Staff Report - November 7th, 2018

November 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 287 Maplewood Ave.
 - 2. 170 Court Street
 - 3. 238 Deer Street
 - 4. 46-64 Maplewood Ave.
 - 5. 299 Vaughan Street
 - 6. 236 Union Street
 - 7. 96 Chestnut Street
 - 8. 75 Humphrey's Court
 - 9. 135 Congress Street

- Recommend Approval
- Recommend Approval
- Recommend Approval
- TBD
- Recommend Approval
- 1 Year Extension Request:
 - 1.161 Deer Street Lot 4
- Recommend Approval
- 2. 161 Deer Street Lot 5
- Recommend Approval

PUBLIC HEARINGS - OLD BUSINESS:

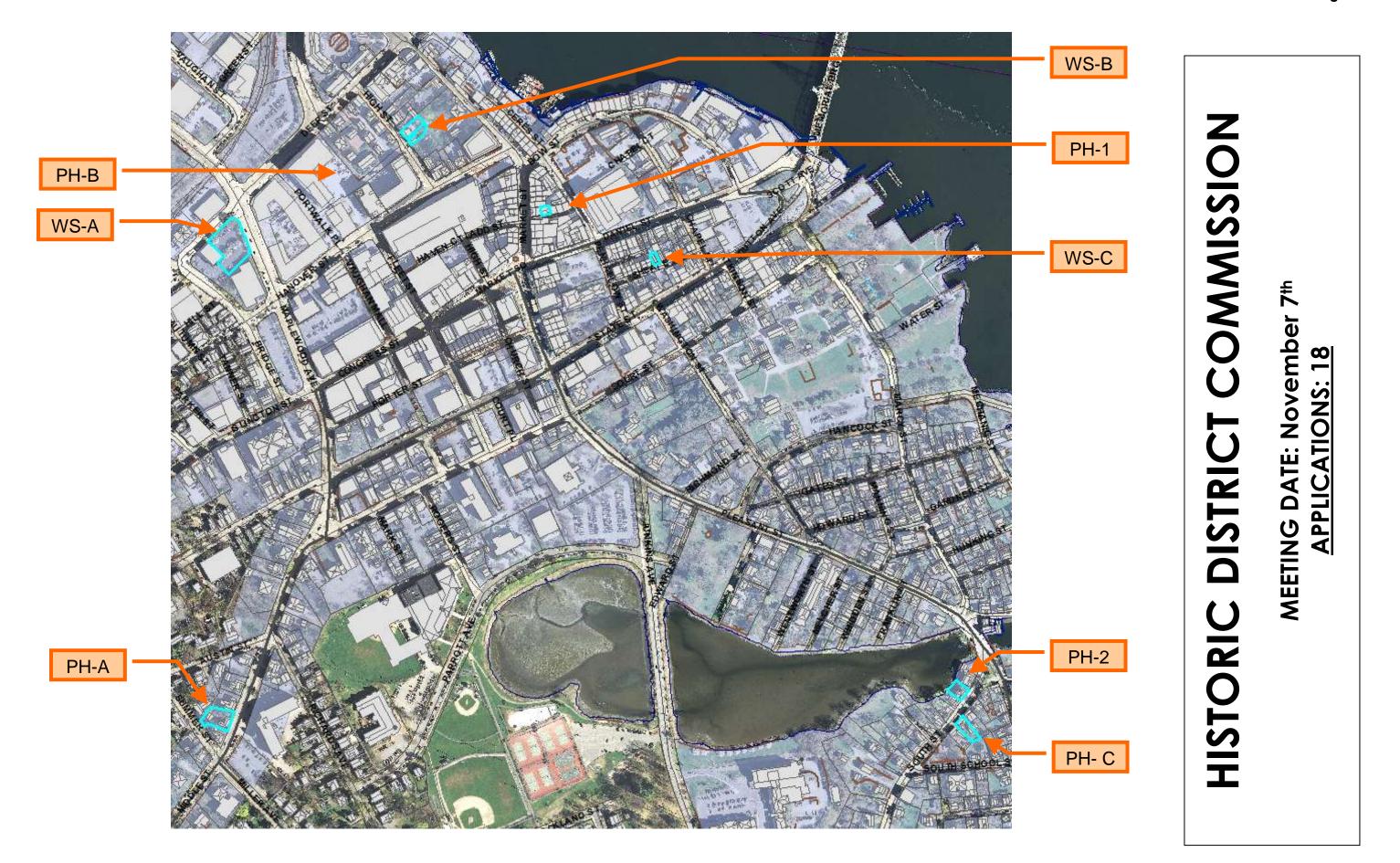
- A. 298 Middle Street (Minor-windows & siding)
- B. 403 Deer Street (Minor-dormers)
- C. 69 New Castle Ave. (Minor-rear addition)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 7 Commercial Alley (Minor gutter)
- 2. 37 South Street (Minor doors)

