Staff Report - May 2nd, 2018

May 2nd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 6 Dearborn Street
 - 2. 29 Vaughan Street
 - 3. 57 South Street
 - 4. 299 Vaughan Street
 - 5. 17 Hunking Street
 - 6. 280 South Street
 - 7. 33 Holmes Street
 - 8. 180 Middle Street
 - 9. 50 Daniel Street
 - 10. 244 South Street
 - 11. 39 Pray Street
 - 12. 77 Daniel Street
 - 13. 135 Market Street

PUBLIC HEARINGS – OLD BUSINESS:

1. 25 Maplewood Ave. (Minor - façade revisions)

- Recommend Approval

WORK SESSIONS - OLD BUSINESS:

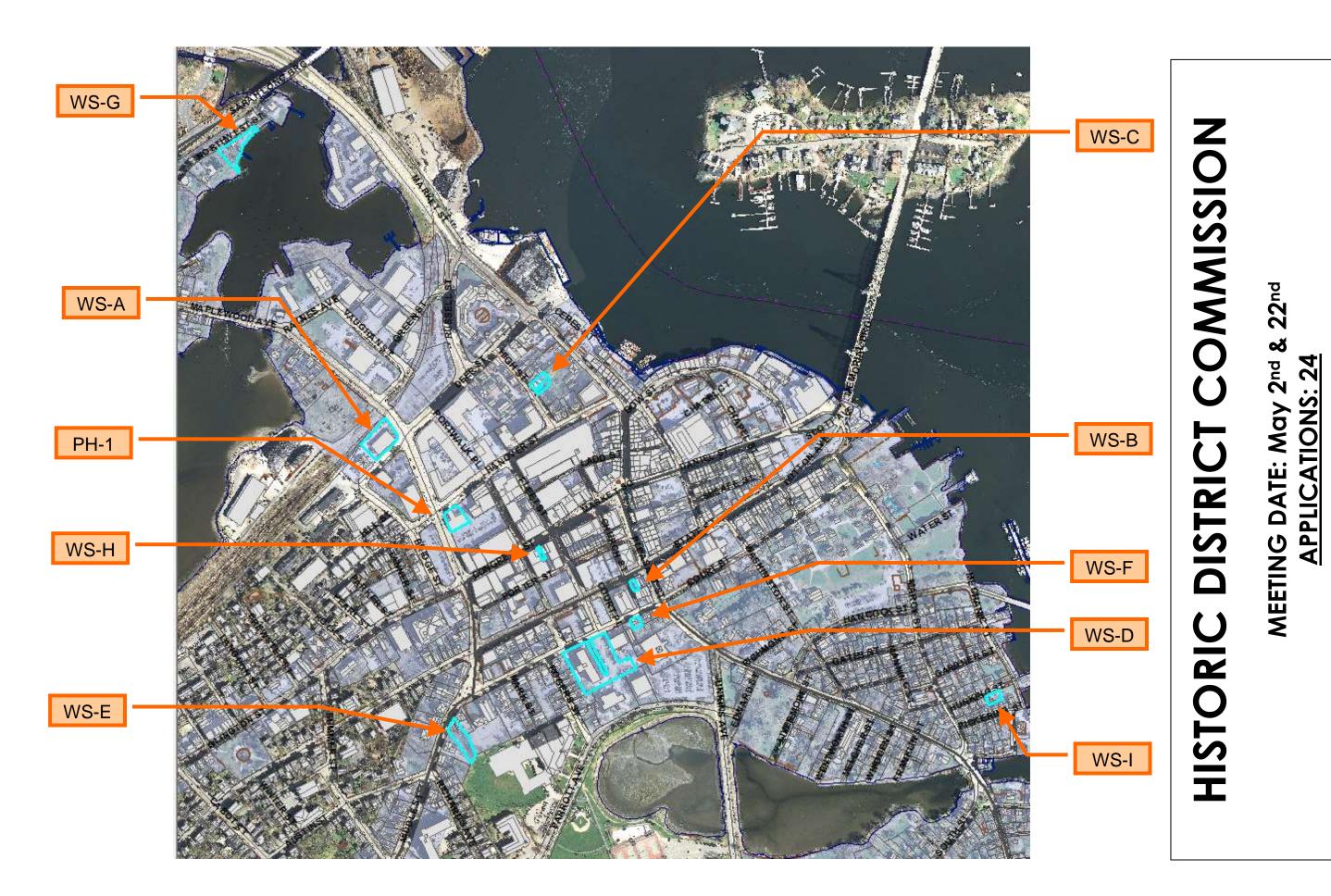
- A. 161 Deer Street (Major Redevelopment)

- D. 140-152 Court Street (Major 5 Story Building)
- Ε.
- E.
- Η.
- 42 Hunking Street (Moderate- one story addition)

May 22nd MEETING (Tentative)

WORK SESSIONS: A. 62 Daniel Street (Major - Mixed-Use Buildings)

B. 278 State Street (Major - Renovation and Redevelopment) C. 127 & 137 High Street (Moderate - new rear building) 159 Middle Street (Moderate - Rear infill building) 206 Court Street (Moderate-side and rear addition) G. 206 Northwest Street (Moderate - Two-car garage) 76 Congress Street (Moderate-storefront modifications)



Project Address: Permit Requested: **Meeting Type:**

25 MAPLEWOOD AVE. CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 11,039 SF +/-

- Estimated Age of Structure: <u>c.1970</u> Building Style: <u>Modern (to be demolished)</u> Historical Significance: <u>NA</u> Public View of Proposed Work: <u>View from Maplewood Ave</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: Facade modifications to a 3 1/2 story mixed-use building.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
- Gateway

✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/Demolished / Constructed:

 $\mathbf{\nabla}$ Principal

Demolition

Mid-Block

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

structures with shallow to no front yard setbacks.

