Staff Report – October 2nd, 2019

October 2nd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 333 New Caste Ave. (LUHD-52) Recommend Approval
 - 199 Middle Street (LUHD-58)
 - 566 Islington Street (LU-19-207) Recommend Approval
 - 39 New Castle Ave. (LUHD-54) Recommend Approval
 - 206 Court Street (LUHD-55)
 - 80 Hanover Street (LUHD-61)
 - 7. 15 Pleasant Street (LUHD-56)
 - 8. 125 South Street (LUHD-57)
 - 9. 63 Congress Street (LUHD-59)
 - 10. 366 Islington Street (LUHD-60)
 - 11. 99 Gates Street (LUHD-63)
 - 12. 56 Middle Street (LUHD-65)

- Recommend Approval

- Recommend Approval
- Recommend Approval
- Recommend Approval
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- Recommend Approval
- Recommend Approval
- Recommend Approval
- TBD

PUBLIC HEARINGS - OLD BUSINESS:

- A. 137 Northwest St. (Minor porch removal & new deck)
- B. 15 Mt. Vernon St. (Minor extend roofline & add dormers)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 57 Mt. Vernon Street (Minor front deck & rear addition)
- 2. 129 Daniel Street (Mod. Windows, doors & rear addition)

- 3. 202 Court Street (Major 3 unit rehabilitation project)
- 4. 55 Lafayette Rd. (Minor new single family home with garage)
- 5. 179 Pleasant Street (Moderate rear additions)

WORK SESSIONS – OLD BUSINESS:

- A. Daniel Street (Major 3.5 story commercial building)
- B. 14 Mechanic Street (Minor reconstruction & addition)



Project Address: 137 NORTHWEST STREET **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #A**

Α.	Pro	perty	Information	-	General:
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- Zoning District: <u>GRA</u> Land Use: <u>Single Family</u>
- Land Area: 23,700 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Queen Anne Number of Stories: 2.5

- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Northwest Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

<u>B.</u>	. Proposed Work: To replace the sic	<u>de porch with an op</u>	oen deck
<u>C.</u>	. Other Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
<u>D.</u>	. Lot Location:		
	Terminal Vista	☐ Gateway	☑ Mid-Block
	\Box Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	lished / Constructed:	<u>.</u>
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oxedsymbol{arDelta}$ Sensiti	ve \square Low Sensitivity	☐ "Back-of-House"
<u>G</u> .	. Design Approach (for Major Projects	<u>):</u>	
	\Box Literal Replication (i.e. 6-16 C	ongress, Jardinière Building	g, 10 Pleasant Street)
	$\hfill\Box$ Invention within a Style (i.e.,	Porter Street Townhouses	, 100 Market Street)
	Abstract Reference (i.e. Port	walk, 51 Islington, 55 Cong	gress Street)
	\Box Intentional Opposition (i.e. \hbar	McIntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	. Project Type:		
	\square Consent Agenda (i.e. very s	small alterations, add	itions 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 alterations, additions or expansions)

I. Neighborhood Context:

• This contributing building is located along Northwest Street adjacent the Route 1 Bypass. The property is surrounded with many historically-significant structures. The structures in this neighborhood have shallow setbacks along the street and wide side yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Demolish the side porch and replace it with an open deck.
- The footprint of the deck is not being increased.
- NOTE THAT THE APPLICANT IS SEEKING A POSTPONEMENT OF THIS APPLICATION. CONSIDERATION SHOULD BE GIVEN TO WITHDRAWING THIS APPLICATION AS ITS BEEN 5 MONTHS SINCE THE LAST WORK SESSION/ PUBLIC HEARING.

Design Guideline Reference - Guidelines for Exterior Woodwork (05).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



HISTORIC

SURVEY

RATING

Zoning Map

137 NORTHWEST STREET - PUBLIC HEARING #A (MINOR) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY Surrounding Structures (Average) e:<u>10-2-19</u> **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Date Building Height – Zoning (Feet) Withdrawn - REPLACE SIDE PORCH WITH DECK ONLY -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories No.:A 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT **APPROPRIATENESS APPLICANT'S COMMENTS** HDC SUGGESTIONS 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate Ĭ DISTRICT Placement (i.e. setbacks, alignment...) 9 □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate Postponed **Architectural Style** (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC ☐ Appropriate ☐ Inappropriate 4 NORTHWEST **Roof Materials** □ Appropriate □ Inappropriate 15 **У**Ш 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate 18 Walls COMMISSION □ Appropriate □ Inappropriate Approved Continued Number and Material 19 □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim ☐ Appropriate ☐ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate <u>_</u> **PROPERTY** 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate Ž Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate **Lighting** (i.e. wall, post...) ☐ Appropriate ☐ Inappropriate HISTORIC Signs (i.e. projecting, wall... □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 □ Appropriate □ Inappropriate 34 Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) ☐ Appropriate ☐ Inappropriate Parking (i.e. location, access, visibility...) □ Appropriate □ Inappropriate **Accessory Buildings** (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Project Evaluation Form: **15 MOUNT VERNON STREET** Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #B**

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: 3,920SF +/Estimated Age of Structure: c.1790 (relocated to the site)
 Building Style: Cape

- Historical Significance: <u>Contributing Structure</u>
 Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: Relocated from another lot in the 1950s

 Neighborhood Association: Se 	<u>outh End</u>	
B. Proposed Work: To add a dormer	and second story o	ver the garage.
C. Other Permits Required:		
Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>:</u>
✓ Principal	Accessory	☐ Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
lacksquare Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions
☐ Major Project (i.e. very lar	ge alterations, additic	ons or expansions)

I. Neighborhood Context:

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. <u>Background, Comments & Suggested Actions:</u>

- The Applicant is seeking to:
 - i. Increase the height of the existing garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on the rear elevation.
 - iv. The garage door will be replaced
- Note that this application received a variance at the BOA meeting on 7-16-19.

