height - Street Wall / Cornice (Feet)			INICTALL NIEW, EEN			□ ≥ :
	6	Number of Stories		_	INSTALL NEW FEN	ICING ONLY	_	Z
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
Ų	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
CONTEXT	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	UAT DISTRIC
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	ALL SIC D
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	- ·
	15	Roof Materials					☐ Appropriate ☐ Inappropriate	> 2 3
	16	Cornice Line					☐ Appropriate ☐ Inappropriate	EV HISTOL
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	
TERIALS	18	Walls Siding (Atatorial					☐ Appropriate ☐ Inappropriate	
; H	19 20	Siding / Material Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
DESIGN & MATERIALS	21	Doors and Windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	⊣≂≥>
≪	21	Window Openings and Proportions					□ Appropriate □ Inappropriate	PER]
DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	PE RTSM
FS	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
	25	Awnings					☐ Appropriate ☐ Inappropriate	
CNIC III	26	Doors					☐ Appropriate ☐ Inappropriate	
ΙΞ	27	Porches and Balconies	-				□ Appropriate □ Inappropriate	
-	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_ _
<u> </u>	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_
:	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	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	TO TO
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
l g	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
SIT.	38	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	39 40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
_ <u></u>		se and Intent:			I		□ Appropriate □ Inappropriate	<u> </u>
11.		eserve the integrity of the District:		No. 4 Ma	intain the special characte	er of the District:		□Y€
		ssessment of the Historical Significance:			mplement and enhance th		historic character:	□ Y€
		onservation and enhancement of property value			•		he District to the city residents and visite	
			.s. ⊔ 1 C 3 ⊔	0.110	more the education, pieds	oro aria wellale of t		∪i3. ⊔ IC
<u>l.</u>		v Criteria / Findings of Fact:						
		onsistent with special and defining character of	. .				-	
	2. Co	empatibility of design with surrounding properties	:	□ Yes □ No 4. Co	mpatibility of innovative ted	chnologies with surro	ounding properties: 🗆 Yes 🗆 No	

Project Address: 111 MAPLEWOOD AVE. **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5**

Α.	Property	Information	_	General:
<i>_</i>	1 1000117			~~::~: a:

Existing Conditions

- Zoning District: Central Business District A (CBA)
 Land Use: Vacant Portion of Property
 Land Area: 101,380 +/- SF (entire property)
 Estimated Age of Structure: c. 1990s (existing building)

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

B. Proposed Work: To relocate a generator and add screening.

C. Other Permits Required:

\square Board of Adjustment	✓ Planning Board	☐ City Council						
D. Lot Location:								
\Box 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:								
\Box Highly Sensitive $oldsymbol{arnothing}$ Sensit	ive \square Low Sensitivity	/ \square "Back-of-House						
G. Design Approach (for Major Projects):								
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)						
$\ \square$ Invention within a Style (i.e.	, Porter Street Townhouse:	s, 100 Market Street)						
\Box Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	gress Street)						
\Box Intentional Opposition (i.e. I	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 alt	Minor Project (i.e. small alterations, additions or expansions)							
☐ Moderate Project (i.e. sign	ificant additions, alte	erations or expansions						