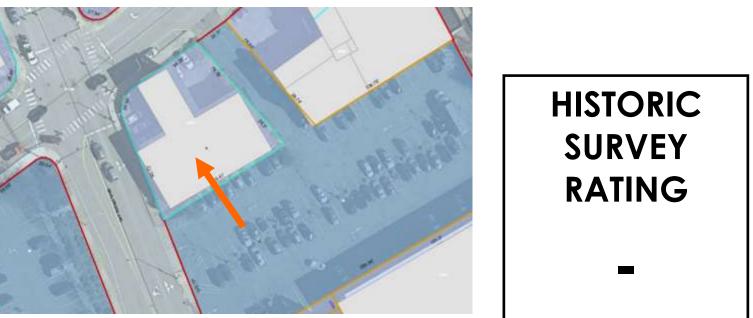
J. Background & Suggested Action:

building plans.

Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12).

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Hanover Street and Maplewood Ave. It is surrounded with mainly brick 2-5 story

• The application proposes modify the windows, dormers, entryways and canopies on the approved

| | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|----------------|---------------------------|---|----------------------|----------------------------|----------------------------------|---|--------------|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | < |
| | | GENERAL BUILDING INFORMATION | (ESTIMATI | ED FROM THE TAX MAPS & AS | SSESSOR'S INFO) | | |
| | 1 | Gross Floor Area (SF) | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | MODERATE PROJE | СТ | |
| | 4 | Building Height – Zoning (Feet) | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | CATIONS TO PRIOR APPI | | |
| | <u>6</u> 7 | Number of Stories | | MODIN | | | Z |
| | / | Building Coverage (% Building on the Lot) | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICAN | T'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| Ż | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| ONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| ō | 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 | |
| AL | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate | |
| TERIALS | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | _ ≻ |
| ۲¥ | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | - í - |
| ≪ ∞ | 21 | Doors and Windows | | | | 🗌 Appropriate 🗆 Inappropriate | |
| Z | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 2 | 23 | Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate | Ш |
| | 24 | Window Shutters / Hardware | | | | Appropriate Inappropriate | |
| Űz | 25 | Storm Windows / Screens | | | | 🗆 Appropriate 🗆 Inappropriate | |
| LDIN | 26 | Doors | | | | Appropriate Inappropriate | |
| BUIL | 27 | Porches and Balconies | | | | | - 2 |
| | 28 | Projections (i.e. porch, portico, canopy) | | | | Appropriate Inappropriate | _ |
| | 29 | Landings/ Steps / Stoop / Railings | | | | Appropriate Inappropriate | _ |
| | 30 | Lighting (i.e. wall, post) Signs (i.e. projecting, wall) | | | | Appropriate Inappropriate | _ |
| | 31 | Mechanicals (i.e. HVAC, generators) | | | | Appropriate Inappropriate | |
| | 32 33 | Decks | | | | Appropriate Inappropriate | - |
| | 33 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | | |
| | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | Appropriate | |
| ž | 36 | Grading (i.e. ground floor height, street edge) | | | | Appropriate Inappropriate | |
| DESIGN | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | Appropriate Inappropriate Appropriate Inappropriate | |
| đ | 38 | Driveways (i.e. location, material, screening) | | | | | |
| SITE | 39 | Parking (i.e. location, access, visibility) | | | | | |
| , | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | <u> </u> | | |
| | | se and Intent: | | | | | I |

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

| | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

Project Address: Permit Requested: **Meeting Type:**

161 DEER STREET (LOT 5) **CERTIFICATE OF APPROVAL** WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD5</u>
- Land Use: Commercial Office
- Land Area: 21,050 SF +/-
- Estimated Age of Structure(s): c.1970
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Maplewood Ave. and Deer Street</u>
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End
- **B.** Proposed Work: Construct a 5-story, mixed-use building.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

Gateway

E. Existing Building to be Altered/Demolished / Constructed:

$\mathbf{\nabla}$ Principal

- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

shallow to no front yard setbacks.

J. Backaround & Sugaested Action:

- details of the architectural style and finish.
- taller tower element on the corner of Maplewood Ave, and Deer Street. NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE JUNE MEETING
- Storefronts (12)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with

• The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first three phases - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the

As requested by the HDC, the applicant is considering a variance application to include a

