Staff Report – December 4th, 2019

December 4th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 401 State Street -#204 (LUHD-78)- TBD
 - 2. 129 Daniel Street (LUHD-79) Recommend Approval
 - 3. 303 Pleasant Street (LUHD-80) Recommend Approval
 - 4. 410-430 Islington St. (LUHD-_) TBD
 - 5. 57 Mount Vernon (LUHD-_) Recommend Approval
 - 6. 401 State Street #405- (LUHD-_) TBD

EXTENSION REQUEST - NEW BUSINESS:

1. 37 Sheafe St. (Minor – 1st 1-Year Extension)

PUBLIC HEARINGS - OLD BUSINESS:

- A. 202 Court Street (Major 3 unit rehabilitation project)
- B. 35-47 Bow Street (Minor Windows)
- C. 95 Mechanic Street (Moderate Demo Structure)

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 111 Maplewood Ave. (Moderate Modify Penthouse)
- 2. 284 New Castle Ave. (Minor porch and garage)
- 3. 250 Market Street (Minor siding and trim)
- 4. 54 Daniel Street (Minor doors, windows and deck)
- 5. 55 Lafayette Rd. (Moderate single family home)

WORK SESSIONS - OLD BUSINESS:

- A. 14 Mechanic Street (Moderate Relocate structure & addition)
- B. 100 Islington Street (Major 2.5 story multi-family structure)

WORK SESSIONS – NEW BUSINESS:

1. 11 Meeting House Hill Rd. (Minor - redesign garage)



HISTORIC DISTRICT COMMISSION

MEETING DATE: December 4th APPLICATIONS: 15

Project Evaluation Form: 202 COURT STREET **CERTIFICATE OF APPROVAL** Permit Requested: **Meeting Type: PUBLIC HEARING #A**

A.	Propert	y Information	- General:

Exi	isti	ing	Co	nd	iŧ	io	ns:

- Zoning District: CD4-L1 Land Use: Commercial
- Land Area: 5,036 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek
- Number of Stories: 2.5
- Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from Court Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To adaptively reuse the former firehouse as a 3-family structure.

E. Existing Building to be Altered/ Demolished:						
molition						

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

F. Sensitivity of Context:

- 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 alterati	ions, additions or expansions)
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- ☐ 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 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 until 2018.

J. Staff Comments and Suggestions for Consideration:

The project revisions from the 11-4-19 meeting include:

- Window replacement has been updated to Marvin wood windows;
 - The railings have been simplified;
 - The trim on the dormers have been simplified;

Note that a sign detail has not yet been provided so this item may need to be stipulated in a decision.

Design Guideline Reference: 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



			202 COURT STREE	II — PUBLIC	C HEARING #A (MODI	EKAIE)	
		INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT					
		Project Information		oposed ding (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	<
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE			, , , , , , , , , , , , , , , , , , ,	- S .
	1	Gross Floor Area (SF)	•		•		P P S S S
	2	Floor Area Ratio (GFA/ Lot Area)					0 8
)	3	Building Height / Street-Width Ratio		N/	NODERATE PROJE	:∕T	
	4	Building Height – Zoning (Feet)		14	IODLKAIL I KOJI	.01	□ □ □ □
	5	Building Height – Street Wall / Cornice (Feet)	- ADI	D NEW DO	DRMER AND MISC. EX	TERIOR FLEMENTS _	Z
	6	Number of Stories	- ADI	D INLAA DO	JRMILK AND MISC. LA	ILKIOK LLLMLINIS –	7
	7	Building Coverage (% Building on the Lot)			-		
		PROJECT REVIEW ELEMENT	HDC COMMENTS		HDC SUGGESTIONS	APPROPRIATENESS	_ O Շ
	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	;
ONTEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	 - (
	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
O	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	- 4 5
	15	Roof Materials				□ Appropriate □ Inappropriate	
	16	Cornice Line				□ Appropriate □ Inappropriate	─ >
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	— ́ш ₺
TERIALS	18	Walls				□ Appropriate □ Inappropriate	
I K	19	Siding / Material				□ Appropriate □ Inappropriate	
ATE	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
SIGN & MATERIALS	21	Doors and windows				☐ Appropriate ☐ Inappropriate	
×	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
9	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	ш 🧎
	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	
	25	Awnings				□ Appropriate □ Inappropriate	
BUILDING	26	Doors				□ Appropriate □ Inappropriate	
BUILDI	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	A Company
!	33	Decks				□ Appropriate □ Inappropriate	
	34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	6.0
DES	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
SIE	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	
S	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	Jh-21
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	For the state of
1. 2.	Pre Ass	eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □ No □ Yes □ No	5. Com	tain the special character of the D plement and enhance the archite	ctural and historic character:	
<u>l. Rev</u>	view Co	onservation and enhancement of property valu <u>Criteria / Findings of Fact:</u> onsistent with special and defining character of mpatibility of design with surrounding properties	surrounding properties: 🗆 Yes 🗆	No 3. Relat		_	sitors:

Project Evaluation Form: 35 BOW STREET

Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #B

A. Property Information - General:							
 Existing Conditions: Zoning District: CD5 Land Use: Mixed-Use Land Area: 2,9105F +/- Estimated Age of Structure: c.1 Building Style: Vernacular Historical Significance: Contribution Public View of Proposed Work: Unique Features: NA Neighborhood Association: Dc 	uting Structure View from Bow Str	r <u>eet.</u>					
B. Proposed Work: To replace sashes	with insulated glas	ss windows.					
C. Other Permits Required:							
\square Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
☐ Terminal Vista	☐ Gateway	☑ Mid-Block					
$\ \square$ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demol	lished / Constructed	<u>l:</u>					
✓ Principal	Accessory	Demolition					
F. Sensitivity of Context:							
\square Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"							
G. Design Approach (for Major Projects)	<u>):</u>						
☑Literal Replication (i.e. 6-16 Co	ongress, Jardinière Buildir	ng, 10 Pleasant Street)					
$\ \square$ Invention within a Style (i.e.,	Porter Street Townhouse	s, 100 Market Street)					
Abstract Reference (i.e. Porty	walk, 51 Islington, 55 Cor	ngress Street)					

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

Consent Agenda (i.e. very small alterations, additions or expansions)

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

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

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

H. Project Type:

I. Neighborhood Context:

• The building is located along Bow Street. It is surrounded with many 3-4.5 story contributing structures with no setbacks from the sidewalk/ street edge.