WORK SESSIONS - OLD BUSINESS:

- A. 37 Sheafe Street (Moderate Rear Addition)
- B. 127-137 High Street (Moderate Rear Additions)



Project Evaluation Form: <u>298 MIDDLE STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #A</u>

A. Property Information - General:							
Existing Conditions:							
 Zoning District: <u>MRO</u> Land Use: Residential 							
 Land Use: Residential Land Area: 8,276 SF +/- 							
• Estimated Age of Structure: c.1813							
 Building Style: Federal 							
Number of Stories: 3.0 Number of Stories: 3.0							
 Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Middle Street</u> 							
 Neighborhood Association: Middle Street 							
B. Proposed Work: Replace windows.							
C. Other Permits Required:							
\square Board of Adjustment \square Planning Board \square City Council							
D. Lot Location:							
\square Terminal Vista \square Gateway ${f ec{f U}}$ 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 \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)

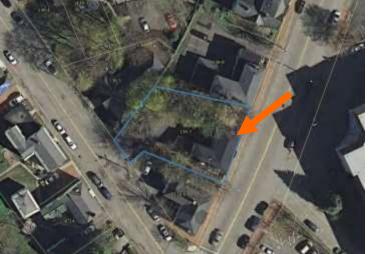
I. Neighborhood Context:

• This 2.5 story contributing wood structure is located along Middle Street and is surrounded with many 2-3 story contributing structures. The neighborhood is a 3 story wood-sided structure with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- Based on feedback from the work session, the applicant has revised the application and now proposes to:
 - Repair the wood siding on the front and side elevations and replace the wood siding on the rear with hardi-board siding.
 - o Replace historic windows with Green Mountain Windows
- <u>Design Guideline Reference</u>: Guidelines for Exterior Woodwork (05) and Windows and Doors (08)

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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298 MIDDLE STREET – PUBLIC HEARING #A (MODERATE)								
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	R N
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS &	ASSESSOR'S INFO)			
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⋖	2	Floor Area Ratio (GFA/ Lot Area)						→ 0 →
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	4	Building Height – Zoning (Feet)			MODERAIL	KOJECI		■ ■ ● ● ●
	5	Building Height – Street Wall / Cornice (Feet)		- SIDING	AND WINDOW RI	EDI A CEAAENI	T ONLY _	— ₹ ₽
	6	Number of Stories		- 31DIIAC	AND WINDOW KI	EFLACEMEN	I ONLI -	7 \$ L
	7	Building Coverage (% Building on the Lot)			-			ON IN DA
		PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	$ oldsymbol{O}$ $oldsymbol{O}$ $oldsymbol{O}$
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	8 9 10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	RIC:
;	5 10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	AT TRIC
Ľ	11 ر	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					□ Appropriate □ Inappropriate	V V STRE
	16	Cornice Line					□ Appropriate □ Inappropriate	> 0 ISI
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
1	18	Walls					□ Appropriate □ Inappropriate	
	19	Siding / Material					□ Appropriate □ Inappropriate	
;	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
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	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	22 23 24	Window Casing/ Trim					□ Appropriate □ Inappropriate	_ В й ш _
li	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	S :: 0
		Awnings	,				□ Appropriate □ Inappropriate	
	25 26	Doors	,				□ Appropriate □ Inappropriate	
	27	Porches and Balconies					□ Appropriate □ Inappropriate	
1	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_ 6
	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	THE REAL PROPERTY.
	34	Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	11 10
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	SE 111111
3	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
		Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
;	38	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H</u>	1. Pr 2. A	eserve the integrity of the District: eserve the integrity of the District: esessment of the Historical Significance: onservation and enhancement of property valu	☐ Yes ☐ N ☐ Yes ☐ N Jes: ☐ Yes ☐ N	No 5. C	Maintain the special characte Complement and enhance the Tromote the education, pleas	ne architectural and	d historic character: the District to the city residents and vis	☐ Yes ☐ ☐ Yes ☐ sitors: ☐ Yes ☐
<u>l.</u>	Reviev	v Criteria / Findings of Fact: onsistent with special and defining character of ompatibility of design with surrounding properties	surrounding properti	ies: □Yes□No 3. R	·	ectural value of exis	sting structure:	5.5.