Design Guideline Reference: Guidelines for Commercial Development &

Aerial and Street View Image

| | | 161 D | EER STREET (LOT 5) - WORK SESSION #A (M | AAJOR) | |
|--|----------|--|---|-------------------------------------|--|
| | | INFO/ EVALUATION CRITERIA | NEIG | SHBORHOOD CONTEXT | |
| | | Project Information | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | | GENERAL BUILDING INFORMATION | | | |
| SIAFF | 1 | Gross Floor Area (SF) | | | 2 z 🗍 🖱 |
| ≤ | 2 | Floor Area Ratio (GFA/ Lot Area) | MAJOR PROJEC | | <u> </u> |
| n | 3 | Building Height / Street-Width Ratio | | | \[\begin{aligned} \begin{aligned} \lefty & \lefty |
| | 4 | Building Height – Zoning (Feet) | - CONSTRUCT A 5-STORY MIXED |)-USE BUILDING – 🛛 🖬 | ISSION |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | |
| | 6 | Number of Stories | | 2 | |
| | 7 | Building Coverage (% Building on the Lot) | | | S Ó S Š |
| | | PROJECT REVIEW ELEMENT | | APPROPRIATENESS | r COMMI Vo: <u>A</u> Dat |
| ž | 8 | Scale (i.e. height, volume, coverage) | | 🗆 Appropriate 🗆 Inappropriate | |
| TE | 9 | Placement (i.e. setbacks, alignment) | | 🗆 Appropriate 🗆 Inappropriate | se h vith |
| ō | 10 | Massing (i.e. modules, banding, stepbacks) | | 🗆 Appropriate 🗆 Inappropriate | |
| 0 | 11 | Architectural Style (i.e. traditional – modern) | | 🗆 Appropriate 🗆 Inappropriate | |
| 3 | 12 | Roofs | | 🗆 Appropriate 🗆 Inappropriate 🗕 | - 3 . |
| | 13 | Style and Slope | | 🗆 Appropriate 🗆 Inappropriate 🗕 | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | 🗆 Appropriate 🗆 Inappropriate | |
| 2 | 15 | Roof Materials | | 🗆 Appropriate 🗆 Inappropriate | |
| 5 | 16 | Cornice Line | | 🗆 Appropriate 🗆 Inappropriate | > ∑ ∾ □ |
| | 17 | Eaves, Gutters and Downspouts | | Appropriate 🗆 Inappropriate | ISTORIC ISTORIC Er Strei |
| SIGN & MATERIALS | 18 | Walls | | 🗆 Appropriate 🗆 Inappropriate | |
| | 19 | Siding / Material | | Appropriate 🗆 Inappropriate | |
| | 20 | Projections (i.e. bays, balconies) | | Appropriate Inappropriate | |
| 8 8 | 21 | Doors and Windows | | | О UTH О UTH : <u>157 </u> Арргоу |
| N N | 22 | Window Openings and Proportions | | | |
| 5 Si | 23 | Window Casing/ Trim | | | |
|) <u> </u> <u> </u> | 24 | Window Shutters / Hardware | | | ORTS ORTS DPER |
| | 25 26 | Storm Windows / Screens Doors | | |) 2 2 9 |
| | 20 | Porches and Balconies | | Appropriate Inappropriate | |
| | 27 | Projections (i.e. porch, portico, canopy) | | | - ^ ~ |
| 5 | 20 | Landings/ Steps / Stoop / Railings | | Appropriate 🗆 Inappropriate | e E e |
| | 30 | Lighting (i.e. wall, post) | | | |
| | 31 | Signs (i.e. projecting, wall) | | | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | |
| | 33 | Decks | | | |
| 2 | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | |
| _ | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | - |
| UN UN | 36 | Grading (i.e. ground floor height, street edge) | | | Sent and |
| DESIGN | 37 | Landscaping (i.e. gardens, planters, street trees) | | | |
| | 38 | Driveways (i.e. location, material, screening) | | | and |
| SITE | 39 | Parking (i.e. location, access, visibility) | | Appropriate Inappropriate | |
| 1 | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | □ Appropriate □ Inappropriate | |

1. Preserve the integrity of the District:

□ Yes □ No □ Yes □ No

🗆 Yes 🗆 No

Assessment of the Historical Significance:
 Conservation and enhancement of property values:

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:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

Yes □ No
 Relation to historic and architectural value of existing structure:
 □ Yes □ No
 4. Compatibility of innovative technologies with surrounding properties:
 □ Yes □ No

racter: the city residents and visitors:



Project Address: Permit Requested: **Meeting Type:**

278 STATE STREET CERTIFCATE OF APPROVAL WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 1,742 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 5
- Historical Significance: Contributing
- Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: Scale and Massing
- Neighborhood Association: Downtown
- B. Proposed Work: To consider and discuss rehabilitation and new construction options.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vista

☑ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

Principal

Accessory

Demolition

Mid-Block

F. Sensitivity of Context:

Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context: Ι.

sidevard.

J. <u>Staff Comments and/ or Suggestions for Consideration:</u> The Applicant is proposing to:

- abutting lot and associated new building(s) into the entire site.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE JUNE MEETING

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Windows and Doors (08), and commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along State Street. The property is (was) surrounded with many brick and wood--sided historic buildings ranging from 3 to 4 stories in height. There are no setbacks along the front- or

Consideration for potential restoration/ rehabilitation of the existing fire-damaged building at 278 State Street and general discussion of design issues pertaining to life-safety code requirements and the integration of the

At the 12-13-17 meeting the HDC supported the design of a 4 story building abutting the Times Building provided the roofline respected the 5th floor of the Times Building and the abutting building at 84 Pleasant Street.





| | | | | 278 STATE | STREET – WORK SES | SION #B (MAJC | DR PROJECT) | | | | | |
|------------|-----------|-----------------|--|-------------------|--------------------------------|---------------------|----------------------------------|---|--|--|--|--|
| | | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | | | |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | | | | | |
| | | lo | GENERAL BUILDING INFORMATION | (ESTIM) | ATED FROM THE TAX MAPS & ASSES | SOR'S INFO) | | 18 | | | | |
| STAFF | | 1 | Gross Floor Area (SF) | | | | | K Z X N | | | | |
| IA | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | | |
| N | | 3 | Building Height / Street-Width (ROW) Ratio | | MAJOR PROJECT | | | | | | | |
| | | 4 | Building Height – Zoning (Feet) | | ILITATION & PECON | | THE FIRE-DAMAGED BUILDINGS - | | | | | |
| | | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | | | | |
| | | <u>6</u> 7 | Number of Stories Building Coverage (% Building on the Lot) | | | | 2 | T COMMIS T COMMIS do.: <u>B</u> Date Stipulations Withdrawn | | | | |
| | | / | PROJECT REVIEW ELEMENT | | ANT'S COMMENTS | HDC SUGGES | | Z O 8 9 ÷ | | | | |
| | _ | 8 | Scale (i.e. height, volume, coverage) | AFFLIC | ANTSCOMMENTS | HDC SUGGES | | | | | | |
| | 3 — | 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate | | | | | |
| | | , 10 | Massing (i.e. modules, banding, stepbacks) | | | | | | | | | |
| | <u>, </u> | 11 | Architectural Style (i.e. traditional – modern) | | | | | | | | | |
| | - | 12 | Roofs | | | | | ALUF RIC DISTR REET Cas Appoved v Postponed | | | | |
| S | | 13 | Style and Slope | | | | | | | | | |
| L R | | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | | | | | | |
| AB | 1 | 15 | Roof Materials | | | | | | | | | |
| MEMBERS | 1 | 16 | Cornice Line | | | | | | | | | |
| Ξ | 1 | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| 6 | | 18 | Walls | | | | | L S E | | | | |
| Ō | | 19 | Number and Material | | | | 🗆 Appropriate 🗆 Inappropriate | H A be | | | | |
| IS IS | | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| IIS | \$ 2 | 21 | Doors and windows | | | | 🗆 Appropriate 🗆 Inappropriate | KIT DUTH HI <u>278 STAT</u> Approved ontinued | | | | |
| OMMISSION | | 22 | Window Openings and Proportions | | | | Appropriate Inappropriate | | | | | |
| | <u>^</u> | 23 | Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| | | 24 | Window Shutters / Hardware | | | | | | | | | |
| H | 7 | 25 | Storm Windows / Screens | | | | □ Appropriate □ Inappropriate | RTS ERT n: | | | | |
| | | 26 | Doors | | | | Appropriate Inappropriate | | | | | |
| STRIC | Z | 27 | Porches and Balconies | | | | | | | | | |
| | | 28 | Projections (i.e. porch, portico, canopy) | | | | | | | | | |
| | | <u>29</u> 20 | Landings/ Steps / Stoop / Railings | | | | | | | | | |
| <u>U</u> | | <u>30</u> 21 | Lighting (i.e. wall, post) | | | | Appropriate Inappropriate | | | | | |
| R | | 31 22 | Signs (i.e. projecting, wall) | | | | | | | | | |
| 10 | | 3∠ 33 | Mechanicals (i.e. HVAC, generators) Decks | | | | | | | | | |
| HISTORIC | | 33 34 | Garages / Barns / Sheds (i.e. doors, placement) | | | | | | | | | |
| エ ├- | - | 34 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | Appropriate 	Inappropriate | | | | | |
| | | 36 | Grading (i.e. ground floor height, street edge) | | | | | Martin A Constant | | | | |
| | | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | | | | | |
| | 11 — — | 38 | Driveways (i.e. location, material, screening) | | | | | | | | | |
| | u | 39 | Parking (i.e. location, access, visibility) | | | | | -4/100 | | | | |
| ت ا | | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | | | | | |
| | | | | | | | | | | | | |