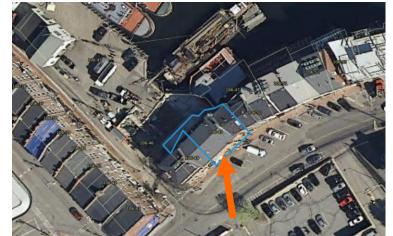
J. <u>Background, Comments & Suggested Actions:</u>

- The Applicant is seeking to:
 - i. Replace all the single pane sashes with insulated glass (with Marvin replacement windows).
 - ii. The exterior trim will remain in place.

Note – The proposed windows (11) are located on the second and third floors of the building. After speaking with the applicant, the proposed windows will be revised to include a 6/6 grill pattern to match the style of the building.

• Design Guideline Reference: Guidelines for Windows & Doors (08)

K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

		35 BO\	N STREET – PUBL	IC HEARING #B (MINO	OR)	
	INFO/ EVALUATION CRITERIA	SUBJEC	T PROPERTY	NEIG	HBORHOOD CONTEXT	
No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
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5				WINDOW DEDLACEAN	ENIT	₹ ₹
6	Number of Stories		_	WINDOW REPLACEMI	CINI -	7 \$ t
7	Building Coverage (% Building on the Lot)			-		_
	PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	ON TOWAR
E 8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
<u>ё</u>	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
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	ose and Intent:				0.1.1	
	Preserve the integrity of the District:	□ Yes □ No		ntain the special character of the I		
	Assessment of the Historical Significance:	□ Yes □ No		nplement and enhance the archite		
I. Revi	Conservation and enhancement of property value ew Criteria / Findings of Fact:			·	welfare of the District to the city residents and visi	sitors: 🗆 Yes 🗆
	Consistent with special and defining character of secondaribility of design with surrounding properties	<u> </u>		ation to historic and architectural ven npatibility of innovative technologi		

Project Address: 95 MECHANIC STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #C

A. Property Information - General:

Existing Conditions:

- Zoning District: M
- Land Use: Municipal
- Land Area: 6,992 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: <u>Vernacular</u> Number of Stories: <u>1</u>
- Historical Significance: C
- Public View of Proposed Work: View from Gates and Mechanic Streets
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	To demolis	<u>sh the </u>	<u>three-fc</u>	<u>ımily</u>	y resic	<u>lentia</u>	<u>l struc</u>	<u>ture</u>

<u> </u>			<u></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
	\square Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	

	- Torrilliar visia	□ Calcvay	- MIG-DIOCK
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existi	ng Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
F. Sensi	tivity of Context:		
	☐ Highly Sensitive ☑ Sensi	tive 🗌 Low Sensitivi	ty \square "Back-of-House
G. Desi	gn Approach (for Major Project	<u>s):</u>	
	\square Literal Replication (i.e. 6-16 (Congress, Jardinière Buildi	ng, 10 Pleasant Street)
	$\hfill \square$ Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
	Abstract Reference (i.e. Por	rtwalk, 51 Islington, 55 Cor	ngress Street)
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Proje	ect Type:		

Consent Agenda (i.e. very	/ small	alterations,	additions	or ex	pansions)

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

I. Neighborhood Context:

• The building is located along the waterfront at the foot of Gates Street. It is surrounded by a mix of 2 1/2 story historic wood-clad structures with no front yard setbacks and rear yards for gardens, patios and walkways.

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

The applicant is proposing to:

- Demolish the existing dilapidated building and consider redevelopment of the property (or some portion thereof to be determined) as a potential site for a new pump station.
- Note Due to permitting and design considerations for a new pump station potentially at this location the applicant is proposing to postpone review of this application until such time as more information can be provided from the DES and the Public Works Department in respect to the proposed design being considered for the pump station project.