Design Guideline Reference: Guidelines for Roofing (04) and Windows & **Doors** (08)

K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

			15 MOUNT \	/ERNON STREET	- PUBLIC HEARING #F	3 (MINOR)			
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	SHBORHOOD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	2-19 enied		
	NI.	GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & A	SSESSOR'S INFO)		< -		
STAFF	1	Gross Floor Area (SF)	(ESTIMATI	ED I KOM IIIE IAA MAI 3 & A	3323336 K 3 HH O)				
₹	2	Floor Area Ratio (GFA/ Lot Area)					FOR MISSION Date: 10-		
ST	3	Building Height / Street-Width Ratio			AAINIOD DDO IE	○ T	MISSI ate:		
••	4	Building Height / Street-Width Ratio Building Height – Zoning (Feet) MINOR PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)	ADE	- ADD A SECOND STORY OVER GARAGE & ADD REAR DORMER ONLY -					
	6	Number of Stories	– ADD	A SECOND SIC	OKT OVER GARAGE &	ADD REAR DORMER ONLY -	→ > ○ ♀		
	7	Building Coverage (% Building on the Lot)			-				
		PROJECT REVIEW ELEMENT	HDC (COMMENTS	HDC SUGGESTION	S APPROPRIATENESS	ON TOWAR		
Ι.	- 8	Scale (i.e. height, volume, coverage)	11000	SOMMENTS	1100 30002311011	□ Appropriate □ Inappropriate			
7	<u> </u>	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	\dashv \vdash $:$ $:$ $:$		
	10					□ Appropriate □ Inappropriate	RIC:		
6		Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate			
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	13					□ Appropriate □ Inappropriate			
MEMBERS	14	· · · · · · · · · · · · · · · · · · ·			<u> </u>	□ Appropriate □ Inappropriate	EVAL ISTORIC VERNON		
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2	16	Cornice Line				□ Appropriate □ Inappropriate			
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	ISTO LERING		
	3 18	·				□ Appropriate □ Inappropriate			
<u> </u>	19	Number and Material							
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate			
	ւ —	Doors and windows				□ Appropriate □ Inappropriate	→ - 5 ¥ 5		
	ž 21 ž 22	Window Openings and Proportions				□ Appropriate □ Inappropriate	\dashv $m{\alpha}$ $\vec{\alpha}$ $\vec{\gamma}$		
5 7	<u> </u>	Window Openings and Proportions Window Casing/ Trim				□ Appropriate □ Inappropriate			
) 2	23 24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inappropriate			
- 2	3 24					□ Appropriate □ Inappropriate	○ PE RETY: 15		
ַ <u> </u>	25	Storm Windows / Screens / Awnings				□ Appropriate □ Inappropriate			
	26	Doors Porches and Balconies				□ Appropriate □ Inappropriate			
	27					□ Appropriate □ Inappropriate			
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)	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate			
2	30					□ Appropriate □ Inappropriate	 		
2	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate			
	32	Mechanicals (i.e. HVAC, generators)	<u> </u>			□ Appropriate □ Inappropriate			
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<u> </u>	34		 			☐ Appropriate ☐ Inappropriate			
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H		, ,				□ Appropriate □ Inappropriate	C Marie		
	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	0 110		
Н.	1. P	ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance:	☐ Yes ☐ 1 ☐ Yes ☐ 1		intain the special character of the mplement and enhance the arch		□ Yes □ 1 □ Yes □ 1		
ı.	3. C Revi e	conservation and enhancement of property vale ew Criteria / Findings of Fact:	lues: 🗆 Yes 🗆 N	No 6. Proi	mote the education, pleasure and	d welfare of the District to the city residents and vi			
		consistent with special and defining character compatibility of design with surrounding propertions.	.		ation to historic and architectural mpatibility of innovative technolog				

A. Property Information - General:

Project Evaluation Form: <u>57 MOUNT VERNON STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #1</u>

Existing Conditions:		
 Zoning District: General Resident 	<u>ential District B (GRE</u>	<u>3)</u>
 Land Use: <u>Single-Family</u> Land Area: 3,485F +/- 		
 Estimated Age of Structure: c. 	.1930	
 Building Style: Vernacular 		
 Historical Significance: Contrib Public View of Proposed Work 	<u>outing Structure</u> :: View from Mt Ve	rnon Street
 Unique Features: NA 	. <u>view iioiii iwii. ve</u>	<u> </u>
 Neighborhood Association: Selection 	<u>outh End</u>	
B. Proposed Work: To add a deck a	<u>nd 2 story rear addi</u>	tion and deck.
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
\square Intersection / Corner Lot	Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>d:</u>
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive \square Low Sensitivit	y 🗌 "Back-of-House'
G. Design Approach (for Major Project	rs):	
☑Literal Replication (i.e. 6-16 (Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:		
☐ Consent Agenda (i.e. 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 alterations, additions or expansions)

J. Neighborhood Context:

• The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. <u>Background, Comments & Suggested Actions:</u>

- The Applicant is seeking to:
 - i. Add a front deck
 - ii. Add a new two-story rear addition (with contemporary windows and details)

Note – the Applicant has revised the elevations to reflect a traditional design that is consistent with the existing structure.