<u>H</u> . Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:

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:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

🗆 Yes 🗆 No

| | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

Project Address: Permit Requested: **Meeting Type:**

127-137 HIGH STREET **CERTIFICATE OF APPROVAL** WORK SESSION #C

A. Property Information - General:

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
- **B.** Proposed Work: To add a new building on the rear and make misc. renovations.

Planning Board

C. Other Permits Required:

Board of Adjustment

City Council

Mid-Block

Demolition

- D. Lot Location:
 - Terminal Vista
 - Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context:

- J. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing the following:

- Restore the historic structure at 127 High Street; and
- variances or other zoning relief is required for the proposed project.
- NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE JUNE MEETING
- Additions (10) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





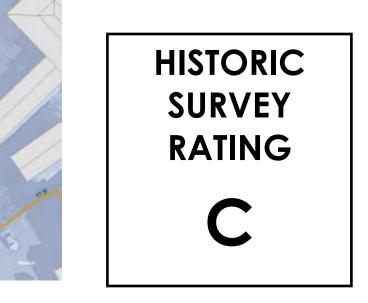
Zoning Map

• 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.

• Replace the rear addition on 137 High Street with An addition that includes a two-car garage; Add a new single family structure on the combined lot with no change in overall density. The Applicant has requested a continuance to complete the land use review process and determine whether

Design Guideline Reference: Guidelines for Small Scale New Construction &

Aerial and Street View Image



| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIGHB | BORHOOD CONTEXT |
|-------------|----------|---|----------------------|----------------------------|----------------------------------|-------------------------------------|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & A | SSESSOR'S INFO) | |
| | 1 | Gross Floor Area (SF) | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | Building Height / Street-Width Ratio | | , | MODERATE PROJE | CT |
| | 4 | Building Height – Zoning (Feet) | | | VIODERAIE PROJE | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | IDE AND DENOVATE EVI | STING STRUCTURES ONLY – |
| | 6 | Number of Stories | | | | STING STRUCTURES ONET - |
| | 7 | Building Coverage (% Building on the Lot) | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICA | NT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS |
| X | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate |
| NC | | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate |
| C | 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 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate |
| ATFRIA | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate |
| MAJ | | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate |
| Ŕ | | Doors and Windows | | | | Appropriate Inappropriate |
| DFSIQN | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 23 | Window Casing/ Trim | | | | |
| | 24 | Window Shutters / Hardware | | | | |
| C N D | | Awnings | | | | |
| | 26 27 | Doors Porches and Balconies | | | | |
| BIII | | | | | | |
| | 28 | Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings | | | | |
| | 29 | | | | | |
| | 30 | Lighting (i.e. wall, post) | | | | |
| | 31 | Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) | | | | |
| | 32 33 | Decks | | | | |
| | 33 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | |
| | | Fence / Walls (i.e. materials, type) | | | | |
| Z | 35 36 | Grading (i.e. ground floor height, street edge) | | | | |
| DESIGN | 30 | Landscaping (i.e. gardens, planters, street trees) | | | | |
| Ż | 37 | Driveways (i.e. location, material, screening) | | | | |
| SITF | 30 | Parking (i.e. location, access, visibility) | | | | Appropriate 		Inappropriate |
| 1 | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | □ Appropriate □ Inappropriate |

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 🗆 Yes 🗆 No 🗆 Yes 🗆 No

5. Complement and enhance the architectural and historic character:

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:

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

🗆 Yes 🗆 No

🗆 Yes 🗆 No 🗆 Yes 🗆 No

Project Address: Permit Requested: **Meeting Type:**

140-152 COURT STREET **CERTIFICATE OF APPROVAL WORK SESSION #D**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
 Land Use: <u>Public Housing / Commercial / Parking Lot</u>
- Land Area: 68,850 SF +/-
- Estimated Age of Structure: <u>c.1795 /1960 / 1970</u> Building Style: <u>Federal/ Modern/ Modern</u> Number of Stories: <u>2.5 / 6 /5</u>

- Historical Significance: <u>Contributing / Non-Contributing / Intrusive</u>
- Public View of Proposed Work: View from Court Streets
- Unique Features: Public Housing Complex
- Neighborhood Association: Downtown
- B. Proposed Work: To demolish the addition & replace with a mixed-use 5 story building

C. Other Permits Required:

Planning Board City Council Board of Adjustment

Demolition

D. Lot Location:

- Terminal Vista
 - Gateway
- Mid-Block
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- structures with shallow front yard setbacks and small landscaped side yards.
- J. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- parking and possible mixed-use elements.
- Preserve the historic Gideon Beck House (c.1795) and demolish the later additions.
- Provide underground parking.
- NEEDED VARIANCES FOR THE PROJECT.