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

I. 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.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

• Install a transformer along Raynes Ave. and add screening

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING NA

I I I MAPLEWOOD AVE. – PUBLIC HEARING #6 (MINOR)										
	INFO/ EVALUATION CRITERIA		CT PROPERTY		NEIGHBORHOOD CONTEXT	v				
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
140.	GENERAL BUILDING INFORMATION	TAMIT29)	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)						
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2										
3				AAINIOD DDO	LICT	G				
4			MINOK PROJECI							
5			INICTAL	I CENTERATOR AN	ALD COREEN CALLY	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
6	Number of Stories		- INSTAL	L GENERATOR AT	ND SCREEN ONLY -	7 \$ 2				
7	Building Coverage (% Building on the Lot)									
	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGE	ESTIONS APPROPRIATENESS	O O				
8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropri	ate D 8				
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropri					
10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropri					
11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropri					
12	Roofs				□ Appropriate □ Inappropri	ate a 3				
13	Style and Slope				□ Appropriate □ Inappropri					
14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropri					
15	Roof Materials				☐ Appropriate ☐ Inappropri	ote Steel				
16	Cornice Line				□ Appropriate □ Inappropri	ate ate ate ate ate				
17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropri	ote W S N				
18	Walls				□ Appropriate □ Inappropri	ate T 📜				
19	Siding / Material				□ Appropriate □ Inappropri	ote 🗲 📜 🗖				
20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropri	<u>ate</u> F 5 5				
21	Doors and Windows				☐ Appropriate ☐ Inappropri	ate ate ate				
22	Window Openings and Proportions				☐ Appropriate ☐ Inappropri	ote				
23	Window Casing/ Trim				□ Appropriate □ Inappropri					
24	Window Shutters / Hardware				☐ Appropriate ☐ Inapproprio					
25	Awnings				☐ Appropriate ☐ Inapproprio					
26	Doors				☐ Appropriate ☐ Inapproprio	ate Land				
27					☐ Appropriate ☐ Inapproprio	ate 🚾 🔼				
28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inapproprio					
29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inapproprio	ate 🚨				
30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inapproprio	<u>ate</u>				
31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inapproprio					
32					☐ Appropriate ☐ Inapproprio					
	Decks				☐ Appropriate ☐ Inapproprio					
34	Garages/Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inapproprio					
35					☐ Appropriate ☐ Inapproprio					
36					☐ Appropriate ☐ Inapproprio					
37					☐ Appropriate ☐ Inapproprio					
30					☐ Appropriate ☐ Inapproprio					
					☐ Appropriate ☐ Inapproprio					
40	Accessory Buildings (i.e. sheds, greenhouses) use and Intent:				☐ Appropriate ☐ Inappropri	ate				
	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 30 30 30 30 30 30 30 30 30 30	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 Openings and Proportions 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 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. gordens, planters, street frees) 38 Driveways (i.e. location, material, screening)	No. GENERAL BUILDING INFORMATION GESTIMATE 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height - Street Walth Ratio 4 Building Height - Street Walth / Cornice (Feet) 5 Building Height - Street Walth / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICAN 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 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Shutters / Hardware 25 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) 5 Fence / Walls (i.e. materials, type) 5 Grading (i.e. ground floor height, street rees) 7 Parking (i.e. location, material, screening)	No. GENERAL BUILDING INFORMATION GESTIMATED FROM THE TAX MAPS & At	No. Building Building Building (+/-) (Average)	No. GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				

102 STATE STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A

Α.	Pro	perty	Information	-	General:
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Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 2,235 SF +/-
- Estimated Age of Structure: c.1815
 Building Style: Federal Cape
 Number of Stories: 1.5

- Historical Significance: Contributing
 Public View of Proposed Work: View from State Street
 Unique Features: Wood-frame structure
- Neighborhood Association: Downtown

<u> </u>								
B. Proposed Work: To add a chimne	ey and modify the a	<u>lleyway.</u>						
C. Other Permits Required:								
\square Board of Adjustment	\square Planning Board	☐ City Council						
D. Lot Location:								
☐ Terminal Vista	Gateway	☑ Mid-Block						
☐ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/Dem	nolished:							
✓ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
$oldsymbol{arDelta}$ Highly Sensitive $\ \square$ Sens	sitive \square Low Sensitivit	y 🗌 "Back-of-House'						
G. Design Approach (for Major Projec	ets):							
☑ Literal Replication (i.e. 6-16	☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
\square Invention within a Style (i.e.	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)							
Abstract Reference (i.e. Po	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)							
\square Intentional Opposition (i.e	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project Type:								
\Box Consent Agenda (i.e. very small alterations, additions or expansions)								

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

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

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

L. Neighborhood Context:

• The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

M. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

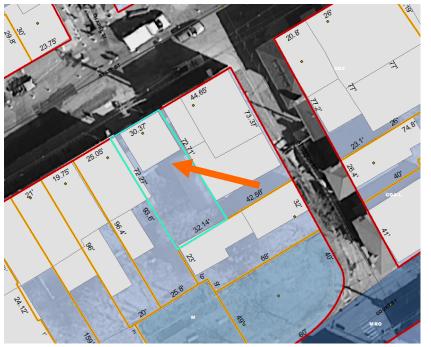
• Add a shed dormer to the existing building and a two-story rear addition to be used for a residential housing unit.