• Design Guideline Reference: Guidelines for Exterior Woodwork (05) and Windows & Doors (08)

K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

	57	MOUNT VE	<u> KNON STREET – F</u>	PUBLIC HEARING	#1 (MODERA	(IE)	
	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	DD CONTEXT	
N	o. 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)			
	Gross Floor Area (SF)						<u> </u>
	2 Floor Area Ratio (GFA/ Lot Area)						
;	Building Height / Street-Width Ratio		A	MODERATE P	PO IFCT		
				NODLKAILI	KOJLCI		
	Building Height – Street Wall / Cornice (Feet)		- CONSTRUCT FE	RONT DECK AND	2 STORY ADI		
	Number of Stories		- CONSTRUCT IN	CIVI DECK AND	Z SIOKI ADI	MINON ONLI –	
	7 Building Coverage (% Building on the Lot)			<u> </u>			₽ ⋝
	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	
<u> </u>	(0					□ Appropriate □ Inappropriate	
	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	 -
6 <u>1</u>	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
ال	1 Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
1	2 Roofs					□ Appropriate □ Inappropriate	
1	3 Style and Slope					□ Appropriate □ Inappropriate]
1	4 Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
1	5 Roof Materials					□ Appropriate □ Inappropriate	
1	6 Cornice Line					□ Appropriate □ Inappropriate	_ >
1						□ Appropriate □ Inappropriate	☐ ú
	8 Walls					□ Appropriate □ Inappropriate	
1 TERIA						□ Appropriate □ Inappropriate	_ >
2	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
2						□ Appropriate □ Inappropriate	_ ଢ
2	2 Window Openings and Proportions					□ Appropriate □ Inappropriate	
2						□ Appropriate □ Inappropriate	┰
	4 Window Shutters / Hardware					□ Appropriate □ Inappropriate	
5 2	5 Storm Windows / Screens / Awnings					□ Appropriate □ Inappropriate	
2	6 Doors					□ Appropriate □ Inappropriate	
2	7 Porches and Balconies					□ Appropriate □ Inappropriate	□
2	8 Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
2	9 Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	
3	O Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate]
3	1 Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
3	2 Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
3	3 Decks					□ Appropriate □ Inappropriate	
3	4 Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	Bar
3	5 Fence / Walls / Screenwalls (i.e. materials, type)					□ Appropriate □ Inappropriate	40
z —	6 Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
3						□ Appropriate □ Inappropriate	
3	8 Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	A 100 TO
SITE						□ Appropriate □ Inappropriate	
4	O Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	-
	pose and Intent:					, , , , , , , , , , , , , , , , , , ,	
	Preserve the integrity of the District:	□ Yes □	No 4. Mai	ntain the special characte	er of the District:		
	Assessment of the Historical Significance:			nplement and enhance th		historic character:	
	Conservation and enhancement of property value			•		ne District to the city residents and visi	itors:
. <u>Rev</u>	iew Criteria / Findings of Fact:			•		·	
	Consistent with special and defining character of sompatibility of design with surrounding properties			ation to historic and architenpatibility of innovative te			

Project Evaluation Form: 129 DANIEL STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2**

Α.	Proper	ly In	<u>format</u>	<u>ion -</u>	Genera	l:
F	-:!: <i>(</i>	~	d:1: <i>-</i>			

Existing Conditions:

- Zoning District: CD4
- Land Use: Residential Land Area: 1,915 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3</u>

- Historical Significance: <u>Focal</u>
 Public View of Proposed Work: <u>View from Chapel and Daniel Streets</u>
 Unique Features: <u>Built after the 1813 fire</u>

	 Neighborhood Association: <u>Do</u> 	<u>owntown</u>	
<u>B.</u>	Proposed Work: To add a rear ad	dition and replace	windows and roof shingles
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	\square Significant Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \square Low Sensitivity	√ □ "Back-of-House"
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	☑Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e.	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	agress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
<u>H.</u>	Project 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. sig	nificant additions, alt	erations or expansions)
	Maior Project (i.e. very larg	ae alterations, additio	ons or expansions)

I. Neighborhood Context:

• This contributing historic structure is located along the intersection of Daniel and Chapel Streets. This focal building was constructed after the 1813 fire and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. The buildings have no front- or side-yard setbacks and off-street parking is limited. The ground-floor use of this building is residential.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Replace the ground floor entryway doors and all windows (wood);
 - Replace the asphalt shingles with composite slate;
 - Add solid-wood operable shutters with pintels and dogs;
 - Replace newer brick sills with wood;
 - Install copper gutters and downspouts;
 - Add an alleyway addition for egress; and
 - Add termination vents to exterior walls.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05) and Windows & Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