Note that it will be important to get the proposed building into the City's 3D massing model in order to assess the scale, massing and volume issues relating to the proposed building.

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

Aerial Image, Street View and Zoning Map:





Zonina Map

• The property is located along Court Street. It is surrounded with many 2.5 - 6 story historic and non-historic

Replace the 1960s rear addition to 140 Court Street to construct a new affordable housing structure with

NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPHONE UNTIL THE JUNE MEETING IN ORDER TO OBTAIN THE

Aerial and Street View Image



| | INFO/ EVALUATION CRITERIA | SUBJECT PROF | PERTY | NEIG | SHBORHOOD CONTEXT | |
|----------------------|---|--------------------|---------------------------|-----------------------------------|--|---------------|
| | Project Information | Existing | Proposed vilding (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | < |
| | GENERAL BUILDING INFORMATION | (ESTIMATED FROM TH | HE TAX MAPS & ASS | ESSOR'S INFO) | | |
| 1 | Gross Floor Area (SF) | | | | | ~ ~ < |
| 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| 3 | Building Height / Street-Width Ratio | | | MAJOR PROJE | CT CT | |
| 4 | Building Height – Zoning (Feet) | | | | | L S |
| 5 | Building Height – Street Wall / Cornice (Feet) Number of Stories | – REPLACE THE | RFAR ADD | ITION WITH A 5 STOR | Y MIXED-USE BUILDING ONLY - | ≥ |
| 6 | Building Coverage (% Building on the Lot) | | | | | N FOR |
| | PROJECT REVIEW ELEMENT | APPLICANT'S COMM | MENTS | HDC SUGGESTIONS | S APPROPRIATENESS | |
| 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 8 9 10 | Placement (i.e. setbacks, alignment) | | | | □ Appropriate □ Inappropriate | _ ا ا ز |
| ZO 10 | Massing (i.e. modules, banding, stepbacks) | | | | □ Appropriate □ Inappropriate | |
| Ŭ 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 | — ш 2 |
| 18 19 19 20 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 4 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | ERT |
| × | Doors and Windows | | | | 🗆 Appropriate 🗆 Inappropriate | - `~ ? |
| 22 23 23 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 23 | Window Casing/ Trim | | | | Appropriate Inappropriate | Ш |
| 24 | Window Shutters / Hardware Awnings | | | | Appropriate Inappropriate | P |
| 25 | Doors | | | | Appropriate Inappropriate | - n a |
| 20 | Porches and Balconies | | | | □ Appropriate □ Inappropriate □ 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 | | | | | |
| 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | □ Appropriate □ Inappropriate | E.G. Fig. 1 |
| 35 | Fence / Walls (i.e. materials, type) | | | | □ Appropriate □ Inappropriate | 1 |
| ND 36 SE 37 29 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | and the |
| ш 30 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | 1 St. 20- |
| 5 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate | ATTA |
| 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | ose and Intent: | | | | | |
| | eserve the integrity of the District: | 🗆 Yes 🗆 No | | tain the special character of the | | |
| | ssessment of the Historical Significance: | 🗆 Yes 🗆 No | | plement and enhance the archi | | |
| 3. Co | onservation and enhancement of property value | s: 🗆 Yes 🗆 No | 6. Prom | ote the education, pleasure and | d welfare of the District to the city residents and vis | itors: |
| Review | v Criteria / Findings of Fact: | | | | | |
| | | | s 🗆 No 🛛 3. Relat | | | |



Project Evaluation Form: Permit Requested: **Meeting Type:**

159 MIDDLE STREET CERTIFICATE OF APPROVAL WORK SESSION #E

A. Property Information - General: **Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: <u>Commercial Use</u> Land Area: <u>13,000 SF +/-</u>
- Estimated Age of Structure: c.1812
- Building Style: <u>Federal</u> Number of Stories: <u>3</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Middle Street</u>
- Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u>
- **B.** Proposed Work: To install a new HVAC unit in the rear of the building.

C. Other Permits Required:

Board of Adjustment Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

- Terminal Vista
- Gateway
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

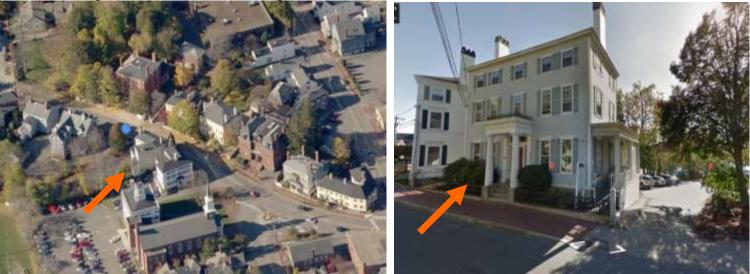
I. Neighborhood Context:

2.5-3 story contributing structures.

