# Historic District Commission Staff Report - December 7th, 2016

December 7th MEETING

# **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

- Approval of Minutes (11-2-16)
- Administrative Approvals:

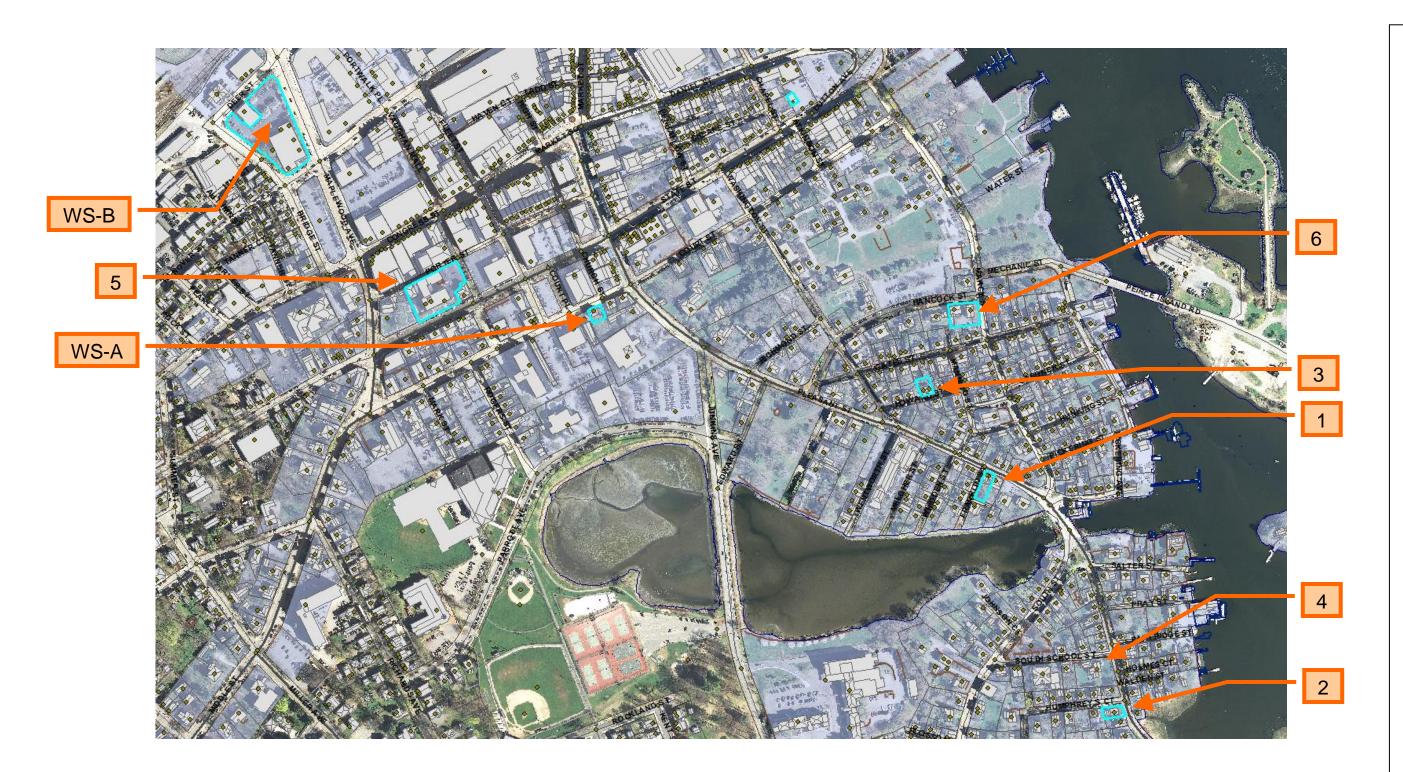
A STATE OF THE PARTY OF THE PAR	
1. 275 Islington Street (misc.)	- Approved
2. 601 Islington Street (solar panels)	- Approved
3. 138 Maplewood Ave. (water board)	- Approved
4. 24 Market Street (window trim)	- Approved
5. 100 Market Street (louver)	- Approved
6. 774 Middle Street (dormer)	- TBD
7. 53 Whidden Street (fence)	- Approved
8. 383 Pleasant Street (roof)	- Approved
9. 120 Bow Street (HVAC)	- Approved
10.84 Pleasant Street (lighting)	- Approved
11.736 Middle Street (windows)	- Approved
12.175 Market Street (misc.)	- Approved