<u>Design Guideline Reference</u>: See guidelines for: Porches, Stoops and Decks (06) and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			95 MECHANIC	C STREET -	- PUBLIC HEARING #C	C (MODERATE)		
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT							~
		Project Information	Existing Building	Propose Building (+		Surrounding Structure (Average)	es	-19 pd
		GENERAL BUILDING INFORMATION	· · · · · · · · · · · · · · · · · · ·		MAPS & ASSESSOR'S INFO)	(, , , , , , , , , , , , , , , , , , ,		2-4- enied
出	1	Gross Floor Area (SF)	(Latinatian				~ ≥	
STA	2	Floor Area Ratio (GFA/ Lot Area)						•••
S	3	Building Height / Street-Width Ratio			MODERATE P	PO IFCT	O 5	
	4	Building Height – Zoning (Feet)			MODERAIL	KOJLCI	T 8	Vo.:C Dations
	5_	Building Height – Street Wall / Cornice (Feet)		– DFM	CUITION OF THE MILL	II-FAMILY STRUCTURE –	■	
	6	Number of Stories		DLIV	CEITION OF THE MOE	II-IAMILI SIKOCIOKL	N FOR	UI ∰
1	/	Building Coverage (% Building on the Lot)	4 5 5 1 6 4 1 7 1 6	0011115150	upo auo a	TOTIONS APPRO	7 0	• S
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENIS	HDC SUGG	SESTIONS APPRO	PRIATENESS	No.:C D
×	8	Scale (i.e. height, volume, coverage)					e 🗆 Inappropriate 🔀 📥	- S
	9	Placement (i.e. setbacks, alignment)					e 🗆 Inappropriate 📙 💆	dse with
5		Massing (i.e. modules, banding, stepbacks)					e 🗆 Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					e Inappropriate e Inappropriate e Inappropriate	STREET C Approved
S	12	Roofs				• • • • • • • • • • • • • • • • • • • •		H %
MEMBERS	13	Style and Slope					e 🗆 Inappropriate 💮 💻 🛴	
AB	14	Roof Projections (i.e. chimneys, vents, dormers)					e □ Inappropriate e □ Inappropriate	STR App
╗	15	Roof Materials				• • • • • • • • • • • • • • • • • • • •	e Inappropriate	S
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Ō∣₫	18	Walls				• • • • • • • • • • • • • • • • • • • •	e Inappropriate	A D
OMMISSION SIGN & MATERIALS	19	Siding / Material					e Inappropriate	MECHA Approved
S §	20	Projections (i.e. bays, balconies) Doors and Windows					e Inappropriate	<u>O</u>
≥ ≈	22	Window Openings and Proportions					e Inappropriate e Inappropriate e Inappropriate e Inappropriate	M A D
<u>> ช</u>	23	Window Openings and Proponions Window Casing/ Trim						
	24	Window Casing/ IIIII Window Shutters / Hardware						<u> </u>
	25	Awnings						6: -:
CT SING	26	Doors					e Inappropriate e Inappropriate	RT)
BUILD	27	Porches and Balconies						ER isi
	28	Projections (i.e. porch, portico, canopy)					a In any name nami ank a	<u>교</u> ♡
│	29	Landings/ Steps / Stoop / Railings					e 🗆 Inappropriate	RO De
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<u></u>	32	Mechanicals (i.e. HVAC, generators)					e Inappropriate	1 12 12
HISTORIC	33	Decks					e 🗆 Inappropriate	
エ	34	Garages/ Barns / Sheds (i.e. doors, placement)					e 🗆 Inappropriate	
_	35	Fence / Walls (i.e. materials, type)					e 🗆 Inappropriate	
DESIGN	36	Grading (i.e. ground floor height, street edge)					e 🗆 Inappropriate	
)ES	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate	e 🗆 Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					e 🗆 Inappropriate	and the same of th
≅							e 🗆 Inappropriate	
	40	3 (1111, 9 11 111, 9 11				☐ Appropriate	e 🗆 Inappropriate	
<u>H.</u>		ose and Intent:						
		reserve the integrity of the District:	□ Yes □ No		4. Maintain the special charact			Yes 🗆 No
		ssessment of the Historical Significance:	☐ Yes ☐ No		·	he architectural and historic character:		Yes 🗆 N
	3. C	Conservation and enhancement of property valu	Jes: ☐ Yes ☐ No		6. Promote the education, plea	sure and welfare of the District to the ci	ty residents and visitors: $\ \square$ $\ $	Yes 🗆 N
], [Revie	w Criteria / Findings of Fact:						
<u></u>		consistent with special and defining character of	surrounding properties:	□ Yes □ No	3. Relation to historic and archit	rectural value of existina structure:	□ Yes □ No	
		ompatibility of design with surrounding propertie				echnologies with surrounding properties:		
				33 10	55			

Project Evaluation Form: 111 MAPLEWOOD AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

<u>A.</u>	Prop	erty	<u>Informatio</u>	<u>n -</u>	General:

Existing Conditions:

- Zoning District: CD5
- Land Use: <u>Commercial</u>
 Land Area: <u>101,495 SF +/-</u>
- Estimated Age of Structure: Vacant portion of the property
- Building Style: <u>Modern (proposed)</u>
- Number of Stories: 4
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: <u>Gateway location</u>
- Neighborhood Association: North End
- B. Proposed Work: To construct a 4 story commercial building and parking.

C. Other Permits Required:		
☐ Board of Adjustment	☑ Planning Board	I City Council
D. Lot Location:		
☐ Terminal Vista	✓ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \square Low Sensitivi	ty \square "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 C	Congress, Jardinière Build	ing, 10 Pleasant Street)
\square Invention within a Style (i.e.	., Porter Street Townhous	es, 100 Market Street)
\square Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cc	ongress Street)
☑ Intentional Opposition (i.e.)	. McIntyre Building, Citize	en's Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, ac	lditions or expansions)
\square Minor Project (i.e. small alte	erations, additions o	r expansions)
☐ Moderate Project (i.e. sign	nificant additions, alt	erations or expansions)
☑ Major Project (i.e. very lar	ae alterations, addi	tions or expansions)

I. Neighborhood Context:

• This property is located within the heart of the urban renewal area where many historic buildings were removed in the 1960s. As such, other than the remaining historic structures located across Maplewood Ave. along the North Mill Pond all other structures have been constructed since that time. This property is also uniquely situated at the gateway to the downtown business district. It is also located within the North End Incentive Overlay District.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previously-approved COA to modify the following:
 - The size and location of the penthouse has been enlarged and the design has changed;
 - An exterior door along Maplewood Ave. has been relocated;
 - The size of the third floor toward Vaughan Street has increased;
 - Windows have been lowered to hold a consistent height;
 - Wood reveal removed:
 - The third floor trellis has been removed;
 - The second and third floor sun shade has been modified; and
 - The granite base has been reduced.

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

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





Aerial and Street View Image



HISTORIC

SURVEY

RATING

Zoning Map

284 NEW CASTLE AVE. Project Address: Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 9,230 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from New Castle Ave.

 Neighborhood Association: <u>Little Harbor Neighborhood</u> 								
B. Proposed Work: To construct a new entry porch and garage and add condensers.								
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/ Demolished:								

F .	Sensitivity of Context:
	Highly Sensitiv

Principal

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

☐ Accessory

Demolition

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:

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

Neighborhood Context:

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

Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- add a new entry porch;
- construct a new detached, two-car garage in the sideyard; and
- add two mechanical condensers

Note – The proposed design obtained a number of dimensional variances for the proposed project. The building design is intended to match the architectural style of the historic structure.