				129 DANI	EL STREET – PUBL	IC HEARING #2 (MODERATE)			
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT		
		\1-	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	RX 0-2-19	
			GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)			7	
SIAFF		1	Gross Floor Area (SF)						10 S	
4	-	2	Floor Area Ratio (GFA/ Lot Area)	MODERATE PROJECT						
△	-	3 Building Height / Street-Width Ratio			N	NODERAIE PI	KOJECI		5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	_	4	Building Height – Zoning (Feet)	_ INICTA	II NEW HVAC	WINDOWS & DOC	DC AND DE	A D A DDITION ONLY	□ 	
		<u>5</u>	Building Height – Street Wall / Cornice (Feet) Number of Stories	- 11421A	LL NEW HVAC,		JK3 AND KE	AR ADDITION ONLY -	□ → ≦ ŏ	
		7	Building Coverage (% Building on the Lot)			-				
		<u>′</u>	PROJECT REVIEW ELEMENT	IIDC (COAAAENITC	UDC SUCC	ECTIONIC	ADDRODDIATENECS	ON IS DO	
<u> </u>	-	•		нис с	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS		
5	፤	9	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
	∓	10	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
		11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	⊣ ≺ ⊱ δ	
	_	12	Roofs					☐ Appropriate ☐ Inappropriate		
		13	Style and Slope					□ Appropriate □ Inappropriate		
	-	14	Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 		
	-	15	Roof Materials							
		16	Cornice Line					□ Appropriate □ Inappropriate	V V	
	-	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate		
٠		18	Walls					□ Appropriate □ Inappropriate		
	₹—	19	Siding / Material					□ Appropriate □ Inappropriate	⊢⊾ ₹Ī	
}	⊔ ——	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	→ ≒ ₹	
	> —	21	Doors and windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	- - 5 0	
•	<u>ح</u> ک	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	୷ ଜ ୁ ଚୁ	
2	5	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	□ ¥ 2	
1	<u>ā</u> − .	24	Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate		
6		25	Awnings					□ Appropriate □ Inappropriate		
	7	26	Doors					□ Appropriate □ Inappropriate	OPTS ORTS ERTY:	
=	3	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		
5	י ⊢	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate		
4	; וב	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate		
E	ш —	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate		
۱		39	Parking (i.e. location, access, visibility)						1	
	Pur 1. 2.	rpos Pre Ass	Parking (i.e. location, access, visibility) te and Intent: esserve the integrity of the District: tessment of the Historical Significance:	Yes 1 Yes 1	No 5. Cor	ntain the special characte	ne architectural and	☐ Appropriate ☐ Inappropriate d historic character:	☐ Yes ☐ Yes ☐ Yes ☐	
<u>l.</u>	Rev	<mark>riew</mark> Co	nservation and enhancement of property valuable Criteria / Findings of Fact: Insistent with special and defining character of mpatibility of design with surrounding properties	surrounding propert	ies: □Yes□No 3. Re	·	tectural value of exi	-	itors: □ Yes □ □ Yes □ Yes □ Yes	

Permit Requested: <u>CERTIFICATE OF APPROVAL</u>

Meeting Type: PUBLIC HEARING #3

A. Property Information - General:
 Existing Conditions: Zoning District: <u>CD4-L1</u> Land Use: <u>Commercial</u> Land Area: <u>5,036 SF +/-</u> Estimated Age of Structure: <u>c.1860</u> Building Style: <u>Greek</u> Number of Stories: <u>2.5</u> Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Court Street</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u>
B. Proposed Work: To adaptively reuse the structure as a 3-family structure.
C. Other Permits Required:

C. Other Permits Required:		
☑ Board of Adjustment ☑	1 Planning Board	☐ City Council
D. Lot Location:		
\square Terminal Vista \square	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot \Box	Rear Lot	
E. Existing Building to be Altered/ Demolish	ned:	
✓ Principal	Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive	☐ Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Projects):		
\Box Literal Replication (i.e. 6-16 Cong	gress, 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	lk, 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	ditions or expansions)
\square Minor Project (i.e. small alterat	ions, additions or e	expansions)
☑ Moderate Project (i.e. signific	cant additions, alte	erations or expansions)

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

Page 11 of 20

I. Neighborhood Context:

• This 2.5 story wood-sided structure is located on Court Street and is surrounded with many contributing and focal historic structures. The building was originally designed in a Greek Revival style and was A municipally-owned fire station. In the 1940s the structure was sold and reused as an auto service repair shop.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes to:

- Window replacement with Green Mountain wood windows;
- Add solar panels to the southern side of the roof;
- Replace aluminum siding with cedar wood siding;
- Replace the garage doors to match the abutting fire house;
- Add historic fire house signage above the new doors;
- Lighting will fixtures will be located over the doors;
- The brick façade wall will be replaced with wood;
- HVAC screens will use custom wood fencing; and
- A metal railing will be installed on the proposed third floor balcony.

NOTE THAT APPLICANT RECEIVED A VARIANCE FROM THE BOA ON 8-20-19. THE APPLICANT HAS BEEN REQUESTED TO INCLUDE ADDITIONAL INFORMATION ON THE PROPOSED WINDOWS, SHINGLES, SIGNAGE, SIDING & LIGHTING.

• <u>Design Guideline Reference</u>: Guidelines for Roofing (04), & Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