# **PUBLIC HEARINGS - NEW BUSINESS:**

- 1. 420 Pleasant Street (Minor-Chimney)
- 2. 200 Marcy Street (Minor-window replacement)
- 3. 33 Howard Street (Minor-window replacement)
- 4. 10 Humphrey's Court (Moderate garage addition)
- 5. 401 State Street (Minor-window replacement)

# **WORK SESSIONS (Old Business)**:

- A. 206 Court Street (Moderate 3 story addition)
- B. 46-64 Maplewood Ave. (Major new 3.5 story building)



MEETING DATES: December 7th APPLICATIONS: 17

**Project Address: 420 PLEASANT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>General Residential B (GRB)</u>
  Land Use: <u>Multi-Family (5 units)</u>
- Land Area: 4,334 SF +/-
- Estimated Age of Structure: c.1820

- Building Style: Federal
  Historical Significance: Contributing
  Public View of Proposed Work: View from Pleasant and Franklin Streets
- Unique Features: NA
- Neighborhood Association: South End

#### B. Proposed Work: To remove and rebuild chimney.

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	$\ \square$ Significant Demolition					
F. Sensitivity of Context:							
☐ Highly Sensitive ☑ Sensit	tive $\square$ Low Sensitivity	"Back-of-House"					
G. Design Approach (for Major Project	<u>s):</u>						
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)					
$\square$ Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)					
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress 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	rations or expansions)					

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

#### I. Neighborhood Context:

• This structure is located along Pleasant Street and is surrounded with many contributing structures. The neighborhood is predominantly 2.5-3 story wooden residential structures with small lots and narrow setbacks from the street.

#### J. Staff Comments and Suggestions for Consideration:

The Applicant is proposing to:

- Rebuilt the chimney including replacement of the bishop's caps.
- A lime-based mortar and restoration bricks should be used.

#### **<u>Design Guideline Reference</u>**: See guidelines for Roofing (04)

#### K. Aerial Images and Maps:





Aerial and Streetview Image



Zoning Map

#### **420 PLEASANT STREET – PUBLIC HEARING #1 (MINOR PROJECT)** INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Date: 12-7-16 Abutting Str. (Average) **Project Information Existing Building** Proposed Building (+/-) Surrounding Structures (Average) RM No. Note – the data below may not fully represent revised building **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **DISTRICT 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) - MAKE REPAIRS TO CHIMNEY ONLY -Number of Stories No:1 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate Ĕ 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **COMMISSION MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers...) Appropriate | Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate :420 PL 21 Doors and windows □ Appropriate □ Inappropriate EP. Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/Trim □ Appropriate □ Inappropriate OP Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings PROPERTY** □ Appropriate □ Inappropriate ecision: DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Δ\_ Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate **HISTORIC** Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages/ Barns/ Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate **Fence / Walls** (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate 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: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ 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

**Project Address: 200 MARCY STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2** 

A. Property Inform	ation - General:
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#### **Existing Conditions:**

- Zoning District: MRO
- Land Use: Two-Family
- Land Area: 10,170 SF +/-
- Estimated Age of Structure: c.1882
- Building Style: <u>Vernacular</u> Number of Stories: <u>2.5</u>
- Historical Significance: C
- Public View of Proposed Work: View from Hancock and Marcy Streets
- Unique Features: NA
- Neighborhood Association: South End

<b>B. Proposed Work:</b> To replace windo	<u>WS.</u>	
C. Other Permits Required:		
$\square$ Board of Adjustment	$\square$ 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:		
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive 🗌 Low Sensitivi	ty $\square$ "Back-of-House"
G. Design Approach (for Major Project:	<u>s):</u>	
$\Box$ Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
$\square$ Invention within a Style (i.e.	, Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	ngress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
$\hfill \Box$ Consent Agenda (i.e. very	small alterations, ad	ditions or expansions)
$\square$ Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)
☐ Major Project (i.e. very larg	ge alternations, addi	tions or expansions)

#### I. Neighborhood Context:

• The building is located along the Marcy Street at the foot of Hancock Street adjacent to Strawbery Banke. It is surrounded by a mix of 21/2 story historic wood-clad structures with shallow front yard setbacks with rear yards for gardens, patios and walkways.

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

The applicant is proposing to:

• Replace the existing windows with the Anderson 400 Series windows (both double-hung and casement window for egress).