J. Staff Comments and Suggestions for Consideration:

- structure and add a three story structure at the rear of the property.
- Constriction & Additions (10)

K. Aerial Image, Street View and Zoning Map:

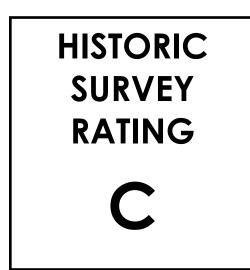


Zoning Map

• This contributing structure is located along Middle Street and is surrounded with many other wood

• The applicant proposes to construct an addition along the rear of the existing 3 story federal

Design Guideline Reference: Guidelines for Exterior Woodwork (05), Windows and Doors (08), Site Elements and Streetscapes (09) and Small Scale New





| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIC | GHBORHOOD CONTEXT | | |
|---|----------|--|----------------------|----------------------------|----------------------------------|-------------------------------------|--|--|
| | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| ŀ | 110. | GENERAL BUILDING INFORMATION | (FSTIMAT | ED FROM THE TAX MAPS & AS | SESSOR'S INFO) | | | |
| Γ | 1 | Gross Floor Area (SF) | (| | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | N | | IECT | | |
| Ļ | 4 | Building Height – Zoning (Feet) | | MODERATE PROJECT | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | - REAR AITERA | TIONS AND NEW REA | AR BUILDING ONLY – | | |
| - | 6 | Number of Stories | | | | | | |
| + | 7 | Building Coverage (% Building on the Lot) | | | - | | | |
| + | | PROJECT REVIEW ELEMENT | HDC (| COMMENTS | HDC SUGGESTION | | | |
| | 8 | Scale (i.e. height, volume, coverage) | | | | Appropriate Inappropriate | | |
| ŀ | 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate Inappropriate | | |
| , | 10 | Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate | | |
| + | 11 | | | | | Appropriate Inappropriate | | |
| ┢ | 12 | Roofs Style and Slope | | | | Appropriate Inappropriate | | |
| - | 13 | · · | | | | Appropriate Inappropriate | | |
| - | 14 15 | Roof Projections (i.e. chimneys, vents, dormers) Roof Materials | | | | Appropriate Inappropriate | | |
| ŀ | 16 | Cornice Line | | | | Appropriate Inappropriate | | |
| - | 17 | Eaves, Gutters and Downspouts | | | | Appropriate | | |
| | 18 | Walls | | | | Appropriate Inappropriate | | |
| | 19 | Siding / Material | | | | | | |
| | 20 | Projections (i.e. bays, balconies) | | | | Appropriate | | |
| | 20 | Doors and windows | | | | Appropriate Inappropriate | | |
| | 22 | Window Openings and Proportions | | | | Appropriate Inappropriate | | |
| | 23 | Window Casing/ Trim | | | | Appropriate Inappropriate | | |
| | 24 | Window Shutters / Hardware | | | | Appropriate Inappropriate | | |
| | 25 | Awnings | | | | Appropriate Inappropriate | | |
| | 26 | 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 | | |
| | 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 | | |
| | 39 | Parking (i.e. location, access, visibility) | | | | □ Appropriate □ Inappropriate | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | □ Appropriate □ Inappropriate | | |

Preserve the integrity of the District:
 Assessment of the Historical Significance:

 \Box Yes \Box No \Box Yes \Box No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

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:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

| | 🗆 Yes 🗆 No |
|------|------------|
| tion | |

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| 🗆 Yes 🗆 | No |

Project Address: Permit Requested: **Meeting Type:**

206 COURT STREET CERTIFICATE OF APPROVAL WORK SESSION #F

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- 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 two-story rear addition and renovate the building.

Planning Board

C. Other Permits Required:

Board of Adjustment

City Council

D. Lot Location:

- Terminal Vista
 - Gateway
- Mid-Block

Demolition

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

- J. Neighborhood Context:
- J. Staff Comments and/ or Suggestions for Consideration:

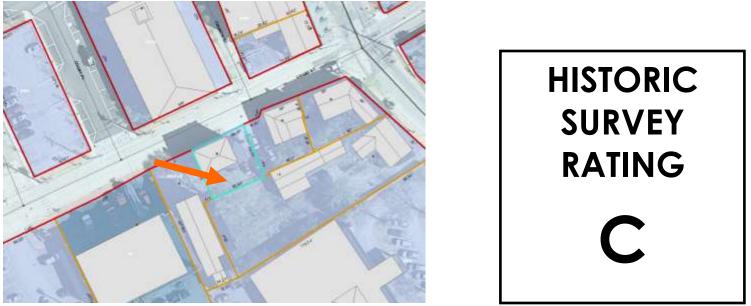
This application proposes to:

- Renovate the existing historic building
- Add a 2-story addition to the side and rear of the historic structure..
- NOTE THAT THE APPLICANT HAS REQUESTED A STIE WALK IN ADVANCE OF THE MEETING.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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.

Aerial and Street View Image

| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIGH | IBORHOOD CONTEXT |
|-----------|--------|--|----------------------|----------------------------|----------------------------------|-------------------------------------|
| | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | | GENERAL BUILDING INFORMATION | (ESTIMAT | ED FROM THE TAX MAPS & AS | SESSOR'S INFO) | |
| | 1 | Gross Floor Area (SF) | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | Building Height / Street-Width Ratio | | Λ | NODERATE PROJI | -CT |
| | 4 | Building Height – Zoning (Feet) | | / | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | - IN | ISTALL A TWO-ST | ORY REAR ADDITION | & RENOVATIONS ONLY – |
| | 0 7 | Number of Stories Building Coverage (% Building on the Lot) | | | | |
| | / | PROJECT REVIEW ELEMENT | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICAN | T'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS |
| ⋝ | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropria |
| CONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | 🗌 Appropriate 🗆 Inappropri |
| õ | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropri |
| 5 | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropri |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropri |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropri |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropri |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropri |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropr |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropr |
| 2 | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropr |
| MATERIALS | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropri |
| Ā | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropr |
| ≤ | 21 | Doors and Windows | | | | 🗆 Appropriate 🗆 Inappropri |
| Ž | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropr |
| DESIGN | 23 | Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropr |
| Ш́О | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropri |
| D | 25 | Awnings | | | | 🗆 Appropriate 🗆 Inappropr |
| | 26 | Doors | | | | 🗆 Appropriate 🗆 Inappropr |
| | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropr |
| D | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropr |
| | 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappropr |
| | 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropr |
| | 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropr |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropri |
| | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropri |
| | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropri |
| z | 35 | Fence / Walls (i.e. materials, type) | | | | 🗌 Appropriate 🗆 Inappropri |
| DESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropri |
| С Ш | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗌 Appropriate 🗆 Inappropri |
| SITE | 38 | Driveways (i.e. location, material, screening) | | | | 🗌 Appropriate 🗆 Inappropri |
| S | | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inapproprie |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropri |

1. Preserve the integrity of the District:

🗆 Yes 🗆 No

2. Assessment of the Historical Significance:

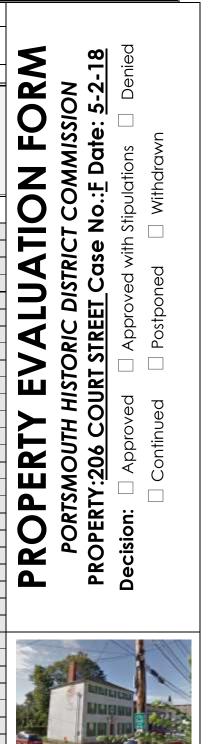
🗆 Yes 🗆 No

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values: 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:



6. Promote the education, pleasure and welfare of the District to the city residents and visitors:



Project Address: Permit Requested: Meeting Type:

206 NORTHWEST STREET CERTIFICATE OF APPROVAL WORK SESSION #G

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 10,455 SF +/-
- Estimated Age of Structure: c.1850

- Building Style: <u>Greek Revival</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Northwest Street</u>
- Unique Features: <u>Abuts Rt. 1 Bypass</u>
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To construct a two-car garage.

C. Other Permits Required:

Board of Adjustment

City Council Planning Board

- D. Lot Location:
 - Terminal Vista
- Gateway
- Mid-Block
- Rearlot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

Principal

- Accessory
- Demolition

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 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)

Neighborhood Context: Ι.

- sided structures with shallow setbacks and small side or rear garden areas.
- Staff Comments and/ or Suggestions for Consideration: J. The Application is proposing to:
 - Construct a detached two-car garage.

Aerial Image, Street View and Zoning Map: K.





Zoning Map

• The building is located along Northwest Street. It is surrounded with many 1.5-2.5 story wood-

Aerial and Street View Image

| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NE | IGHBORHOOD CONTEXT | | | | | |
|----------|---------------|---|----------------------|----------------------------|----------------------------------|---|--|--|--|--|--|
| | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | | | |
| | | GENERAL BUILDING INFORMATION | (ESTIMAT | ED FROM THE TAX MAPS & AS | SESSOR'S INFO) | | | | | | |
| | 1 | Gross Floor Area (SF) | | | ¥ | | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | MODERATE PROJECT | | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | - AI | DD TWO-CAR GARA | GEONLY - | | | | | |
| | <u>6</u> 7 | Number of Stories | | 7 (1 | | | | | | | |
| | / | Building Coverage (% Building on the Lot) | | | | | | | | | |
| - | 0 | PROJECT REVIEW ELEMENT | HDC C | COMMENTS | HDC SUGGESTIO | | | | | | |
| <u> </u> | 8 9 | Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) | | | | | | | | | |
| _ | 9 10 | Massing (i.e. modules, banding, stepbacks) | | | | | | | | | |
| | 10 | Architectural Style (i.e. traditional – modern) | | | | Appropriate 	Inappropriate | | | | | |
| | 12 | Roofs | | | | Appropriate Inappropriate Appropriate Inappropriate | | | | | |
| | 13 | Style and Slope | | | | Appropriate Inappropriate Appropriate Inappropriate | | | | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | Appropriate Inappropriate | | | | | |
| | 15 | Roof Materials | | | | Appropriate Inappropriate | | | | | |
| | 16 | Cornice Line | | | | Appropriate Inappropriate | | | | | |
| 1 | | Eaves, Gutters and Downspouts | | | | Appropriate Inappropriate | | | | | |
| 1 | | Walls | | | | | | | | | |
| 19 | | Siding / Material | | | | | | | | | |
| 20 | | Projections (i.e. bays, balconies) | | | | □ Appropriate □ Inappropriate | | | | | |
| 21 | | Doors and windows | | | | □ Appropriate □ Inappropriate | | | | | |
| 22 | | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| 23 | | Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| 2 | 4 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| 25 | | Awnings | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| 26 | | 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 | | | | | |
| 3 | | 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 | | | | | |
| | 5 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | | | | | |
| 3 | | Grading (i.e. ground floor height, street edge) | | | | | | | | | |
| 3 | | Landscaping (i.e. gardens, planters, street trees) | | | | Appropriate Inappropriate | | | | | |
| 3 | | Driveways (i.e. location, material, screening) | | | | Appropriate Inappropriate | | | | | |
| 39 40 | | Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses) | | | | Appropriate 	Inappropriate | | | | | |

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

3. Conservation and enhancement of property values: 🗆 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:

2. Compatibility of design with surrounding properties:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

Project Evaluation Form: **Permit Requested: Meeting Type:**

76 CONGRESS STREET CERTIFICATE OF APPROVAL WORK SESSION #H

A. Property Information - General: **Existing Conditions:**

- Zoning District: <u>CD5</u>
- Land Use: <u>Commercial</u> Land Area: <u>1,540 SF +/-</u>
- Estimated Age of Structure: c.1920
- Building Style: <u>Commercial</u> Number of Stories: <u>2</u>

- Historical Significance: <u>Non-Contributing</u> Public View of Proposed Work: <u>View from Congress Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To modify the storefront.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

Terminal Vista

Gateway

□ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive ☑ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

setback from the street edge.

J. Staff Comments and Suggestions for Consideration:

• The applicant proposes to modify the storefront.