			202 COURT	STREET -	PUBLIC HEARING #	3 (MODERA	ATE)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY		NEIGHBO	ORHOOD CONTEXT	
		Project Information	Existing Building	Propose Building (+		es	Surrounding Structures (Average)	S -2-19
		GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
쁘	1	Gross Floor Area (SF)						Sion 2
STA	2	Floor Area Ratio (GFA/ Lot Area)						O S :
S	3	Building Height / Street-Width Ratio			MODERATE	PRO IFC	`T	
	4	Building Height – Zoning (Feet)			MODERAIL	INOSEC	<i>></i> 1	MIS:
	5	Building Height – Street Wall / Cornice (Feet)	_ _ \(\Delta \)	DD NFW	DORMER AND MIS	C FXTFRIO	R ELEMENTS ONLY –	_ Z ≥ 0
	6	Number of Stories	•	DD IILII	DOMMEN AND MIS	O. LATERIO	K ELEMENTO OTTE	ZŽ
	/	Building Coverage (% Building on the Lot)	UDC COL	AAAFAITC	-	IC CECTIONS	ADDRODDIATEMECC	
	•	PROJECT REVIEW ELEMENT	HDC COI	WENI2	HDC 2	<u>JGGESTIONS</u>	APPROPRIATENESS	ـــِ O ٽ 👸 ڀ
	8	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
Ä	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	AT TRIC:
8	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
<u> </u>	12	Roofs					□ Appropriate □ Inappropriate	
RS	13	Style and Slope					□ Appropriate □ Inappropriate	
MEMBERS	14	Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	
S	15	Roof Materials					□ Appropriate □ Inappropriate	EVA HISTORIC URT STREE
<u> </u>	16	Cornice Line					□ Appropriate □ Inappropriate	
≥	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	
Z \ ∑	18	Walls					□ Appropriate □ Inappropriate	─ Ⅲ 중 됨 ,
<u> </u>	19	Siding / Material					□ Appropriate □ Inappropriate	
るしゃ	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	
⋛∣≷	21	Doors and windows					□ Appropriate □ Inappropriate	
MMISSION SN & MATERIALS	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	ଅଧ୍ୟ ଳା
び iii	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	OPE ORTSM ERTY:20
<u> </u>	25	Awnings					□ Appropriate □ Inappropriate	
	26	Doors					□ Appropriate □ Inappropriate	
BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate	
≘ "	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
_	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	
ყ	30	Lighting (i.e. wall, post)					☐ Appropriate ☐ Inappropriate	
6	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
HISTORIC	33	Decks Garages (i.e. doors, placement)					□ Appropriate □ Inappropriate	CHAPTER A
	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	
Z	36	Grading (i.e. ground floor height, street edge)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	P 25 10 11
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	State Visited
ш	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
SIT	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	-0-0-
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	A Committee of the Comm
<u>н.</u>		ose and Intent:			<u>'</u>			1
	1. Pr	reserve the integrity of the District:	□ Yes □ No		4. Maintain the special cha			□ Yes □
		ssessment of the Historical Significance:	☐ Yes ☐ No		5. Complement and enhan	ce the architectu	ral and historic character:	□ Yes □
		onservation and enhancement of property value	es: 🗆 Yes 🗆 No		•		are of the District to the city residents and vis	sitors: \square Yes \square
<u>l. l</u>		w Criteria / Findings of Fact:						
		onsistent with special and defining character of						
	2. Co	ompatibility of design with surrounding properties	•	□ Yes □ No	4. Compatibility of innovative	e technologies w	ith surrounding properties: ☐ Yes ☐ No	

Project Address: 55 LAFAYETTE STREET Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: <u>Single-Family</u>
- Land Area: 6,251 SF +/-
- Estimated Age of Structure: vacant lot Building Style: NA Number of Stories: NA

- Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>Public view from Lafayette Road</u>
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work:	Io consti	<u>ruct new</u>	<u>home</u>	with g	arage.

C. Other	Permits Required:		
	\square Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Lo	<u>cation:</u>		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing	g Building to be Altered/ Dem	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Sensitiv	vity of Context:		
	☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity	y \square "Back-of-House
G. Desig	n 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. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\hfill\Box$ Intentional Opposition (i.e.	McIntyre Building, Citizen	s Bank, Coldwell Banker)
H. Projec	t Type:		
	☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☐ Minor Project (i.e. small alt	erations, additions or	expansions)

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

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

J. **Neighborhood Context:**

• This historically-significant neighborhood and vacant lot is located along Lafayette Road. The property is surrounded with many modern and historically significant structures (on the Hill). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Construct a new single family house on this newly-created, vacant lot.
- Note that while the house is traditionally design to fit within the middle street context, it proposes to use modern materials such as Azek trim, Matthew Brothers Vinyl-clad or Marvin Integrity fiberglass windows and HARDI-PLANK siding.

Design Guideline Reference – All Sections for New Residential Construction

Aerial Image, Street View and Zoning Map:









Zonina Map

55 LAFAYETTE ROAD - PUBLCI HEARING #4 (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 10-2-19 Surrounding Structures (Average) **Existing Building Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) **MODERATE PROJECT** Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) - NEW HOUSE WITH GARAGE ONLY -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories 4 Building Coverage (% Building on the Lot) :: | | | **APPROPRIATENESS** PROJECT REVIEW ELEMENT **APPLICANT'S COMMENTS HDC SUGGESTIONS** Scale (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate 4 Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate 13 Style and Slope ☐ Appropriate ☐ Inappropriate **MEMBERS** 14 Roof Projections (i.e. chimneys, vents, dormers... HISTORIC □ Appropriate □ Inappropriate 4 RO/ **Roof Materials** 15 □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls ☐ Appropriate ☐ Inappropriate COMMISSION 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate EP. 22 Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/ Trim 23 □ Appropriate □ Inappropriate PERTY:55 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate <u>S</u> Δ_ Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate Lighting (i.e. wall, post... □ Appropriate □ Inappropriate **HISTORIC** Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate Decks 33 □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) ☐ Appropriate ☐ Inappropriate 35 Fence / Walls / Screenwalls (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 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

Project Evaluation Form: 179 PLEASANT STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #5**

A. Pro	perty Information - General:
Existin	ng Conditions:
•	Žoning District: <u>MRO</u>
•	Land Use: <u>Single-Family</u>
•	Land Area: 32,410 SF +/-
_	Estimated Aga of Structure