#### **Design Guideline Reference: See guidelines for Windows and Doors (08)**

#### K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map



	200 MARCY STREET - PUBLIC HEARING #2 (MODERATE)										
			INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORH	OOD CONTEXT			
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)			
	Ī		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				<b>7-16</b> enied			
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ַ		2	Floor Area Ratio (GFA/ Lot Area)						<b>OR</b> SION		
S		3	Building Height / Street-Width Ratio		A	AODERATE P	POIFCT				
	-	4	Building Height – Zoning (Feet)		MODERATE PROJECT						
	-	5	Building Height – Street Wall / Cornice (Feet)		– W	<b>INDOW REPLAC</b>	MENT ON	Y _	MIS. Date		
	ŀ	6	Number of Stories		••	INDOW KEI LAC	-/VILIVI OIVE	. •			
			Building Coverage (% Building on the Lot)	A DDI I C A NI	TIC COALATAITC	UD 0 8U 0 0	FOTIONIC	ADDDODDIATENESS	DN F COMMIS COMMIS Commis Commissions Comm		
			PROJECT REVIEW ELEMENT	APPLICAN	"S COMMENTS	HDC SUGG	ESIIONS	APPROPRIATENESS			
	×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
	ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	RIC:		
	00	10	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	AT TRIC Gase		
		11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	ST ST Co		
S		12	Roofs					□ Appropriate □ Inappropriate	ALUA RIC DISTR TREET Ca Approved A		
MEMBERS		13	Style and Slope					□ Appropriate □ Inappropriate	<b>—————————————————————————————————————</b>		
AB	-	14	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials					☐ Appropriate ☐ Inappropriate			
E		15 16	Cornice Line					☐ Appropriate ☐ Inappropriate			
₹		17	Eaves, Gutters and Downspouts					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>			
Z	S	18	Walls					☐ Appropriate ☐ Inappropriate			
COMMISSION	¥	19	Siding / Material					☐ Appropriate ☐ Inappropriate	ERTY AOUTH H OO MARC Approved Continued		
SS	MATERIA	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	— <b>/                                   </b>		
¥	×	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	WA Water		
€	≪	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate			
<b>\langle</b>	N S	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	200   Ap   Cor		
Ö	DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate			
		25	Awnings					☐ Appropriate ☐ Inappropriate			
DISTRICT	BUILDING	26	Doors					☐ Appropriate ☐ Inappropriate	PORTS, PERTY:		
R		27	Porches and Balconies					☐ Appropriate ☐ Inappropriate			
S	8	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
		29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	<b></b> & &		
$\overline{c}$		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
HISTORIC		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
2		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
S		33	Decks					□ Appropriate □ Inappropriate			
		34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate			
	z	35	Fence / Walls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate			
	DESIGI	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate			
	DE	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	in the same		
	SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate			
	\ S	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	and the state of t		
		40 Dura o	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate			
	п.	-	se and Intent: eserve the integrity of the District:	□ Yes □ N	1 140	ntain the special characte	r of the District		□ Yes □ No		
						nain the special characte oplement and enhance th		ad historic character:	□ Yes □ No		
			sessment of the Historical Significance:			•					
			onservation and enhancement of property value of Criteria / Findings of Fact:	ues: 🗆 Yes 🗆 N	o. Prom	iole the education, pleas	ore and wellare C	of the District to the city residents and v	isitors: □ Yes □ No		
			onsistent with special and defining character o	f surrounding propertie	est Tyes TNo 3 Rela	tion to historic and archite	ectural value of ex	sisting structure: ☐ Yes ☐ No			
			mpatibility of design with surrounding properties	<u> </u>		npatibility of innovative te		<u> </u>			

A. Property Information - General:

Existing Conditions:

Project Address: 33-35 HOWARD STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #3

<ul> <li>Zoning District: GRB</li> <li>Land Use: Single-Family</li> <li>Land Area: 3,518 SF +/-</li> <li>Estimated Age of Structure: 1858</li> <li>Building Style: Greek Revival</li> <li>Number of Stories: 2.5</li> <li>Historical Significance: Contributing</li> <li>Public View of Proposed Work: Back-of-House</li> <li>Unique Features: NA</li> <li>Neighborhood Association: South End</li> </ul>						
B. Proposed Work: Replace 5 windows on the rear of the structure.						
C. Other Permits Required:						
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council						
D. Lot Location:						
$\square$ Terminal Vista $\square$ Gateway $oxedsymbol{arnothing}$ Mid-Block						
$\square$ Intersection / Corner Lot $\square$ Rear Lot						
E. Existing Building to be Altered/ Demolished:						
lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition						
F. Sensitivity of Context:						
$\square$ Highly Sensitive $\square$ Sensitive $\square$ Low Sensitivity $oldsymbol{arDelta}$ "Back-of-House"						
G. Design Approach (for Major Projects):						
$\square$ 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)

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#### I. Neighborhood Context:

• This lot and structure is located along Howard Street and is surrounding by a variety of 2-3 story wood-sided structures. The neighborhood has predominantly small lots with shallow setbacks from the street edge.