Project Address: 403 DEER STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #B

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
 Land Use: <u>Commercial Retail</u>
 Land Area: <u>25,522 SF +/-</u>
- Estimated Age of Structure: c.1808
- Building Style: <u>Federal</u> Historical Significance: F
- Public View of Proposed Work: View from Garden Way
- Unique Features: Moved to the Hill from the North End
- Neighborhood Association: <u>Downtown</u>

<u>B.</u>	Proposed Work:	To add roof dormers	and misc. changes.
<u>D.</u>	TTOPOSEG WOIK.	to add tool dollticis	and mise, changes

C. Othe	er Permits Required:						
	☐ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot L	ocation:						
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
	$\ \square$ Intersection / Corner Lot	Rear Lot					
E. Existi	ng Building to be Altered/ Dem	olished / Constructed	<u>1:</u>				
	✓ Principal	Accessory	\square Significant Demolition				
<u>F. Sensi</u>	tivity of Context:						
	$lacktriangle$ Highly Sensitive \Box Sensi	tive \square Low Sensitivity	/ 🗌 "Back-of-House"				
G. Desi	gn Approach (for Major Projec	<u>ts):</u>					
	Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
	\square Invention within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)				
	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)						
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
<u>H. Proje</u>	ect Type:						
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
	☑ Minor Project (i.e. small al	terations, additions or	expansions)				
	☐ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)				
	☐ Major Project (i.e. very sig	nificant alternations,	additions or expansions)				

I. Neighborhood Context:

• The structure is located along Garden Way within the North End. It is surrounded with 2-3 story brick and wood-sided structures as well as 4-5 story, masonry structures no front yard setbacks.

J. Background & Suggested Action:

The applicant proposed to:

- Convert the existing restaurant to an inn use.
- Remove restaurant-related alterations
- Preserve and restore the original structure
- Add dormer additions to occupy the attic level.
- Note that a variance was recently approved for the "inn' use.
- Note: Consideration should be given to have a return on the dog-house dormers. Similarly, consideration should be given to reducing the width of the shed dormers and using two dog-house dormers with a recessed connector.

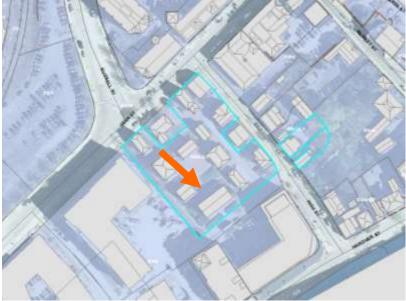
Design Guideline Reference – Guidelines for All Sections (01-12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	4	103 DEER STREET – PU	BLIC HEARING #	B (MODE	RATE PROJEC	CT)					
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT											
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2	Floor Area Ratio (GFA/ Lot Area)						OS				
3	Building Height / Street-Width Ratio		MODERATE PROJECT								
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9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate					
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12	Roofs					□ Appropriate □ Inappropriate					
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∠. As	_		•				☐ Yes ☐				
<u> </u>	onservation and enhancement of property valu	es: 🗆 Yes 🗆 No	6. Promote the ed	ucation, pleasi	ure ana weltare ot th	e District to the city residents and visit	tors: \square Yes \square				
3. Co											
	Criteria / Findings of Fact:										
eview	• • •	surrounding properties: □ Yes □	No 3. Relation to histo	ric and archite	ectural value of existin	ng structure: □ Yes □ No					
	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 Purpos	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Debenware (i.e. legacites producing and propers)	INFO/ EVALUATION CRITERIA Project Information Project Information GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height / Street-Width Ratio 5 Building Height / Street Well / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMEI 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. serbacks, alignment) 10 Massing (i.e. modules, bandings 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 Openings and Proportions 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 31 Signs (i.e. projecting, wall) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages/ Borns / Sheds (i.e. doors, placement) 36 Grading (i.e. ground floor height, street dege) 37 Landscaping (i.e. ground floor height, street dege) 38 Priveways (i.e. location, materials, type) 39 Parking (i.e. vaccion, materials, screening) 40 Accessory Buildings (i.e. sheds, greenhouses) Preserve the integrity of the District:	INFO/ EVALUATION CRITERIA Project Information Bishing Proposed Abutt GENERAL BUILDING INFORMATION GENERAL BUILDING BUILDING Height - Street Wolf / Comice (Feet) A Building Height - Street Wolf / Comice (Feet) Building Height - Street Wolf / Comice (Feet) Building Height - Street Wolf / Comice (Feet) FROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Suliding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS B Scale (% B. Height, volume, coverage,) PROJECT REVIEW ELEMENT Architectural Style (% B. street, signment,) Architectural Style (% B. street, signment,) Syle and Style (8 B. street, signment,) Syle and Style (8 B. street, signment,) Byle and Style (8 B. street, signment,) Syle and Stope Boofs Soof Moterials Comice Line Comic	INFO/ EVALUATION CRITERIA Project Information GENERAL BUILDING INFORMATION 1 Gross Roor, Area (Rife) 2 Roor, Area (Rife) 3 Building (19/1) 3 Building (19/1) 4 Building (19/1) Flore Area (Rife) 4 Building (19/1) Flore Area (Rife) 5 Building (19/1) Flore Area (Rife) 5 Building (19/1) Flore Area (Rife) 6 Number of Stories 7 Building Coverage (Rife) Flore Area (Rife) 8 Scale (Int. High Area (Rife) Flore Area (Rife) 7 Building Coverage (Rife) Flore (Rife) 8 Scale (Int. High Area (Rife) Flore Area (Rife) 9 Placement (Int. Setbocks alignment.) 10 Mossing (Int. modules) bonding, shepbacks) 11 Architectural Style (Int. 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Dorno, Interior, Street Frees) 31 Prospect the integrity of the District: Yes In No. 4 Maintain the special character Yes In No. 4 Maintain the special character Yes In No. 4 Maintain the special character	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOO Existing Proposed Abutting Structures S Abutting St	Project Information Estimation Estimation Estimation Estimation Estimate Properties Estimate				