Design Guideline Reference - Guidelines for Porches, Stoops and Decks (06), Windows and Doors (08) and Small Scale New Construction and Addition (10).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			284 NEW	CASTLE AVE	- PUBLIC HEARI	NG #2 (MIN	OR)	rc	
		INFO/ EVALUATION CRITERIA	SUBJI	CT PROPERTY		NEIGHBO	ORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Struct (Average)		Surrounding Structures (Average)	4-19	
	N/A	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS	& ASSESSOR'S INFO)			1 1 1 1 1 1 1 1 1 1	
SIAFF	1	Gross Floor Area (SF)	, -			<u> </u>			
<u>₹</u>	2	Floor Area Ratio (GFA/ Lot Area)							
5	3	Building Height / Street-Width Ratio			MAINIOD	DO IECT		FO MISSIGN Date:	
	4	Building Height – Zoning (Feet)		MINOR PROJECT — INSTALL SHED DORMERS AND REAR ADDITION ONLY—					
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories	 INSTALL SHED DORMERS AND REAR ADDITION ONLY – 						
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC	SUGGESTIONS	APPROPRIATENESS	Oŭž	
Þ	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate		
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate		
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	ାଧ୍ୟ ହ ୁ	
Ŭ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
,	12	Roofs					□ Appropriate □ Inappropriate		
	13	Style and Slope					□ Appropriate □ Inappropriate		
DESIGN & MATERIALS	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate		
	15	Roof Materials					□ Appropriate □ Inappropriate		
	16	Cornice Line					□ Appropriate □ Inappropriate	EV HISTORI	
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	□ W S &	
ALS	18	Walls					□ Appropriate □ Inappropriate	こまり	
TERIA	19	Siding / Material					□ Appropriate □ Inappropriate		
AT	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	REW NEW	
	21	Doors and Windows					□ Appropriate □ Inappropriate	ା 🗠 ର ହା	
×	22	Window Openings and Proportions					□ Appropriate □ Inappropriate		
SIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	— — —	
DE	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	□ で だ ジ	
Ď	25	Awnings					□ Appropriate □ Inappropriate		
IILDING	26	Doors					□ Appropriate □ Inappropriate		
BUIL	27	Porches and Balconies					□ Appropriate □ Inappropriate		
BU	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	PROP G	
_ I _ L	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	~	
<u> </u>	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate		
[]	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate		
-	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
<u> </u>	33	Decks					□ Appropriate □ Inappropriate		
•	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate		
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate		
DESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate		
	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate		
SITE	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate		
8	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	NG TO THE STATE OF	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate		
		se and Intent:		NI ₂	Administration II	awa ataw at Harin Division	_1.	- V	
		eserve the integrity of the District:	☐ Yes ☐		Maintain the special ch			□ Yes	
		sessment of the Historical Significance:			•		ral and historic character:	□ Yes	
		onservation and enhancement of property value	es:	No 6.	Promote the education	, pleasure and welf	are of the District to the city residents and visi	tors: \square Yes	
		Criteria / Findings of Fact:			5 1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
		onsistent with special and defining character of							
	2. Co	mpatibility of design with surrounding properties	:	☐ Yes ☐ No 4.	Compatibility of innovation	tive technologies w	ith surrounding properties: □ Yes □ No		

A. Property Information - General:

Existing Conditions:

Project Evaluation Form: <u>250 MARKET STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #1</u>

 Zoning District: <u>CD5</u> Land Use: <u>Mixed-Use</u> Land Area: <u>16,850 SF +/-</u> Estimated Age of Structure: <u>c.1985</u> Building Style: <u>Traditional</u> Number of Stories: <u>2.5</u> Historical Significance: <u>NA</u> Public View of Proposed Work: <u>Limited View</u> Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u> 								
B. Proposed Work: To replace wood	I siding and trim with	<u>hardi-board.</u>						
C. Other Permits Required:		□						
☐ Board of Adjustment	☐ Planning Board	☐ City Council						
D. Lot Location: Terminal Vista	Gateway	☐ Mid-Block						
✓ Intersection / Corner Lot	Rear Lot							
E. Existing Building to be Altered/ Demo	olished:							
✓ Principal	Accessory	$\ \square$ Significant Demolition						
F. Sensitivity of Context: Highly Sensitive Sensit	ive 🗹 Low Sensitivity	√ □ "Back-of-House"						
G. Design Approach (for Major Project	<u>'s):</u>							
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)						
\square Invention within a Style (i.e	., Porter Street Townhouses	s, 100 Market Street)						
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)						
☐ Intentional Opposition (i.e.	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)							
H. Project Type:								
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)						
☑ Minor Project (i.e. small al	terations, additions or	expansions)						
☐ Moderate Project (i.e. sign	nificant additions, alte	rations or expansions)						
☐ Major Project (i.e. very lar	ge alterations, additic	ons or expansions)						

I. Neighborhood Context:

• This newer non-contributing structure is located along Deer and Market Streets. It is surrounded with many modern buildings and is also adjacent to the historic structures on "the Hill".

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Replace the wood siding and trim with Hardi-board.