Estimated Age of Structure: c.1860

Building Style: Georgian

Number of Stories: 2.5

Historical Significance: Focal

Public View of Proposed Work: View from Pleasant Street

Unique Features: Thomas Thompson House Neighborhood Association: South End

B. Proposed Work: To	<u>) add a rear ad</u>	<u>ldition and garden s</u>	<u>structures.</u>
C. Other Permits Requ	<u>ired:</u>		
\square Board of A	Adjustment	\square Planning Board	☐ City Council
D. Lot Location:			
✓ Terminal	Vista	☐ Gateway	☑ Mid-Block
☐ Intersecti	on / Corner Lot	☐ Rear Lot	
E. Existing Building to b	oe Altered/ Dem	olished:	
✓ Principa		Accessory	\square Significant Demolition
F. Sensitivity of Contex	<u>: : : : : : : : : : : : : : : : : : : </u>		
☑ Highly Se	ensitive 🗌 Sensi	itive \square Low Sensitivity	y 🗌 "Back-of-House"
G. Design Approach (<u>for Major Project</u>	<u>ts):</u>	
☑ Literal Re	plication (i.e. 6-16	Congress, Jardinière Buildi	ing, 10 Pleasant Street)
\square Invention	within a Style (i.e	e., Porter Street Townhouse	s, 100 Market Street)
☐ Abstract	Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	ngress Street)
☐ Intention	al Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:			
☐ Consent A	Agenda (i.e. very	small alterations, add	ditions or expansions)
Minor Pro	oject (i.e. small al	terations, additions or	expansions)
☐ Moderat	e Project (i.e. sig	nificant additions, alte	erations or expansions)
☐ Major Pro	oject (i.e. very lar	ge alterations, addition	ons or expansions)

I. Neighborhood Context:

• This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Renovate and expand the existing connector buildings between the main house and the Carriage house.
- A pool and garden structures are also proposed in the rear yard.
- Extensive landscape changes are also proposed for the gardens and driveway areas.

Note a site visit was held on August 14th. The revised elevations reflect the input and comments from the work session. Additionally, detail sheets have been added for the roof edge profile, balcony railing system, windows and doors, pergola and the full landscape plan.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

INFO/ EVALUATION CRITERIA SUBJECT PROPERTY Project Information Existing Building Proposed Building (+/-) Abutting Structures (Average)	OD CONTEXT Surrounding Structures (Average)
GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'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) - CONSTRUCT REAR ADDITIONS & GARDEN STRU	UCTURES ONLY –
6 Number of Stories	OCIONES SIVE!
7 Building Coverage (% Building on the Lot)	
PROJECT REVIEW ELEMENT HDC 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
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 19 Siding / Material	□ Appropriate □ Inappropriate
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
24 Window Casing/ IIIII 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	
33 Decks 34 Garages (i.e. doors, placement)	 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
34 Garages (i.e. aoors, piacemeni) 35 Fence / Walls (i.e. materials, type)	· · · · · · · · · · · · · · · · · · ·
36 Grading (i.e. ground floor height, street edge)	 □ Appropriate □ Inappropriate □ 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
rpose and Intent:	Appropriate _ inappropriate
Preserve the integrity of the District: Yes No 4. Maintain the special character of the District:	
Assessment of the Historical Significance:	historic character:
· · · · · · · · · · · · · · · · · · ·	
Conservation and enhancement of property values: Yes No 6. Promote the education, pleasure and welfare of the	THE DISTRICT TO THE CITY TESIGENTS AND VISITORS
i <mark>ew Criteria / Findings of Fact:</mark> Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 3. Relation to historic and architectural value of existi	ing structure: ☐ Yes ☐ No
Compatibility of design with surrounding properties:	-

Project Evaluation Form: DANIEL STREET CERTIFICATE OF APPROVAL Permit Requested: **Meeting Type: WORK SESSION #A**

<u>A. P</u>	<u>roperty Intormation - General</u>
Exis	ting Conditions:
•	Žoning District: <u>CD4</u>

• Land Use: Commercial Parking Lot

Land Area: 22,430 SF +/-

Estimated Age of Structure: NA

Building Style: <u>Greek Revival</u>
Number of Stories: <u>NA</u>

Historical Significance: <u>NA</u>
Public View of Proposed Work: <u>View from Penhallow and Daniel Streets</u>

Unique Features: Vacant Urban Property

Neighborhood Association: Downtown

<u>B.</u>	<u>Proposed Work:</u> <u>lo construct a 3 s</u>	<u>tory commercial bu</u>	<u> Jilding.</u>
<u>C.</u>	Other Permits Required:		
	\square Board of Adjustment	☑ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	☐ Gateway	☐ Mid-Block
	✓ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	☐ Accessory	$\ \square$ Significant Demolition

G.	Design Approach	(for Major Projects):

<u>ni Approach (for Major Frojecis).</u>
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 () Add to B. W. C.