69 NEW CASTLE AVE. **Project Address:** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #C**

- Zoning District: <u>GRB</u>Land Use: <u>Single-Family</u>

- Land Area: 4,560 SF +/Estimated Age of Structure: c.1860
 Building Style: Greek Revival
 Historical Significance: Contributing
 Public View of Proposed Work: New Castle Ave.
- Unique Features: NA
 Neighborhood Association: South End

• Neighborhood Association, <u>sc</u>	JUIT LITA	
B. Proposed Work: To add a 72SF red	ar addition and nev	v front door <u>.</u>
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House'
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
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Abstract Reference (i.e. Poi	rtwalk, 51 Islington, 55 Con	gress Street)
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☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
\square Major Project (i.e. very larg	ge alternations, addit	ions or expansions)

Neighborhood Context:

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

K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Install a 72SF addition to the rear of the main house.
- Replace the front door.
- Note: Additional information has been provided to show the details on the rear addition and the front door.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

		07 NEW CASILE AVE FU	JBLIC HEARING #C (MII	NOR)
	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGH	BORHOOD CONTEXT
	Project Information	Existing Proposed	Abutting Structures	Surrounding Structures
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4	Building Height – Zoning (Feet)		MINOR PROJEC	
5	Building Height – Street Wall / Cornice (Feet)	ADD A DEAD AD	DITION AND DEDI ACE I	EDONT DOOD ONLY
6	Number of Stories	- ADD A REAR AD	DITION AND REPLACE I	FRONT DOOR ONLY -
7				
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
8	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
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12	Roofs			□ Appropriate □ Inappropriate
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27	Porches and Balconies			□ Appropriate □ Inappropriate
28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate
29				□ Appropriate □ Inappropriate
30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate
31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate
32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
33	Decks			□ Appropriate □ Inappropriate
34	Garages/Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate
35	Fence / Walls (i.e. materials, type)			□ Appropriate □ Inappropriate
36	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 □ Appropriate □ Inappropriate
39 40	Accessory Buildings (i.e. sheds, greenhouses)	1		
	5 6 7 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35	Project Information	Project Information Existing Building Proposed Building (+/-)	Project Information Existing Building Proposed Building (+/-) Abutting Structures (Average)

Project Address: 7 COMMERCIAL ALLEY Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1**

A.	Prop	erty	Info	rmc	ıtion	-	Gene	ral:
----	------	------	------	-----	-------	---	------	------

Existing Conditions:

- Zoning District: <u>Urban Center (CD4)</u>Land Use: <u>Commercial</u>
- Land Area: 1,306 SF +/-
- Estimated Age of Structure: c.1900

- Building Style: <u>Vernacular</u>
 Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from Commercial Alley</u>
- Unique Features: NA
- Neighborhood Association: Downtown

B. Pro	posed Work: Replace wood g	<u>utter with metal gut</u>	<u>tter.</u>					
C. Oth	er Permits Required:							
	\square Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot	Location:							
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot						
E. Exis	ting Building to be Altered/ Dem	olished / Constructed	<u>l:</u>					
	✓ Principal	Accessory	Demolition					
F. Sen	sitivity of Context:							
	☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivity	√ 🗌 "Back-of-House"					
G. Des	sign Approach (for Major Project	<u>'s):</u>						
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ing, 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 Congress Street)							
	\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)					
H. Proj	ect Type:							
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					

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

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

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

I. Neighborhood Context:

• The lot is located along Commercial Alley. It is surrounded with a wide variety of 2-3 story brick clad structures with no front yard setbacks.

L. <u>Background / Suggested Action:</u>

- The Applicant is proposing to replace the existing wood gutter on the Market Street building with a metal gutter.
- Note: Consideration should be given to requiring a copper gutter to be installed; consistent with the copper downspouts.
- **Design Guideline Reference: Guidelines for Commercial Development &** Storefronts (12)

M. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			7 00/11/11/12	CIAL ALLL	PUBLIC HEARING						
		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY		NEIGHBORHO	OD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	S			
-		GENERAL BUILDING INFORMATION		D FROM THE TAX MAPS & A							
		1 Gross Floor Area (SF)						FOR			
		2 Floor Area Ratio (GFA/ Lot Area)									
		3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) MINOR PROJECT									
		4 Building Height – Zoning (Feet)			MIIIORIKO)		L §			
	-	5 Building Height – Street Wall / Cornice (Feet)6 Number of Stories			- REPLACE GUTT	ER ONLY –		}			
		7 Building Coverage (% Building on the Lot)						4			
		PROJECT REVIEW ELEMENT	APPLICAN'	"S COMMENTS	HDC SUGG	FSTIONS	APPROPRIATENESS	\overline{C}			
	-	8 Scale (i.e. height, volume, coverage)	7111 2107111		1150 0000		□ Appropriate □ Inappropriate	$\mathbf{\Sigma}$			
	<u> </u>	9 Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate				
		10 Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate				
	رد	11 Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	AT			
		12 Roofs					☐ Appropriate ☐ Inappropriate				
		13 Style and Slope					□ Appropriate □ Inappropriate				
		14 Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	4			
	-	15 Roof Materials					□ Appropriate □ Inappropriate	— 0			
	-	16 Cornice Line					□ Appropriate □ Inappropriate				
		17 Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	Шδ			
	<u> </u>	18 Walls					□ Appropriate □ Inappropriate	_ i			
	⊔	19 Siding / Material					☐ Appropriate ☐ Inappropriate				
	_	20 Projections (i.e. bays, balconies)21 Doors and Windows					□ Appropriate □ Inappropriate				
	×ŏ	22 Window Openings and Proportions					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	RTY			
	_	23 Window Casing/ Trim					□ Appropriate □ Inappropriate	ш≥			
	<u>.</u>	24 Window Shutters / Hardware					□ Appropriate □ Inappropriate				
		25 Storm Windows / Screens					□ Appropriate □ Inappropriate	P			
	Z -	26 Doors					□ Appropriate □ Inappropriate	\mathbf{O}			
	BUILDING	27 Porches and Balconies					☐ Appropriate ☐ Inappropriate	_			
	2	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	E			
		34 Garages/ Barns / Sheds (i.e. doors, placement)					☐ Appropriate ☐ Inappropriate	SECTION S			
	<u> </u>	35 Fence / Walls / Screenwalls (i.e. materials, type)					☐ Appropriate ☐ Inappropriate	ED ING			
	_	36 Grading (i.e. ground floor height, street edge)37 Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	1			
	<u>-</u> =	38 Driveways (i.e. location, material, screening)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 				
	_	39 Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate				
		40 Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate				

Project Evaluation Form: 37 SOUTH STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #2

 A. Property Information - General: Existing Conditions: Zoning District: General Residential B (GRB) Land Use: Single-Family Land Area: 13,940 SF +/- Estimated Age of Structure: c.1810 Building Style: NA Number of Stories: 2.5 Historical Significance: Contributing Public View of Proposed Work: View from South Street Unique Features: NA Neighborhood Association: Little Harbor 							
B. Proposed Work: To replace 6 doo	rs on porch and de	ck railing.					
C. Other Permits Required:							
\square Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
☐ Terminal Vista	Gateway	☑ Mid-Block					
$\ \square$ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	☐ Accessory	☐ Significant Demolition					
F. Sensitivity of Context:							
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \Box Low Sensitivity	"Back-of-House"					
G. Design Approach (for Major Project	<u>s):</u>						
\Box Literal Replication (i.e. 6-16 C	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, add	ditions or expansions)					
✓ Minor Project (i.e. small alt		, ,					

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

I. Neighborhood Context:

• This contributing structure is located along South Street and is surrounded with many other wood, 2.5 story contributing structures.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - o Replace the 6 doors on the porch with wood doors.
 - o Replace the wood deck railing with composite material.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	IBORHOOD CONTEXT
No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
140.	GENERAL BUILDING INFORMATION	(FSTIM A	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)	
1	Gross Floor Area (SF)	(LOTIMA)	ILD I KOM IIIL IAA MAI 3 & AC	33233 OK 3 HVI O)	
2	Floor Area Ratio (GFA/ Lot Area)				
3	Building Height / Street-Width Ratio			AAINIOD DDO IEC	T
4	Building Height – Zoning (Feet)			MINOR PROJEC	
5	Building Height – Street Wall / Cornice (Feet)		INICTALI NIEVA/ E	PORCH DOORS AND D	ECK DAILING ONLY
6	Number of Stories		- INSIALL INEW	OKCH DOOKS AND D	ECK KAILING ONLY -
7	Building Coverage (% Building on the Lot)			τ	
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
 8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate
<u> 9</u>	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate
9 10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate
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
15	Roof Materials				□ Appropriate □ Inappropriate
16	Cornice Line				□ Appropriate □ Inappropriate
17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate
18 19 20	Walls				☐ Appropriate ☐ Inappropriate
19	Siding / Material				☐ Appropriate ☐ Inappropriate
3	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate
21	Doors and windows				□ Appropriate □ Inappropriate
<u>22</u>	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate
23	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate
24	Window Shutters / Hardware				□ Appropriate □ Inappropriate
25	Awnings				□ Appropriate □ Inappropriate
5 20	Doors				□ Appropriate □ Inappropriate
27	Porches and Balconies				□ Appropriate □ Inappropriate
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate
31	Signs (i.e. projecting, wall)				☐ Appropriate ☐ Inappropriate
32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate
33	Decks				☐ Appropriate ☐ Inappropriate
34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate
Z 35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inappropriate
36 37 38 38 39	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappropriate
යි <u>37</u>	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
40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
	se and Intent:				
	eserve the integrity of the District:			ntain the special character of the D	
	ssessment of the Historical Significance:			nplement and enhance the archite	
3. C	onservation and enhancement of property value	es:	No 6. Pror	mote the education, pleasure and w	velfare of the District to the city residents and visi
Reviev	v Criteria / Findings of Fact:		ties: □ Yes □ No 3. Relo		