#### J. Staff Comments and Suggestions for Consideration:

- Due to the fact that the Applicant felt the windows were a replacement-in-kind, most of the proposed work has already been completed. In discussing the project with the Applicant it has been suggested that the Design Guidelines indicated that HDC review was not needed as the proposed windows were a replacement-in-kind. The Guidelines do not state this but it's clear that some residents are unaware of what constitutes a replacement-in-kind and many complete work without inquiring as to whether or not HDC approval is required. In this case, with 5 windows being replaced HDC approval is required.
- According to the documentation provided from the applicant, the existing windows, while not
  original to the house, were likely installed in the late 19<sup>th</sup> century. Notably, the Applicant has
  stated photographs indicating significant water infiltration associated with these rear windows.
- The replacement windows are proposed as double-hung, Anderson Woodwright 400 Series windows. Notate that these are insert windows so the opening size has been reduced.
- If approved, a stipulation should be included that states "written approval from the condo association is required prior to issuance of a building permit".

#### • Design Guideline Reference: See guidelines for Windows and Doors (08)

#### K. Aerial Image, Street View and Zoning Map:



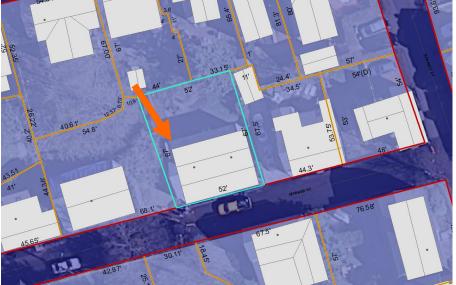


**HISTORIC** 

**SURVEY** 

**RATING** 

Aerial and Street View Image



Zoning Map

33-35 HOWARD STREET - PUBLIC HEARING #3 (MINOR)											
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							9				
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>✓</b> 7:1		
			GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & AS			· • • • • • • • • • • • • • • • • • • •	<b>-</b>		
STAFF		1	Gross Floor Area (SF)								
₹		2	Floor Area Ratio (GFA/ Lot Area)								
S		3	Building Height / Street-Width Ratio		<b>OR</b> SSION ate: 13						
	-	4	Building Height – Zoning (Feet)		MINOR PROJECT						
		5	Building Height – Street Wall / Cornice (Feet)  Number of Stories		- REF	PLACE 5 REAR WI	<b>NDOWS ONL</b>	Υ -	MIS DO 2		
		<u>6</u> 7	Building Coverage (% Building on the Lot)					· <del>-</del>	<b>∠</b> ≥ : ₹		
	+		PROJECT REVIEW ELEMENT	ADDUC	ANIT'S COMMENTS	UDC SUCC	ECTIONS	A DDD ODDI A TENIESS	COMMI F COMMI F No.: 3 E		
_	_	8	Scale (i.e. height, volume, coverage)	APPLIC	ANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	Ų O ŏ ž ⊊		
	ONTEXT	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate			
	ᄫᅳ							□ Appropriate □ Inappropriate			
	8⊢	10	Massing (i.e. modules, banding, stepbacks)  Architectural Style (i.e. traditional – modern)					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> </ul>	ATAIC Cas		
	+	12	Roofs					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>			
2	$\vdash$	13	Style and Slope								
MEMBERS	$\vdash$	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	ALU RIC DIS STREET		
	$\vdash$	15	Roof Materials					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> <li>□ Appropriate</li> </ul>			
<u> </u>		16	Cornice Line					□ Appropriate □ Inappropriate			
	-	17	Eaves, Gutters and Downspouts					<ul> <li>□ Appropriate</li> <li>□ Inappropriate</li> </ul>	_ > 2 ଥି □		
	~ _	18	Walls					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>	HIS W		
	<b>ĕ</b> ⊢	19	Siding / Material					□ Appropriate □ Inappropriate			
	ATERIALS	20	Projections (i.e. bays, balconies)					<ul> <li>□ Appropriate □ Inappropriate</li> </ul>	RTY OUTH P 35 HOV		
		21	Doors and Windows					□ Appropriate □ Inappropriate			
	∞ —	22	Window Openings and Proportions					□ Appropriate □ Inappropriate			
	ธ⊢	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	<b>☐ ☐ ॲ [</b>		
	DESIG	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate			
		25	Awnings					□ Appropriate □ Inappropriate	<b>PP</b> 7.33		
	Ž	26	Doors					□ Appropriate □ Inappropriate	$\exists$ $\cap$ $\cap$ $\succeq$ $\vdash$		
		27	Porches and Balconies					☐ Appropriate ☐ Inappropriate			
	ਙ	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
		29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate			
		30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
		31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)					☐ Appropriate ☐ Inappropriate			
		33	Decks					□ Appropriate □ Inappropriate			
		34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate			
		35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate			
	DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
	ES	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate			
	<b>=</b>	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	20 00 - W		
		39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
		40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate			
<u>H</u>	. Pu	_	se and Intent:								
	1.		eserve the integrity of the District:	☐ Yes ☐ N		ntain the special characte			□ Yes □		
	2.		sessment of the Historical Significance:	□ Yes □ N	o 5. Con	nplement and enhance th	e architectural and	historic character:			
	3.	. Co	onservation and enhancement of property value	es: 🗆 Yes 🗆 N	o 6. Pron	mote the education, pleas	ure and welfare of th	ne District to the city residents and visi	itors: □ Yes □		
ı			Criteria / Findings of Fact:			-					
<u>1.</u>			onsistent with special and defining character of s	surrounding propertie	os: □Yes□ No 3 Relation	n to historic and architectu	ral value of existing s	structure: 🗆 Yes 🗆 No			
			mpatibility of design with surrounding properties	• • •			_	ling properties: 2 Yes 2 No			
	۷.	. CO	mpanomy or design with surrounding properties	•	1 163 11 110 4. COMPa		ologies willi solioonic	1119 brobernes. 1 162 1 140			