Design Guideline Reference – See Guidelines for Exterior Woodwork (05).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

No 1 2 3 4 5 6 7 8 9 10 111	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)		d Abutting Structures (Average)	Surrounding Structures (Average)			
1 2 3 4 5 6 7	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	Building (4 (ESTIMATED FROM THE TAX N - REPLACE V	MINOR PROJECT	(Average)			
1 2 3 4 5 6 7	GENERAL BUILDING INFORMATION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	– REPLACE V	MINOR PROJECT				
3 4 5 6 7 8 9	Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	– REPLACE V	MINOR PROJECT				
3 4 5 6 7 8 9	Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)						
3 4 5 6 7 8 9	Building Height / Street-Width Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)						
4 5 6 7 8 9	Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)						
5 6 7 8 9	Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)						
6 7 8 9	Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)		WOOD SIDING & TRIM WITH HA				
9	Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)			ARDI-BOARD ONLY -			
9	PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage)	110.0.00141451150	-				
9	Scale (i.e. height, volume, coverage)	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
9		1150 COMMENTO	1150 000 10110140	☐ Appropriate ☐ Inappropriate			
	Placement (i.e. setbacks, alignment)			☐ Appropriate ☐ Inappropriate			
				☐ Appropriate ☐ Inappropriate			
	<u> </u>			□ Appropriate □ Inappropriate			
2				□ Appropriate □ Inappropriate			
13	Style and Slope			□ Appropriate □ Inappropriate			
14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate			
15	Roof Materials			☐ Appropriate ☐ Inappropriate			
16				□ Appropriate □ Inappropriate			
17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate			
18	Walls			□ Appropriate □ Inappropriate			
19	Siding / Material			□ Appropriate □ Inappropriate			
20				□ Appropriate □ Inappropriate			
21				□ Appropriate □ Inappropriate			
22	, 9			□ Appropriate □ Inappropriate			
23				□ Appropriate □ Inappropriate			
24				□ Appropriate □ Inappropriate			
25	5			□ Appropriate □ Inappropriate			
26				□ Appropriate □ Inappropriate			
27				□ Appropriate □ Inappropriate			
28	regeners (i.e. peren, pernee, earlepy)			☐ Appropriate ☐ Inappropriate			
29				☐ Appropriate ☐ Inappropriate			
30				☐ Appropriate ☐ Inappropriate			
31	5 (1) 5 (☐ Appropriate ☐ Inappropriate			
32				☐ Appropriate ☐ Inappropriate			
33				□ Appropriate □ Inappropriate			
34				□ Appropriate □ Inappropriate			
35 36				□ Appropriate □ Inappropriate			
37				 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
38				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate			
39				□ Appropriate □ Inappropriate			
40							
				□ Appropriate □ Inappropriate			
F	ose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	□ Yes □ No □ Yes □ No es: □ Yes □ No	4. Maintain the special character of the District.5. Complement and enhance the architectum.6. Promote the education, pleasure and well	ral and historic character:			

Project Evaluation Form: 54 DANIEL STREET Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

<u>A.</u>	Prope	ty Inf	<u>ormation</u>	- General:
		_		

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use Land Area: 2,795 SF +/-
- Estimated Age of Structure: c.1895

- Building Style: Late Colonial
 Number of Stories: 3.0
 Historical Significance: Contributing Structure
 Public View of Proposed Work: View from Daniel and Penhallow Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To replace the fro	ont door, second flo	oor deck and add an HVAC uni					
C. Other Permits Required:							
☐ Board of Adjustment	☐ Planning Board	☐ City Council					
D. Lot Location:							
Terminal Vista	Gateway	☐ Mid-Block					
✓ Intersection / Corner Lot	☐ Rear Lot						
E. Existing Building to be Altered/ Demo	olished:						
✓ Principal	Accessory	Demolition					
F. Sensitivity of Context:							
\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \square Low Sensitivit	y 🗌 "Back-of-House"					
G. Design Approach (for Major Projects	<u>s):</u>						
\Box Literal Replication (i.e. 6-16 C	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)						
\square Invention within a Style (i.e.	☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)						
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Cor	ngress Street)					
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen	's Bank, Coldwell Banker)					
H. Project Type:							
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)					
☑ Minor Project (i.e. small alt	erations, additions or	r expansions)					
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)					
☐ Major Project (i.e. very larg	ae alterations, additio	ons or expansions)					

H. Neighborhood Context:

• The building is located along Daniel Street and is surrounded with many contributing structures. The neighborhood is predominantly multi-story, mixed-use brick and wood framed structures with small lots and no setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant proposes to:
 - Replace the front door with a Jeld-Wen aluminum clad door;
 - Replace the 3rd floor deck, railing and deck door (using composite decking and railings);
 - Replace the 2nd floor roof deck door; and,
 - Add an HVAC unit to the roof of the single story building.

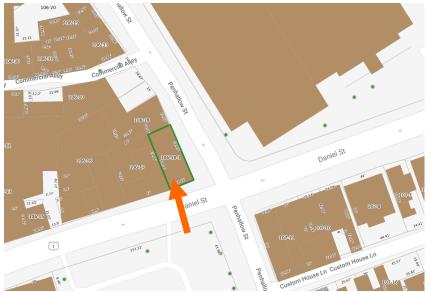
Design Guideline Reference – Guidelines for Exterior Woodwork (05) Porches, Stoop and Deck (06) and Windows & Doors (08).