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Urban General (CD4)</u>
 Land Use: <u>Parking Lot</u>

- Land Area: 56,675 SF +/-Estimated Age of Structure: NA
- Building Style: <u>NA</u> Historical Significance: <u>NA</u>
- Public View of Proposed Work: View from Maplewood Ave., Deer and Bridge Streets
- Neighborhood Association: North End

B. Proposed Work: Increase the size of the	he penthouse flo	oor.
C. Other Permits Required:		
\Box Board of Adjustment \Box	Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista ☐	Gateway	☐ Mid-Block
lacktriangledown Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Demolish	ed / Constructed	• •
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensitive	\square Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Projects):		
\Box Literal Replication (i.e. 6-16 Cong	ress, Jardinière Buildin	g, 10 Pleasant Street)
☑ Invention within a Style (i.e., Po	orter Street Townhouse	s, 100 Market Street)
☐ Abstract Reference (i.e. Portwal	k, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e. McIr	ntyre Building, Citizen's	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very smo	all alterations, add	litions or expansions)
☑ Minor Project (i.e. small altera	tions, additions or	expansions)
☐ Moderate Project (i.e. significa	ant additions, alte	rations or expansions)

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

I. Neighborhood Context:

• The vacant lot is located along the intersection of Maplewood Ave., Deer Street and Bridge Street. It is surrounded with a wide variety of 1-5 story brick-clad structures with shallow to no front yard setbacks. In August 2017 the HDC approved plans for a 4 story mixed-use building at the property. A Conditional Use Permit was also approved for the project.

J. Staff Comments / Suggestions:

- The applicant proposes to reduce the stepback and increase the size of the penthouse.
- Note the applicant may submit a revised plan set that will further reduce the proposed penthouse expansion.
- **<u>Design Guideline Reference</u>**: Guidelines for Commercial Development & Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