10 HUMPHREY'S COURT **Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 2,178 SF +/-
- Estimated Age of Structure: c.1894
- Building Style: <u>Greek Revival</u>
  Historical Significance: <u>Contributing</u>
- Public View of Proposed Work: View from Humphrey's Court
- Unique Features: NA
  Neighborhood Association: South End

• 10	• Neighborhood Association. <u>South End</u>						
B. Prop	osed Work: To remove chimne	y, replace garage ai	nd add mudroom connector.				
C. Othe	r Permits Required:						
	$\square$ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot L	ocation:						
	☐ Terminal Vista	Gateway	☐ Mid-Block				
	✓ Intersection / Corner Lot	Rear Lot					
E. Existir	ng Building to be Altered/ Dem	olished:					
	✓ Principal	Accessory	☐ Demolition				
F. Sensit	tivity of Context:						
	☐ Highly Sensitive ☑ Sensi	tive $\square$ Low Sensitivit	y 🗌 "Back-of-House"				
G. Desig	G. Design Approach (for Major Projects):						
	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:							
	$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)						
	$\square$ Minor Project (i.e. small alterations, additions or expansions)						
	Moderate Project (i.e. significant additions, alterations or expansions)						
	☐ Major Project (i.e. very lar	ge alternations, addit	tions or expansions)				

#### J. Neighborhood Context:

• The building is located along Humphrey's Court and is surrounded with wood-sided 1.5 to 2.5 story historic structures with shallow setbacks and accessory buildings located in the rear yard.

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

The Applicant is proposing to:

- Replace the existing garage and constructing a new garage with a mudroom.
- The existing chimney is proposed to be permanently removed.
- Note that the HDC recommended that the window panes should retain the same orientation and size and should be reduced in number higher up the building wall. The revised plans appear to reflect that condition.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