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

H. Project

F. Sensitivity of Context:

Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
Type:
\square Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
$\hfill \square$ Moderate Project (i.e. significant additions, alterations or expansions)
Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

• This vacant lot is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Construct a new 3 story / 50,000 SF +/- commercial building on the lot
 - Wide public sidewalks, plazas and courtyards are proposed.
 - Two levels of underground parking are proposed
 - Note revisions have been provided to the metal finishes, doors, cheek walls at the rounded corners, banding, solar shades and the glass connectors.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



HISTORIC SURVEY RATING

Zoning Map

			DANIEL STI	REET - W	ORK SESSION #A (M	MAJOR)		
		INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORHOOD CONTEXT	T	
		Project Information	Existing	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Struc (Average)		S
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM	THE TAX MAPS	& ASSESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	•					N FOR
	2	Floor Area Ratio (GFA/ Lot Area)						OS
	3	Building Height / Street-Width Ratio				NIE OT		SS
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)	11101		FW 0 - CTO BY CO 14	ALEBOLA I BUILBING OF	11.37	_ ≥
	6	Number of Stories	- IN2	ALL A N	EM 3+ SIOKY COW	MERCIAL BUILDING OI	NLY -	ZΣ
1	7	Building Coverage (% Building on the Lot)			_			$\overline{}$
		PROJECT REVIEW ELEMENT	HDC COMMEN	<u>TS</u>	HDC SUGGE		ROPRIATENESS	U
×	8	Scale (i.e. height, volume, coverage)					riate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)				• • • • • • • • • • • • • • • • • • • •	riate 🗆 Inappropriate	7
	10	Massing (i.e. modules, banding, stepbacks)					riate □ Inappropriate	AT TRIC
	11	Architectural Style (i.e. traditional – modern)					riate □ Inappropriate	
,	12	Roofs					riate □ Inappropriate	J. Sid
ا ز	13	Style and Slope					riate □ Inappropriate	
2	14	Roof Projections (i.e. chimneys, vents, dormers)					riate □ Inappropriate	4 8
MEMBERS	15	Roof Materials					riate □ Inappropriate	EVA HISTORIC
	16	Cornice Line					riate 🗆 Inappropriate	> 5
	17	Eaves, Gutters and Downspouts					riate □ Inappropriate	\mathbf{L}
ALS	18	Walls				• • • • • • • • • • • • • • • • • • • •	riate □ Inappropriate	Ī
	19	Siding / Material					riate □ Inappropriate	> 1
COMMISSION DESIGN & MATERIALS	20	Projections (i.e. bays, balconies)					riate □ Inappropriate	
	21	Doors and windows					riate □ Inappropriate	
	22	Window Openings and Proportions					riate □ Inappropriate	
	23	Window Casing/ Trim					riate □ Inappropriate	
) 🛱	24	Window Shutters / Hardware					riate □ Inappropriate	T 5
. g	25	Awnings					riate □ Inappropriate	○ 5
BUILDIN	26	Doors					riate Inappropriate	Oo
B	27	Porches and Balconies					riate 🗆 Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					riate □ Inappropriate	_
2	29	Landings/ Steps / Stoop / Railings					riate 🗆 Inappropriate	
<u> </u>	30	Lighting (i.e. wall, post)					riate Inappropriate	
5	31	Signs (i.e. projecting, wall)					riate 🗆 Inappropriate	B/01// 11/4 34
<u> </u>	32	Mechanicals (i.e. HVAC, generators)					riate Inappropriate	
O I S I S I S I S I S I S I S I S I S I	33	Decks Garages (i.e. doors, placement)				• • • • • • • • • • • • • • • • • • • •	riate Inappropriate	
-	34 35	Fence / Walls (i.e. materials, type)					riate Inappropriate	MALE IN MARKET
Ż	36	Grading (i.e. ground floor height, street edge)					riate Inappropriate	1000
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					riate Inappropriate	4
Δ	38	Driveways (i.e. location, material, screening)					riate □ Inappropriate riate □ Inappropriate	and pro
SITE	39	Parking (i.e. location, access, visibility)						Con 190
S	40	Accessory Buildings (i.e. sheds, greenhouses)					riate Inappropriate	
						Appropi	riate 🗆 Inappropriate	
<u>H.</u>		se and Intent:		4	A.A	of the District		_
		eserve the integrity of the District:	□ Yes □ No		Maintain the special character			
		sessment of the Historical Significance:	□ Yes □ No		·	e architectural and historic charact		
	3. Co	onservation and enhancement of property values:	□ Yes □ No	6.	Promote the education, pleasu	ure and welfare of the District to the	e city residents and visitors	S: 🗆
I. F	eview	Criteria / Findings of Fact:						
		onsistent with special and defining character of sur	rounding properties: \Box Ye	es 🗆 No 3. I	Relation to historic and archite	ctural value of existing structure:	□ Yes □ No	
		mpatibility of design with surrounding properties:				chnologies with surrounding propert		
		, , , , , , , , , , , , , , , , , , , ,			1-1-1/2:	- 0 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		

Project Evaluation Form: 14 MECHANIC STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #B**

Α.	Prop	erty	<u>Informatio</u>	on -	General:

Existing Conditions:

- Zoning District: <u>General Residential B</u> (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>8,778 SF +/-</u>
- Estimated Age of Structure: c.1810
- Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Mechanic Streets</u>
- Unique Features: NA
- Neighborhood Association: South End