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

	102 STATE STREET – WORK SESSION #A (MINOR)										
			INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY			NEIGHBORH	OOD CONTEXT		
			Project Information	Existing Building	Propose Building (-		Abutting Structures (Average)		Surrounding Structures (Average)	i	2 2 3 3 3 3 3 3 3 3 3 3
			GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX A	MAPS & ASSESS	SOR'S INFO)				in
\FF		1	Gross Floor Area (SF)	iF)							SION
STA		2	Floor Area Ratio (GFA/ Lot Area)								
S		3	Building Height / Street-Width Ratio			^	MINOR PRO) IFCT			
		4	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)								MIS ate
		<u> </u>	Number of Stories		– ADD	REAR A	DDITION AND	SHED DOR	MER ONLY –		
		7	Building Coverage (% Building on the Lot)								OMMIS OMMIS A Date Ulations (ithdrawn
			PROJECT REVIEW ELEMENT	APPLICANT'	S COMMENTS		HDC SUGG	ESTIONS	APPROP	RIATENESS	
		8	Scale (i.e. height, volume, coverage)						☐ Appropriate	□ Inappropriate	- '- <i>-</i>
		9	Placement (i.e. setbacks, alignment)						☐ Appropriate	□ Inappropriate	
	اِيَّ ا	10	Massing (i.e. modules, banding, stepbacks)							□ Inappropriate	
	0	11	Architectural Style (i.e. traditional – modern)							□ Inappropriate	
S		12	Roofs							□ Inappropriate	ALUARIC DISTREET Cas Approved
MEMBERS		13	Style and Slope							□ Inappropriate	- : : : : : : : : : : : : : : : : :
۸B		14	Roof Projections (i.e. chimneys, vents, dormers)							□ Inappropriate	
ΕΛ		15	Roof Materials							☐ Inappropriate	
W		17	16 Cornice Line 17 Eaves, Gutters and Downspouts						☐ Inappropriate	> 5 2	
Z	\S	18	Walls							□ Inappropriate	┤ ╨ ┇╣╴
OMMISSION	¥	19		ding / Material Appropriate Inappropriate						ERTY AOUTH H 102 STA Approved Continued	
SSI		20	Projections (i.e. bays, balconies)							T 🗲 🗲 50 👌 🖟	
Ĭ	Ž	21	Doors and Windows							 □ Inappropriate 	T 5 2 5 1 5 1 5 1
*	«	22	Window Openings and Proportions							□ Inappropriate	
C	<u>5</u>	23	Window Casing/ Trim							□ Inappropriate	҅҅҅҅҇Ш҄҇Ѕӹ⊓
C	DES	24	Window Shutters / Hardware							□ Inappropriate	_ _
CI	<u>ა</u>	25	Awnings						□ Appropriate	□ Inappropriate	Т № Ш ⊆
2		26	Doors						□ Appropriate	□ Inappropriate	
STRI	۱≝۲	27	Porches and Balconies							□ Inappropriate	
DIS	~	28	Projections (i.e. porch, portico, canopy)							□ Inappropriate	
		29	Landings/ Steps / Stoop / Railings							□ Inappropriate	
HISTORIC		30	Lighting (i.e. wall, post)							□ Inappropriate	_
J.	-	31	Signs (i.e. projecting, wall)							☐ Inappropriate	
ST(-	32 33	Mechanicals (i.e. HVAC, generators) Decks							☐ Inappropriate	
Ĭ	-	34	Garages/ Barns / Sheds (i.e. doors, placement)							☐ Inappropriate☐ Inappropriate	
		35	Fence / Walls (i.e. materials, type)							☐ Inappropriate	THE A. A.
	N N	36	Grading (i.e. ground floor height, street edge)							□ Inappropriate	
	DESIG	37	Landscaping (i.e. gardens, planters, street trees)							 □ Inappropriate 	THE REPORT OF THE PARTY OF THE
	ED	38	Driveways (i.e. location, material, screening)							□ Inappropriate	
	SITE	39	Parking (i.e. location, access, visibility)							□ Inappropriate	Signal Signal
		40	Accessory Buildings (i.e. sheds, greenhouses)							□ Inappropriate	
			se and Intent:								
]		eserve the integrity of the District:				n the special characte				□ Yes □ No
	2		sessment of the Historical Significance:	□ Yes □ No		•	ement and enhance th				□ Yes □ No
			onservation and enhancement of property value	:)	6. Promote	e the education, pleas	ure and welfare	of the District to the city	residents and visito	ors:
			Criteria / Findings of Fact:	urounding present!	Vaa NI-	ع المامية	to biotorio and arel-!!-	satural value et -	victing atribations:	UNCO NIC	
			onsistent with special and defining character of su	mounding properties						☐ Yes ☐ No	
	- 2	2. CO	mpatibility of design with surrounding properties:		⊔ res ⊔ No	4. Compa	tibility of innovative ted	crinologies with s	urrounaing properties:	□ Yes □ No	