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

54 DANIEL STREET – PUBLIC HEARING #4 (MINOR)											
INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT											
		Project Information	Existing	Proposed	Abutting Structures	Su	rounding Structures				
	No.		Building	Building (+/-)	(Average)		(Average)	 			
		GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)						
	1	Gross Floor Area (SF)	(<u> </u>					
	2	Floor Area Ratio (GFA/ Lot Area)						FO 12-4-			
	3	Building Height / Street-Width Ratio		MINOR PROJECT							
	4	Building Height – Zoning (Feet)			MIIIOKIKO	JILOI					
	5	Building Height – Street Wall / Cornice (Feet)		- REPLACE FRO	NT DOOR, DECKS	S AND ADD HV	AC UNIT -				
	7	Number of Stories Building Coverage (% Building on the Lot)		KEI E/ (OE I KO	m book, bloke		7.0 01.111				
	,	PROJECT REVIEW ELEMENT	ПОС	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS				
_	8	Scale (i.e. height, volume, coverage)	пис	COMMENTS	HDC 30GG	ESTIONS	□ Appropriate □ Inappropriate				
NTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate				
Z	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	A A I So ::			
ပ္ပ	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	EV HISTOR			
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	ШУ			
ALS	18	Walls					□ Appropriate □ Inappropriate	_ \			
ER E	19	Siding / Material					□ Appropriate □ Inappropriate				
MATERIALS	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	– 57 – 57 – 57 – 57 – 57 – 57 – 57 – 57			
≥ ∞	:	Doors and Windows					□ Appropriate □ Inappropriate				
DESIGN	22	Window Openings and Proportions			1		☐ Appropriate ☐ Inappropriate	PER SMC			
S	23	Window Casing/ Trim Window Shutters / Hardware			1		□ Appropriate □ Inappropriate	- - - 			
							□ Appropriate □ Inappropriate				
ž	25 26	Awnings Doors					□ Appropriate □ Inappropriate	OP PORTS/ PROPER			
BUILDING	27	Porches and Balconies					□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate	Port Prop			
B	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_			
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	⊢			
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate				
	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate				
	33	Decks					□ Appropriate □ Inappropriate				
	34	Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate				
7	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate				
DESIGN	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate				
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate				
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate				
Ś		Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate				
40 Screening/ Enclosures (i.e. sheds, dumpsters)											
	1. Pr 2. As	ose and Intent: eserve the integrity of the District: esessment of the Historical Significance: conservation and enhancement of property value	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐	No 5. Co	intain the special characte mplement and enhance th mote the education, pleas	ne architectural and his	toric character: District to the city residents and visit	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐			
	1. C	v Criteria / Findings of Fact: onsistent with special and defining character of sompatibility of design with surrounding properties	• • •		ation to historic and archite mpatibility of innovative te						

Project Address: 55 LAFAYETTE ROAD Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #5

- Existing Conditions:Zoning District: GRA
- Land Use: Single-Family
- Land Area: 6,251 SF +/-
- Estimated Age of Structure: vacant lot
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: <u>Public view from Lafayette Road</u>
 Unique Features: NA

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

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

I. 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.

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

The Applicant is proposing to:

- Construct a new single family house on this newly-created, vacant lot.
- As requested by members of the HDC the revised building design includes the following changes:
 - The front entryway has been simplified and two options are included for review;
 - The transom window on the left elevation has been removed:
 - Stud pockets have been added to the paired windows; and
 - Elevations of the neighborhood houses have been surveyed and documented by TF Moran.

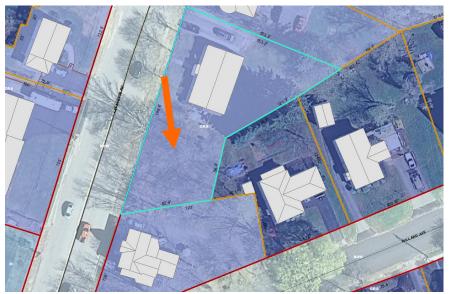
Design Guideline Reference – All Sections for New Residential Construction

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

55 LAFAYETTE ROAD - PUBLIC HEARING #5 (MODERATE) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY -4-19 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 SINGLE FAMILY HOUSE WITH GARAGE -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories 2 Building Coverage (% Building on the Lot) .: **S 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 ERTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows □ Appropriate □ Inappropriate 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 **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: 14 MECHANIC STREET **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:**

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

<u>B.</u>	B. Proposed Work: To relocate the exist	ing structure and	l add an addition.						
<u>C.</u>	C. Other Permits Required:								
	☐ Board of Adjustment	Planning Board	☐ City Council						
<u>D.</u>	D. Lot Location:								
	☐ Terminal Vista	Gateway	☐ Mid-Block						
	✓ Intersection / Corner Lot	Rear Lot							
<u>E.</u>	E. Existing Building to be Altered/ Demolish	ned:							
	✓ Principal	Accessory	☐ Significant Demolition						
<u>F.</u>	F. Sensitivity of Context:								
	$lacktriangle$ Highly Sensitive \Box Sensitive	☐ Low Sensitivity	"Back-of-House"						
<u>G.</u>	G. Design Approach (for Major Projects):								
	☑ Literal Replication (i.e. 6-16 Con	gress, Jardinière Buildiı	ng, 10 Pleasant Street)						
	\square Invention within a Style (i.e., Po	rter Street Townhouses	, 100 Market Street)						
	☑ Abstract Reference (i.e. Portwo	alk, 51 Islington, 55 Cor	ngress Street)						
	☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)								
<u>H.</u>	H. Project Type:								
	\square Consent Agenda (i.e. very sm	all alterations, add	ditions or expansions)						
	\square Minor Project (i.e. small alterat	☐ Minor Project (i.e. small alterations, additions or expansions)							
	☑ Moderate Project (i.e. signific	cant additions, alte	erations or expansions)						
	☐ Major Project (i.e. very large o	alterations, additio	ns or expansions)						

I. Neighborhood Context:

• This contributing historic structure is located along Marcy 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.

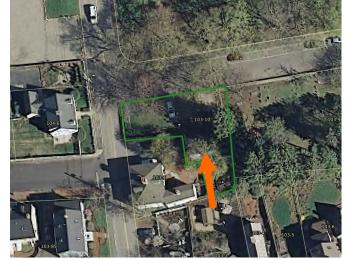
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Dismantle the existing historic structure and reconstruct it further from the cemetery (note that both chimneys will be rebuilt)
 - Add a new, two-story contemporary addition and glass connector building.

NOTE THAT THE APPLICANT HAS REQUESTED A POSTPHONEMENT OF THIS APPLICATION TO THE JANUARY MEETING IN ORDER TO ADDRESS THE DESIGN CONCERNS AND FEEDBACK RECEIVED AT THE 11-13-19.