osed Work: To remove a chin	nney and add a 1-s	tory addition.						
er Permits Required:								
\square Board of Adjustment	☐ Planning Board	☐ City Council						
ocation:								
☐ Terminal Vista	☐ Gateway	☐ Mid-Block						
✓ Intersection / Corner Lot	☐ Rear Lot							
E. Existing Building to be Altered/ Demolished:								
✓ Principal	Accessory	\square Significant Demolition						
tivity of Context:								
☑ Highly Sensitive ☐ Sensitive	tive \square Low Sensitivity	/ 🗌 "Back-of-House"						
gn Approach (for Major Project	<u>s):</u>							
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)						
Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)								
Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)								
ect 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. sign	nificant additions, alte	erations or expansions)						
	Permits Required: Board of Adjustment ocation: Terminal Vista Intersection / Corner Lot mag Building to be Altered/ Demo Principal tivity of Context: Highly Sensitive Sensitive Invention Within a Style (i.e. Abstract Reference (i.e. Por Intentional Opposition (i.e. ct Type: Consent Agenda (i.e. very Minor Project (i.e. small alt	Board of Adjustment ☐ Planning Board ocation: ☐ Terminal Vista ☐ Gateway ☑ Intersection / Corner Lot ☐ Rear Lot ng Building to be Altered/ Demolished: ☑ Principal ☐ Accessory livity of Context: ☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity gn Approach (for Major Projects): ☑ Literal Replication (i.e. 6-16 Congress, Jardinière Buildi ☐ Invention within a Style (i.e., Porter Street Townhouse: ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Con ☐ Intentional Opposition (i.e. McIntyre Building, Citizen' oct Type: ☐ Consent Agenda (i.e. very small alterations, add						

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

I. Neighborhood Context:

• This contributing historic structure is located along Hunking and Mechanic Streets and is surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings have little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Dismantle the existing historic structure and reconstruct it further front the cemetery (note that both chimneys will be rebuilt)
 - Add a new two-story contemporaryaddition and connector building;

NOTE THAT THE APPLICANT HAS REVISED THE PLANS TO ADDRESS ANY SETBACK ISSUES RELATED TO THE PROXIMITY OF THE CONSTRUCTION TO THE POINT OF GRAVES CEMETERY.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zonina Map

			14 MECHAN	IC 21KEE	I – WORK	SESSION #B	(MODEKA	AIE)	
		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIC			NEIGHBOR	EIGHBORHOOD CONTEXT			
	No	Project Information	Existing Building	Propose Building (+		Abutting Structures (Average)		Surrounding Structures (Average)	
STAFF		GENERAL BUILDING INFORMATION	(ESTIMATED	FROM THE TAX N	MAPS & ASSESSO	R'S INFO)			
	1	Gross Floor Area (SF)							
	2	Floor Area Ratio (GFA/ Lot Area)							
	3								
	4	Building Height – Zoning (Feet)	- RELOCATE STRUCTURE, ADD A TWO STORY ADDITION & CONNECTOR ONLY						
	5	Building Height – Street Wall / Cornice (Feet)	- RELOCATI	E STRUCTI	URE. ADD	A TWO STOR	RY ADDITI	ON & CONNECT	OR ONLY -
	7	Number of Stories Building Coverage (% Building on the Lot)			0112,7122	-			
		PROJECT REVIEW ELEMENT	HDC CO	MAAAENITS		חטר גווכר	ESTIONS	APPROPR	IATENIECC
 	. 0	Scale (i.e. height, volume, coverage)	HDC CO	ANAIEIAI 2		HDC SUGG	ESTIONS		
1	0	Placement (i.e. setbacks, alignment)							InappropriateInappropriate
CONT	10	·							Inappropriate
	11	Architectural Style (i.e. traditional – modern)							Inappropriate
	12							□ Appropriate □	
2	13							□ Appropriate □	
וַ גַ	14	<u> </u>							□ Inappropriate
MEMBERS	15	·							□ Inappropriate
ا نِـ	16	Cornice Line							☐ Inappropriate
2	17	Eaves, Gutters and Downspouts						□ Appropriate □	
<u> </u>	18							☐ Appropriate ☐	
<u> </u>	19								Inappropriate
OMMISSION SIGN & MATERIALS	20							□ Appropriate □	
	21	Doors and windows							Inappropriate
	22								Inappropriate
	23								Inappropriate
֓֞֜֜֜֟֜֜֟֓֓֓֟֟֜֟֓֓֓֟֟֓֓֟֟֟֓֓֟֟֓֓֟֟֓֓֟֟֓֓	24	Window Shutters / Hardware							Inappropriate
ַ ע	25	Awnings							Inappropriate
2 2	26	Doors							Inappropriate
	27	Porches and Balconies							Inappropriate
2 "	28							☐ Appropriate ☐	
ב	29	S. 1. 1. G							Inappropriate
ا ر	30								Inappropriate
< │	31	Signs (i.e. projecting, wall)							Inappropriate
	32	Mechanicals (i.e. HVAC, generators)							Inappropriate
2	33							☐ Appropriate ☐	
<u>-</u>	34	Garages (i.e. doors, placement)						☐ Appropriate ☐	
2	35							☐ Appropriate ☐	li i
N.C.	36	3 1 0 0 1							Inappropriate
Ä	1	,						☐ Appropriate ☐	
T T	38	, ,							Inappropriate
0	39	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)							☐ Inappropriate
								☐ Appropriate ☐	парргорпате
<u>H.</u>	-	ose and Intent:			4 . \ \ A == \frac{1}{2} = \frac{1}{2} = \frac{1}{2}	المناد والمناو والمالو	an af tha District		
		reserve the integrity of the District:	□ Yes □ No			the special characte			
		Assessment of the Historical Significance:	☐ Yes ☐ No		•			Il and historic character:	wa alala waka awa da 1991
	<i>3</i> . (Conservation and enhancement of property value	es:		6. Promote t	ne eaucation, pleas	sure and weltar	e of the District to the city	resiaents and visitors
<u>l.</u>	<u>Revie</u>	w Criteria / Findings of Fact:							
		Consistent with special and defining character of s	surrounding properties:	☐ Yes ☐ No	3. Relation t	o historic and archite	ectural value o	f existing structure:	□ Yes □ No
		ompatibility of design with surrounding properties						n surrounding properties:	□ Yes □ No