HISTORIC SURVEY RATING

Zoning Map

			46-64 MAPI	LEWOOD A	4VE. – W	ORK SESSION	#A (MAJC	OR)		
		INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY			NEIGHBOR	HOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+		Abutting Structures (Average)		Surrounding Structures (Average)		-18
		GENERAL BUILDING INFORMATION		D FROM THE TAX N		· · · · · · · · · · · · · · · · · · ·		, , ,		
	1	Gross Floor Area (SF)								~ × × –
	2	Floor Area Ratio (GFA/ Lot Area)								
-	3	Building Height / Street-Width Ratio			A.	MAJOR PRO) IFCT			FOR ISSION Tate: 11
-	4	Building Height – Zoning (Feet)			<i>,</i> ,					™
-	5	Building Height – Street Wall / Cornice (Feet)	- MO	DIFY THE S	SI7F OF T	HE PENTHOUS	F OF THE A	MIXED USE BUILD	ING –	│
	7	Number of Stories Building Coverage (% Building on the Lot)	74.0	D O			_	WINCED GOL DOILD		ZSS
		PROJECT REVIEW ELEMENT	APPLICAN1	"S COMMENTS		HDC SUGG	ESTIONS	APPROPRI	ATENESS	
-	8	Scale (i.e. height, volume, coverage)						□ Appropriate □	Inappropriate	
TEXT	9	Placement (i.e. setbacks, alignment)						□ Appropriate □		
N	10	Massing (i.e. modules, banding, stepbacks)						□ Appropriate □		AT TRIC
၂ ပ	11	Architectural Style (i.e. traditional – modern)						□ Appropriate □		
	12	Roofs						□ Appropriate □		Z S Z
	13	Style and Slope						□ Appropriate □		
	14	Roof Projections (i.e. chimneys, vents, dormers)						□ Appropriate □		
	15	Roof Materials						□ Appropriate □		EV A ISTORI
	16	Cornice Line						☐ Appropriate ☐		
	17	Eaves, Gutters and Downspouts						□ Appropriate □		□ m rs o
DESIGN & MATERIALS	18	Walls						□ Appropriate □		
ER/	19	Siding / Material						☐ Appropriate ☐	Inappropriate	
ATE	20	Projections (i.e. bays, balconies)						□ Appropriate □		
≥	21	Doors and Windows						□ Appropriate □	Inappropriate	
Z	22	Window Openings and Proportions						□ Appropriate □	Inappropriate	~ 0 ≤
ESIG	23	Window Casing/ Trim						☐ Appropriate ☐	Inappropriate	PE 75%
DE	24	Window Shutters / Hardware						☐ Appropriate ☐	Inappropriate	ן פר גַּגַ צַּיִּ
Ď	25	Storm Windows / Screens						☐ Appropriate ☐	Inappropriate	O & E
	26	Doors						☐ Appropriate ☐		
BUILDING	27	Porches and Balconies						☐ Appropriate ☐		
	28	Projections (i.e. porch, portico, canopy)						☐ Appropriate ☐		
	29	Landings/ Steps / Stoop / Railings						☐ Appropriate ☐		— ~
	30	Lighting (i.e. wall, post)						☐ Appropriate ☐		
;	31	Signs (i.e. projecting, wall)						☐ Appropriate ☐		
[32	Mechanicals (i.e. HVAC, generators)						☐ Appropriate ☐		
)	33	Decks						☐ Appropriate ☐		The second second
•	34	Garages/ Barns / Sheds (i.e. doors, placement)								
Z	35	Fence / Walls / Screenwalls (i.e. materials, type)						☐ Appropriate ☐		
ESIGN	36	Grading (i.e. ground floor height, street edge)								
	37	Landscaping (i.e. gardens, planters, street trees)						☐ Appropriate ☐		J. C. Marie V.
SITE	38	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)						☐ Appropriate ☐		THE PERSON NAMED IN
",	39 40	Accessory Buildings (i.e. sheds, greenhouses)						☐ Appropriate ☐		
<u>H.</u> I		se and Intent:						□ Appropriate □	парргорпате	1
	-		□ V □ \	la.	4	o the energy of the sure of the	woftha District			¬ ∨-
		eserve the integrity of the District:	□ Yes □ N			n the special characte				☐ Yes
		sessment of the Historical Significance:	□ Yes □ N		•			and historic character:		☐ Yes
,	3. Co	onservation and enhancement of property values	::	10	6. Promote	e the education, pleas	ure and weltare	e of the District to the city r	esidents and visit	ors:
<u>I. R</u>	<u>eview</u>	Criteria / Findings of Fact:								
		onsistent with special and defining character of su	rrounding propertie	es: 🗆 Yes 🗆 No	3. Relation	to historic and archite	ectural value of	existing structure:	□ Yes □ No	
	2. Co	mpatibility of design with surrounding properties:		☐ Yes ☐ No	4. Compa	tibility of innovative ted	chnologies with	surrounding properties:	□ Yes □ No	

Project Address: 127-137 HIGH STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #B Meeting Type:

A.	Pro	perty	Information	-	General:
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Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Multifamily
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1820 & c.1860
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from High Street
- Unique Features: Abuts "The Hill"
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	<u>Io add a new building on the rear and make misc, renovations</u>
		-

C. Other Permits Required:	<u>-</u>	
☑ Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☑ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Den	nolished:	
☑ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sen	sitive \square Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Projec	<u>:ts):</u>	
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
lacktriangle Invention within a Style (i.e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. P	ortwalk, 51 Islington, 55 Cor	gress Street)
☐ Intentional Opposition (i.e	e. McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\Box Consent Agenda (i.e. ver	ry small alterations, add	ditions or expansions)

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

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

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

I. 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.

J. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing the following:

- Replace the rear addition on 137 High Street with An addition that includes a two-car garage;
- Restore the historic structure at 127 High Street; and
- Add a new single family structure on the combined lot with no change in overall density.
- Note that the applicant received a variance for the proposed project as designed. Additional consideration should be given to mitigate the privacy issues associated with the patios and balconies to the abutting properties.
- Design Guideline Reference: Guidelines for Small Scale New Construction & Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

□ Yes □ No

127-137 HIGH STREET – WORK SESSION #B (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY -7-18 **Project Information Abutting Structures Surrounding Structures** Existina **Proposed FORM** (Average) Buildina Building (+/-) (Average) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - ADD A NEW STRUCTURE AND RENOVATE EXISTING STRUCTURES ONLY -NOL Number of Stories 8 Building Coverage (% Building on the Lot) .: **0 N PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case Approved with 9 Placement (i.e. setbacks, alignment...) □ 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 HIGH STRE HISTORIC 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **E** 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate COMMISSION 18 □ Appropriate □ Inappropriate Approved Continued 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** 37 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and Windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate ш Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware PROPERTY:1 □ Appropriate □ Inappropriate Decision: 25 **Awnings** 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) □ 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: 4. Maintain the special character of the District: ☐ Yes ☐ No ☐ 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:

Project Address: 37 SHEAFE STREET Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #1 Meeting Type:

A.	Prop	erty	Info	rmc	ıtion	-	Gene	ral:
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Existing Conditions:

- Zoning District: <u>CD4</u>Land Use: <u>Residential</u>
- Land Area: 2,613 SF +/Estimated Age of Structure: c.1820

- Building Style: Federal
 Historical Significance: Contributing
 Public View of Proposed Work: View from Shaefe Street
- Unique Features: <u>Mixed-Use</u> Neighborhood Association: <u>Downtown</u>

<u>B.</u>	<u>Proposed Work:</u>	To repla	<u>ace winc</u>	<u>dows and</u>	door ar	nd screen	<u>HVAC</u>

<u> </u>	TO TOPIACO WITAO	TTS and abor and st	<u> </u>
C. Othe	r Permits Required:		
	\square Board of Adjustment	Planning Board	☑ City Council
D. Lot Lo	ocation:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existin	ng Building to be Altered/ Demo	olished:	
	☑ Principal	Accessory	Demolition
F. Sensit	ivity of Context:		
	☐ Highly Sensitive ☑ Sensit	tive \square Low Sensitivity	√ 🗌 "Back-of-House'
G. Desig	gn 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	twalk, 51 Islington, 55 Con	gress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Proje	ct Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	\square Minor Project (i.e. small alte	erations, additions or	expansions)

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

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

J. 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.

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

The Application is proposing to:

- Add a rear addition with a second story over the kitchen and enlarge the ground-floor mudroom.
- A second floor balcony is also proposed.

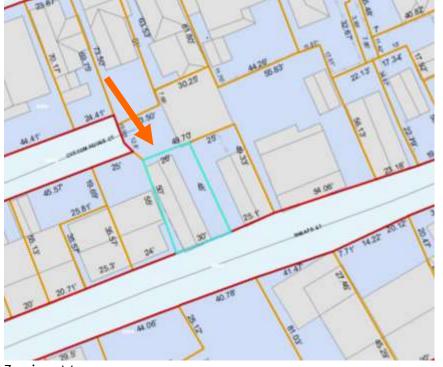
Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction and Additions (10).

L. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	2112	IECT PROPERTY	NEIC	SHBORHOOD CONTEXT						
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)						
140	GENERAL BUILDING INFORMATION	/FSTIAA	ATED FROM THE TAX MAPS & ASS	SESSOR'S INFO)							
1	Gross Floor Area (SF)	(ESTIMATED FROM THE TAX MAI'S & ASSESSOR'S INTO)									
2	Floor Area Ratio (GFA/ Lot Area)										
3	Building Height / Street-Width Ratio			AAINIOD DDO IE	~ T						
4	Building Height – Zoning (Feet)			MINOR PROJEC	ا پ						
5	Building Height – Street Wall / Cornice (Feet)	INICT	ALL A DEAD ADDITE	ON WITH A SECOND	VIAO VIAO DALCONV ONIV						
6	Number of Stories	- IIV21 <i>F</i>	ALL A KEAK ADDIII	ON MILL A SECOND	STORY AND BALCONY ONLY -						
7	Building Coverage (% Building on the Lot)										
	PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS						
-	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate						
9	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate						
	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate						
11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate						
	Roofs				☐ Appropriate ☐ Inappropriate						
3	Style and Slope				□ Appropriate □ Inappropriate						
ļ	Roof Projections (i.e. chimneys, vents, dormers)				☐ Appropriate ☐ Inappropriate						
	Roof Materials				☐ Appropriate ☐ Inappropriate						
6	Cornice Line				☐ Appropriate ☐ Inappropriate						
7	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate						
8	Walls				☐ Appropriate ☐ Inappropriate						
19	Siding / Material				☐ Appropriate ☐ Inappropriate						
)	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate						
	Doors and Windows				☐ Appropriate ☐ Inappropriate						
2	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate						
	Window Casing/ Trim				☐ Appropriate ☐ Inappropriate						
_	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate						
	Awnings				☐ Appropriate ☐ Inappropriate						
,	Doors Porches and Balconies				□ Appropriate □ Inappropriate						
<u>'</u> }	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate						
,	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate						
<u>'</u>)	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate						
_	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate						
2	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate						
<u>. </u>	Decks				□ Appropriate □ Inappropriate						
<u>'</u>	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate						
<u>' </u>	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate						
<u>-</u>	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate						
,	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate						
3					□ Appropriate □ Inappropriate						
,	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate						
	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate						
	e and Intent:										
	eserve the integrity of the District:	☐ Yes [□ No 4. Main	tain the special character of the	District:						
	ssessment of the Historical Significance:	□ Yes [plement and enhance the archi							
	Conservation and enhancement of property value			•	d welfare of the District to the city residents and vi						