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



Zoning Map

			14 MECHAN	IC STREET	<u>r – Work</u>	SESSION #A	(MODERA	NTE)	
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY			NEIGHBOR	HOOD CONTEXT	
	N	Project Information	Existing Building	Proposed Building (+		Abutting Structures (Average)		Surrounding Structures (Average)	
	***	GENERAL BUILDING INFORMATION	(ESTIMATED I	FROM THE TAX M	1APS & ASSESSO	OR'S INFO)			
	1	Gross Floor Area (SF)							
	2	Floor Area Ratio (GFA/ Lot Area)							
·	3	Building Height / Street-Width Ratio			MC	DERATE P	RO IFCT		
	4	Building Height – Zoning (Feet)			1410	PLIMILI	KOJLCI		
	5	Building Height – Street Wall / Cornice (Feet)	- RELOCATI	STRIICTI	IIRE ADI	A TWO STOR	Y ADDITIC	ON & CONNECTO	OR ONLY -
	<u>6</u>	Number of Stories	KLLOCAII		OKL, ADI		II ADDIII		OK OILL
	/	Building Coverage (% Building on the Lot)		4445450		-		4222022	
		PROJECT REVIEW ELEMENT	HDC CO	MMENTS		HDC SUGGI	ESTIONS	APPROPRI	
!: -	8	Scale (i.e. height, volume, coverage)							Inappropriate
╛┋┈	9	Placement (i.e. setbacks, alignment)						☐ Appropriate ☐	
8 -	10	Massing (i.e. modules, banding, stepbacks)						☐ Appropriate ☐	
	11	Architectural Style (i.e. traditional – modern)							Inappropriate
<u> </u>	12	Roofs						☐ Appropriate ☐	
-	13	Style and Slope						☐ Appropriate ☐	
	14	Roof Projections (i.e. chimneys, vents, dormers)						☐ Appropriate ☐	
-	15	Roof Materials							
	16 17	Cornice Line Eaves, Gutters and Downspouts							
\sigma_{-1}		Walls						☐ Appropriate ☐	
SIGN & MATERIALS	18 19	Siding / Material							
ER –	20	Projections (i.e. bays, balconies)						☐ Appropriate ☐	
¥⊢		Doors and windows						☐ Appropriate ☐	
8	21 22	Window Openings and Proportions							
<u>ร</u>	23	Window Openings and Proportions Window Casing/ Trim							Inappropriate
EŠ	24	Window Casing/ IIIII Window Shutters / Hardware						☐ Appropriate ☐	
	25	Awnings						☐ Appropriate ☐	
ĭĕ⊢	26	Doors						☐ Appropriate ☐	
⊢⊑ٍ∖	27	Porches and Balconies						☐ Appropriate ☐	Inappropriate Inappropriate
BU	28	Projections (i.e. porch, portico, canopy)						□ Appropriate □	
BUILDIN	29	Landings/ Steps / Stoop / Railings							Inappropriate
	30	Lighting (i.e. wall, post)							Inappropriate
	31	Signs (i.e. projecting, wall)						□ Appropriate □	
	32	Mechanicals (i.e. HVAC, generators)						□ Appropriate □	
	33	Decks						☐ Appropriate ☐	
	34	Garages (i.e. doors, placement)						☐ Appropriate ☐	
	35	Fence / Walls (i.e. materials, type)						☐ Appropriate ☐	
NO NO	36	Grading (i.e. ground floor height, street edge)						☐ Appropriate ☐	
	37	Landscaping (i.e. gardens, planters, street trees)						☐ Appropriate ☐	
	38	Driveways (i.e. location, material, screening)						□ Appropriate □	
SIT	39	Parking (i.e. location, access, visibility)						□ Appropriate □	
	40	Accessory Buildings (i.e. sheds, greenhouses)						□ Appropriate □	
H. Pu	urpos	se and Intent:						1 1 1 1 1 1 1 1	1 1 -
	-	eserve the integrity of the District:	□ Yes □ No		4. Maintain	the special characte	er of the District:		
		sessment of the Historical Significance:						and historic character:	
		onservation and enhancement of property value						e of the District to the city r	residents and visitor
		,	J. 2103 110		3. 110/11010	Jasoanon, pious	.s.s and monare		23.42.113 4114 1131101
		Criteria / Findings of Fact:	alle 1*		0 D-1-11	La latabasta assault con 191	الأراب الجنبالمسيقم		□ V □ N
		onsistent with special and defining character of su						_	□ Yes □ No
2.	. Coi	mpatibility of design with surrounding properties:		\square Yes \square No	4. Compat	ibility of innovative tec	chnologies with	surrounding properties:	☐ Yes ☐ No

Project Address: 100 ISLINGTON STREET CERTIFCATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #B

A. Property Information - Genera

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Commercial
- Land Area: 24,432 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: NA
- Number of Stories: 2
- Historical Significance: Non-Contributing
 Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Prop	oosed Work:	To replace th	<u>ne existing 2 sto</u>	<u>ry building</u>	<u>, with a 2.5 sto</u>	<u>ry building.</u>

C. Other Permits Required:									
\square Board of Adjustment	☐ Planning Board	☐ City Council							
D. Lot Location:									
Terminal Vista	Gateway	☑ Mid-Block							
\Box Intersection / Corner Lot	Rear Lot								
E. Existing Building to be Altered/ De	molished / Constructed	<u>l:</u>							
✓ Principal	Accessory	Demolition							
F. Sensitivity of Context:									
\square Highly Sensitive $oxedsymbol{arnothing}$ Sen	nsitive \square Low Sensitivity	y 🗌 "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. I	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)								

H. Project Type:

Consent Agenda (i.e. very small alterations, additions or expansions)

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

- 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 Islington Street adjacent Summer Street. The property is surrounded with many historically-significant structures. The structures in this neighborhood have shallow setbacks along the street and deep rear yards.