#### L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORH C	OOD CONTEXT			
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	SSESSOR'S INFO)					
1	Gross Floor Area (SF)	(		,	<u> </u>				
2	Floor Area Ratio (GFA/ Lot Area)								
3	Building Height / Street-Width Ratio		MODERATE PROJECT						
4	Building Height – Zoning (Feet)		MODERAIE PROJECT						
5	Building Height – Street Wall / Cornice (Feet)	_ DE	- REMOVE AND REPLACE GARAGE AND ADD CONNECTOR ONLY -						
6	Number of Stories	- KE	MOVE AND KEP	LACE GARAGE A	IND ADD C	ONNECTOR ONLY -			
7	Building Coverage (% Building on the Lot)								
	PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS			
	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate			
Ì	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate			
	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate			
	Roofs					□ Appropriate □ Inappropriate			
3	Style and Slope					□ Appropriate □ Inappropriate			
4	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate			
5	Roof Materials					□ Appropriate □ Inappropriate			
5	Cornice Line					□ Appropriate □ Inappropriate			
7	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate			
	Walls					□ Appropriate □ Inappropriate			
	Siding / Material					□ Appropriate □ Inappropriate			
	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
	Doors and Windows					□ Appropriate □ Inappropriate			
	Window Openings and Proportions					□ Appropriate □ Inappropriate			
	Window Casing/ Trim					□ Appropriate □ Inappropriate			
	Window Shutters / Hardware					□ Appropriate □ Inappropriate			
	Awnings					□ Appropriate □ Inappropriate			
	Doors					□ Appropriate □ Inappropriate			
_	Porches and Balconies					□ Appropriate □ Inappropriate			
_	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
_	Landings/ Steps / Stoop / Railings					□ 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			
	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			
eserv ssessr	nd Intent:  ve the integrity of the District:  ment of the Historical Significance:  rvation and enhancement of property value	□ Yes □ I □ Yes □ I es: □ Yes □ I	No 5. Cor	intain the special characte mplement and enhance th mote the education, pleas	e architectural an	d historic character: The District to the city residents and			

**Project Evaluation Form: 401 STATE STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 30,760 SF +/-
- Estimated Age of Structure: c.1880 Building Style: <u>High Victorian Gothic</u> Number of Stories: <u>5</u>
- Historical Significance: Focal Structure
- Public View of Proposed Work: View from State Street
- Unique Features: Important structure to commemorate American colonial revival

<ul> <li>Neighborhood Association: <u>Downtown Residents</u></li> </ul>						
B. Proposed Work: To replace windows.						
C. Other Permits Required:						
$\square$ Board of Adjustment $\square$ Planning Board $\square$ City Council						
D. Lot Location:						
$\square$ Terminal Vista $\square$ Gateway $oxedsymbol{arDelta}$ Mid-Block						
$\square$ Intersection / Corner Lot $\square$ Rear Lot						
E. Existing Building to be Altered/ Demolished:						
lacktriangleq Principal $lacktriangle$ Accessory $lacktriangle$ Significant Demolition						
F. Sensitivity of Context:						
$\square$ Highly Sensitive $oxedsymbol{arDelta}$ Sensitive $\square$ Low Sensitivity $\square$ "Back-of-House"						
G. Design Approach (for Major Projects):						
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)						
H. Project Type:						
$\square$ Consent Agenda (i.e. very small alterations, additions or expansions)						
☑ Minor Project (i.e. small alterations, additions or expansions)						
☐ Moderate Project (i.e. significant additions, alterations or expansions)						

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

#### I. Neighborhood Context:

• This exceptionally large, multi-storied brick structure is a landmark building that is located along State Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5 to 3 story wooden residential structures with narrow setbacks from the street.

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

- The applicant proposes to replace 5 existing vinyl windows with an aluminum-clad Pella replacement window.
- The windows are proposed to be double-hung with no muntins.
- Note that previous blanket approval from the HDC (2-1-2012) stated that all the windows would be Anderson 400 series with a full-divided light with spacer bar, a Terratone bronze color, and use a half screen.

#### **Design Guideline Reference:** See guidelines for Windows and Doors (08)

#### Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

#### **401 STATE STREET - PUBLIC HEARING #5 (MINOR)** INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures Surrounding Structures Existing Proposed** FORM (Average) (Average) Building Building (+/-) No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MINOR PROJECT Withdrawn Building Height – Zoning (Feet) Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - WINDOW REPLACEMENT ONLY -Number of Stories Building Coverage (% Building on the Lot) 7 **PROJECT REVIEW ELEMENT HDC COMMENTS HDC SUGGESTIONS APPROPRIATENESS** DISTRICT 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate 9 **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate dS 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate MEMBER Style and Slope 13 □ Appropriate □ Inappropriate HISTORIC 4 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate ш Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** ST/ 20 Projections (i.e. bays, balconies...) ERT □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate :401 22 Window Openings and Proportions Appropriate Inappropriate 23 Window Casing/Trim Appropriate | Inappropriate OP **PROPERTY** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 **Awnings** DISTRICT ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate STORIC **Lighting** (i.e. wall, post... ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall... □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 **Decks** ☐ Appropriate ☐ Inappropriate 34 Garages (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 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 39 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: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: $\Box$ Yes $\Box$ 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:

**206 COURT STREET Project Address: Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:** 

Α.	Pro	perty	Information	-	<b>General:</b>
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#### **Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Institutional
- Land Area: 2,969 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add a 3-Story	<u>rear addition with e</u>	<u>levator.</u>
C. Other Permits Required:		
☑ Board of Adjustment	$\square$ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive 🗹 Sensi	tive $\square$ Low Sensitivit	y 🗌 "Back-of-House'

#### G. Design Approach (for Major Projects):

Literal Re	plication (i.e. 6-16	Congress, J	ardinière Bu	ilding, 1	0 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)

#### I. Neighborhood Context:

• The property is located along Court Street. It is surrounded with many wooden and brick framed 2.5 - 3 story historic structures with no front yard setbacks with little to no side yards.

#### M. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- Renovate the existing historic building
- Add a 3-Story addition with egress stair and elevator.

Note that the recent submittal does not appear to be consistent with the stipulations included in the BOA decision. Thus, if the design is modified as proposed, the Applicant will likely need to obtain subsequent approval from the BOA prior to scheduling a public hearing for the Certificate of Approval.

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

N. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



**Zoning Map** 

			OU COURT 3	IKEEI – WORK 3E	SSION #A (MODI	ERMIE I ROSECIJ	
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							
Project Information			Existing	Proposed	Abutting Structures	Surrounding Structures	
			Building	Building (+/-)	(Average)	(Average)	
	No.	CENTER AL RIUI DINC INFORMATION	/F0T:11 A	TED FDOM THE TAV 44 ABC - 4	CCCCCODIC INICO)		<b>Z</b>
ı		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & A	SSESSOR'S INFO)		<b>~</b> z
	2	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			AODEDATE D		0 %
		3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet)  MODERATE PROJECT					正 Si
	5	· Bollandy Holghi Zohing (Foot)					
	6	Number of Stories		- INSIAL	LA 3-SIORY REA	K ADDITION ONLY -	7 \$
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS APPROPRIATI	ENESS O
Þ	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inc	appropriate
ONTEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inc	
0	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inc	appropriate <b>Y</b>
Ü	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inc	
	12	Roofs				☐ Appropriate ☐ Inc	appropriate
	13	Style and Slope				☐ Appropriate ☐ Inc	appropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inc	7 12
	15	Roof Materials				☐ Appropriate ☐ Inc	appropriate S
	16	Cornice Line				☐ Appropriate ☐ Inc	
	17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inc	appropriate
ALS	18	Walls				☐ Appropriate ☐ Inc	
ER	19	Siding / Material				☐ Appropriate ☐ Inc	appropriate
MATERIALS	20	Projections (i.e. bays, balconies)			1	☐ Appropriate ☐ Inc	
~	21	Doors and Windows			1	☐ Appropriate ☐ Inc	appropriate C
Z	22	Window Openings and Proportions				☐ Appropriate ☐ Inc	appropriate LLI S
DESIGN & MATERIALS	23	Window Casing/ Trim Window Shutters / Hardware				☐ Appropriate ☐ Inc	appropriate
		Awnings					appropriate
SUILDING	26	Doors				☐ Appropriate ☐ Inc	appropriate O
UILDING	27	Porches and Balconies				☐ Appropriate ☐ Inc	
80	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inc	
~	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inc	appropriate
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inc	
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inc	
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inc	
	33	Decks				□ Appropriate □ Inc	
	34	Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inc	
_	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inc	31000
DESIGN	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inc	
ES	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inc	
SITE	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inc	
		Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inc	
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inc	appropriate
<u>H.</u>	1. Pro	se and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Cor	•	er of the District: ne architectural and historic character: sure and welfare of the District to the city resid	dents and visitors:

**Project Address:** 46-64 MAPLEWOOD AVE. **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #B Meeting Type:** 

#### A. Property Information - General:

#### **Existing Conditions:**

- Zoning District: <u>Urban General (CD4)</u>
- Land Use: Parking Lot
- Land Area: 56,675 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: <u>NA</u>
  Public View of Proposed Work: <u>View from Maplewood Ave., Deer and Bridge Streets</u>
- Unique Features: NA
- Neighborhood Association: North End

<u>B.</u>	<u>Proposed Work:</u>	Construct a 3.5-4 stor	<u>y mixed-use</u>	<u>building</u>
	-			_