Design Guideline Reference: Guidelines for Roofing (04), & Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This 2 story brick structure is located on Congress Street and is surrounded with many contributing and focal structures. The neighborhood is predominantly 2-4 story brick structures with no

| | | INFO/ EVALUATION CRITERIA | INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT | | | | | |
|--------|----------------------|---|---|----------------------------|----------------------------------|-------------------------------------|--|--|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| | No. | | - | | | | | |
| | | GENERAL BUILDING INFORMATION | (ESTIMAT | ED FROM THE TAX MAPS & AS | SESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| STAFF | 2 | Building Height / Street-Width Ratio | | • | | ¬⊤ | | |
| | 4 | Building Height – Zoning (Feet) | | Λ | NODERATE PROJEC | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | |
| | 6 | Number of Stories | | - 1 | MODIFY STOREFRONT O | NLY — | | |
| | 7 | Building Coverage (% Building on the Lot) | | | - | | | |
| | | PROJECT REVIEW ELEMENT | HDC (| COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | |
| - | ¥ 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 8 9 10 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | <u>o</u> 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 | | |
| | 2 17 | Eaves, Gutters and Downspouts | | | | Appropriate Inappropriate | | |
| 1 | | Walls | | | | Appropriate Inappropriate | | |
| TERIA | 19 | Siding / Material | | | | Appropriate Inappropriate | | |
| | 20 21 | Projections (i.e. bays, balconies) Doors and windows | | | | Appropriate Inappropriate | | |
| 8 | 21 | Doors and windows Window Openings and Proportions | | | | Appropriate Inappropriate | | |
| 2 U | 22 23 | Window Openings and Proportions Window Casing/ Trim | | | | | | |
| DESI | | Window Casing/ Initia Window Shutters / Hardware | | | | Appropriate | | |
| | ວ <u>24</u> ປີ 25 | Awnings | | | | Appropriate Inappropriate | | |
| | 23 26 | Doors | | | | Appropriate Inappropriate | | |
| | | | | | | Appropriate Inappropriate | | |
| | 27 | 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 | | |
| | U 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | <u>සි 37</u> | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | <u>변 38</u> | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 5 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | | |

3. Conservation and enhancement of property values:

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:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

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

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

🗆 Yes 🗆 No

Project Evaluation Form: **Permit Requested: Meeting Type:**

42 HUNKING STREET CERTIFICATE OF APPROVAL WORK SESSION #I

A. Property Information - General: **Existing Conditions:**

- Zoning District: <u>GRB</u>
 Land Use: <u>Residential</u>
 Land Area: <u>2,019 SF +/-</u>
- Estimated Age of Structure: c.1870
- Building Style: <u>Vernacular</u> Number of Stories: <u>2</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Hunking Street</u>
- Unique Features: <u>NA</u> Neighborhood Association: <u>South End</u>
- B. Proposed Work: To add a rear addition.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

Terminal Vista

Gateway

□ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

to no setback from the street edge.

J. Staff Comments and Suggestions for Consideration:

• The applicant proposes to add a single story rear addition (bedroom).

Design Guideline Reference: Guidelines for Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

• This 2 story contributing wood structure is located on Hunking Street and is surrounded with many contributing structures. The neighborhood is predominantly 2-2 ½ story brick structures with little

| INFO/ EVALUATION CRITERIA Project Information | | I PROPERTY | | GHBORHOOD CONTEXT | | | |
|--|--------------------------|----------------------------|---|-------------------------------------|--|--|--|
| | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | |
| GENERAL BUILDING INFORMATION | (ESTIMATED | FROM THE TAX MAPS & AS | SESSOR'S INFO) | | | | |
| ss Floor Area (SF) | | | | | | | |
| r Area Ratio (GFA/ Lot Area) | _ | | | | | | |
| ding Height / Street-Width Ratio | | MINOR PROJECT | | | | | |
| ding Height – Zoning (Feet) | | | | | | | |
| ding Height – Street Wall / Cornice (Feet) | | – ADD REAR ADDITION ONLY – | | | | | |
| ding Coverage (% Building on the Lot) | | | | | | | |
| PROJECT REVIEW ELEMENT | HDC CC | MMENTS | HDC SUGGESTION | S APPROPRIATENESS | | | |
| e (i.e. height, volume, coverage) | | | | Appropriate Inappropriate | | | |
| ement (i.e. setbacks, alignment) | | | | | | | |
| sing (i.e. modules, banding, stepbacks) | | | | | | | |
| nitectural Style (i.e. traditional – modern) | | | | | | | |
| řs | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| e and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| f Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| f Materials | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| nice Line | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| es, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| s | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| ng / Material | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| ections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| rs and windows | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| dow Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| dow Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| dow Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| ings | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| rs | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| thes and Balconies | | | | 🗌 Appropriate 🗆 Inappropriate | | | |
| ections (i.e. porch, portico, canopy) | | | | Appropriate Inappropriate | | | |
| dings/ Steps / Stoop / Railings | | | | Appropriate Inappropriate | | | |
| ting (i.e. wall, post) | | | | Appropriate Inappropriate | | | |
| s (i.e. projecting, wall) | | | | | | | |
| hanicals (i.e. HVAC, generators) | | | | Appropriate Inappropriate | | | |
| ks | | | | | | | |
| ages (i.e. doors, placement) ce / Walls (i.e. materials, type) | | | | | | | |
| | | | | | | | |
| ding (i.e. ground floor height, street edge) dscaping (i.e. gardens, planters, street trees) | | | | | | | |
| eways (i.e. location, material, screening) | | | | | | | |
| (i.e. location, access, visibility) | | | | Appropriate | | | |
| essory Buildings (i.e. sheds, greenhouses) | | | | Appropriate Inappropriate | | | |
| | <u> </u> | | | | | | |
| <u>d Intent:</u> | | , . | | | | | |
| e the integrity of the District: nent of the Historical Significance: | □ Yes □ No □ Yes □ No | | ntain the special character of the nplement and enhance the arch | | | | |

| I. | Review | Criteria / | / Findinas | of Fact: |
|----|--------|------------|------------|----------|
| | | | | |

1. Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 🛛 3. Relation to historic and architectural value of existing structure: 🗆 Yes 🗆 No

| 🗆 Yes 🗆 | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

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