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

The Applicant is proposing to:

- Demolish the existing two-story, non-conforming commercial building.
- Replace the existing building with a 2.5 story multi-family structure that is consistent with the context and streetscape along Islington Street in the CD4-L2.
- All required off-street parking is located in the basement level of the building.

Note – The Applicant was denied the requested variances for the proposed density (22 units) and several members of the BOA concluded the scale and mass of the proposed building was excessive given the size and location of the lot. The traditional architectural design of the building was supported by the Board.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10)

J. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image

Zoning Map



100 ISLINGTON STREET – WORK SESSION #B (MAJOR)												
			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEI	GHBORHOOD CONTEXT						
			Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	-13 \					
_	GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)											
SIAFF		1	Gross Floor Area (SF)	(2000)	(10.00.0.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1							
⋖		2	Floor Area Ratio (GFA/ Lot Area)		AAA IOD DDO IFOT							
7		3	Building Height / Street-Width (ROW) Ratio		MAJOR PROJECT - REPLACE EXISTING BUILDING WITH 2.5 STORY MULTI-FAMILY BUILDING -							
		4	Building Height – Zoning (Feet)	DEDLACE EVICTING DIL								
		5	Building Height – Street Wall / Cornice (Feet)	- KEPLACE EXISTING BU								
		6	Number of Stories				7 \$ 0					
		7	Building Coverage (% Building on the Lot)									
			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS							
	ᄂ	8	Scale (i.e. height, volume, coverage)			☐ Appropriate ☐ Inappropriate						
	ONTEXT	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	A _ A					
	δĹ	10	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate	ATRIC ase					
	ပ	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	EV ESTORI					
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate						
	\ \ \	18	Walls			□ Appropriate □ Inappropriate	EV HISTO					
	ERIALS	19	Number and Material			□ Appropriate □ Inappropriate	I Z					
	AT	20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate	□ ≻ ≠ ∄					
	≥	21	Doors and windows			□ Appropriate □ Inappropriate						
	∞ Z	22	Window Openings and Proportions			□ Appropriate □ Inappropriate	RTY OUTH H 00 ISLIN					
	<u> </u>	23	Window Casing/ Trim			□ Appropriate □ Inappropriate						
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate	─ ₩ ஜ 듯					
		25	Storm Windows / Screens			□ Appropriate □ Inappropriate	RTS,					
		26	Doors			□ Appropriate □ Inappropriate						
		27	Porches and Balconies			□ Appropriate □ Inappropriate						
	Δ	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	and the same of					
		34	Garages / Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate						
		35	Fence / Walls / Screenwalls (i.e. materials, type)			□ Appropriate □ Inappropriate						
	DESIGN	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate						
	ESI	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate						
	<u>ш</u> _	38	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate	CHERT VAL					
	SIE	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate	18 h 198					
		40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate						
<u>H</u>	1 2	urpo . Pro	se and Intent: eserve the integrity of the District: esessment of the Historical Significance:	☐ Yes ☐ No 5. Cor	intain the special character of the mplement and enhance the arch	e District: nitectural and historic character:	☐ Yes☐ Yesitors:☐ Yes					
<u>I.</u>	Re	eview . Co	onservation and enhancement of property value of Criteria / Findings of Fact: Consistent with special and defining character of compatibility of design with surrounding propertion	of surrounding properties: Yes No 3. Relative	·		itors: □ Yes					

Project Evaluation Form: 11 MEETING HOUSE HILL ROAD **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: <u>Single-Family</u> Land Area: <u>3,422 SF +/-</u>
- Estimated Age of Structure: c.1790
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Manning and Meeting House Hill Streets
- Unique Features: Capt. Drisco House
- Neighborhood Association: South End

В.	Proposed Work:	<u>lo replace windows, </u>	doors and rootline	on the existi	ng garage.

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

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

I. Neighborhood Context:

• This contributing historic structure is located along Meeting House Hill Road and Manning Street and is surrounded with many other wood, 2-2.5 story contributing structures and has a shallow frontyard setback.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - I. Replace the windows and doors on the existing garage; and
 - II. Modify the roofline on the garage.
- Note that Peter Stith another Planner in the Planning Department will be administering this application and attending the HDC meeting for this item.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

					D – WORK SESSI			
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	N-	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	5	
		GENERAL BUILDING INFORMATION	(ESTIMATI	ED FROM THE TAX MAPS & ASS	SESSOR'S INFO)			
	1	Gross Floor Area (SF)					~ ~ ~	
:	2	Floor Area Ratio (GFA/ Lot Area)					OR NOIS	
•	3	Building Height / Street-Width Ratio	MINOR PROJECT					
	4	Building Height – Zoning (Feet)	- REPLACE WINDOWS, DOORS AND ROOF ON EXISTING GARAGE -					
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGG		O ပ	
×	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate		
ONTEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	AT	
O	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	4 ≥	
S	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	1 2	
	15	Roof Materials				☐ Appropriate ☐ Inappropriate	X	
	16	Cornice Line				☐ Appropriate ☐ Inappropriate	□ >	
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate		
LS	18	Walls				□ Appropriate □ Inappropriate		
TERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	> =	
\TE	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate		
×	21	Doors and windows				□ Appropriate □ Inappropriate		
DESIGN & MATERIALS	22	Window Openings and Proportions				□ Appropriate □ Inappropriate		
ESIGN	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	— ш ≨	
ES	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate		
	25	Awnings				☐ Appropriate ☐ Inappropriate		
Ž	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		
	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	96.3	
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate		
Z	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate		
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate		
	20	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	The state of the s	
SITE	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate		
3 ,	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate		
	Purpos 1. Pre 2. As	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	☐ Yes ☐ N ☐ Yes ☐ N es: ☐ Yes ☐ N	No 5. Com	•			