B. Proposed Work: Construct a 3.5-4 story mixed-use building.								
C. Other Permits Required:								
$\square$ Board of Adjustment	☑ Planning Board	☐ City Council						
D. Lot Location:								
$\square$ Terminal Vista	☐ Gateway	☐ Mid-Block						
✓ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/ Demo	E. Existing Building to be Altered/ Demolished / Constructed:							
☐ Principal	Accessory	Demolition						
F. Sensitivity of Context:								
$\square$ Highly Sensitive $oldsymbol{arDelta}$ Sensit	ive $\square$ Low Sensitivity	□ "Back-of-House"						
G. Design Approach (for Major Project	<u>s):</u>							
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildiı	ng, 10 Pleasant Street)						
$\square$ Invention within a Style (i.e.	., Porter Street Townhouses	s, 100 Market Street)						
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)						

#### H. Project Type:

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

☐ 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 Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

#### J. Background & Suggested Action:

- Note that at the last meeting on this project the HDC recommended that the applicant continue to refine the building design toward a more contemporary expression.
- The Applicant is still considering the final height of the proposed building but has submitted drawings to fully comply with the Character-Based Zoning Height of 45 feet.
- Upon receipt of the revised drawings we will forward any comments pertaining to a request for a Condition Use Permit if required for this project.
- **<u>Design Guideline Reference</u>**: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		46-	64 MAPLEWO	OD AVE. – WO	RK SESSION #B (M	MAJOR PRO	JECT)		
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			OOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	<b>-</b>	
		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX MAPS & AS	SSESSOR'S INFO)		-	_	
	1	Gross Floor Area (SF)	-		-			<b>~</b> ~ ~	
	2	Floor Area Ratio (GFA/ Lot Area)						$\overline{}$	
	3	Building Height / Street-Width Ratio			MAJOR PRO	) IECT		O S	
	4	Building Height – Zoning (Feet)			MAJORIK	JJLCI		I S	
	5	Building Height – Street Wall / Cornice (Feet)		- INSTALL A 3 ½- 4 STORY MIXED USE BUILDING ONLY -					
	<u>6</u>	Number of Stories		- INSIALL A S	72- 4 310K1 MIXL	D OSL DOILL	DING ONLI –	N FOR	
	7	Building Coverage (% Building on the Lot)						$=$ $\frown$	
		PROJECT REVIEW ELEMENT	APPLICANT'	S COMMENTS	HDC SUGGI	ESTIONS	APPROPRIATENESS	_ 🔾 🔾 ပ	
	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate		
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
Į į	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	<b>AT</b>	
0	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	<b>A B C B C C C C C C C C C C</b>	
	15	Roof Materials					□ Appropriate □ Inappropriate	Z Z	
	16	Cornice Line					☐ Appropriate ☐ Inappropriate	_ <b>&gt;</b> 2 7	
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	— ш S :	
ALS	18	Walls					☐ Appropriate ☐ Inappropriate	<b>EV</b> HISTO	
띪	19	Siding / Material					☐ Appropriate ☐ Inappropriate		
₹	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate		
≥	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	RT OUTH	
DESIGN & MATERIALS	22	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate		
Sic	23	Window Casing/ Trim					☐ Appropriate ☐ Inappropriate		
	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	<b>_ _ _ \</b>	
<u>  9</u>	25	Storm Windows / Screens					☐ Appropriate ☐ Inappropriate	<b>O</b> &	
	26	Doors Parabas and Balaanias					☐ Appropriate ☐ Inappropriate	_ ~ ,	
BUI	27	Proches and Balconies					☐ Appropriate ☐ Inappropriate		
BUILDING	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	$ \overline{\mathbf{a}}$	
	29	Landings/ Steps / Stoop / Railings  Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate		
	30	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
<u> </u>	31 32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
;	33	Decks					<ul> <li>□ Appropriate □ Inappropriate</li> <li>□ Appropriate □ Inappropriate</li> </ul>		
	34	Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate		
	35	Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	A STATE OF THE STA	
S S	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate		
ESI	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate		
	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	Same Same	
SIT	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate		
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
	Purpos 1. Pre 2. Ass	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	5. Cor	ntain the special characte nplement and enhance th note the education, pleas	ne architectural an		□ Y □ Y itors: □ Y	
		. , ,		3	2 3 2 2 2 2 3 3 7 9 3 3 3 3		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
<u>1. N</u>		<u>Criteria / Findings of Fact:</u> onsistent with special and defining character of s	surrounding propertie	s. Liyes I No 3 Bela	ation to historic and archite	actural value of evi	sting structure:		
		mpatibility of design with surrounding properties			mpatibility of innovative tec		=		